Guidance note: Shelter & Basic needs

Background - Shelter

- The Shelter MEB is based upon the self-reported average rent for refugees across Jordan, despite a variance of 50 JOD from the least to most expensive governorates.
- The average rents are calculated after removing extreme values that skew the results (as described in the Methodology)

Summary

- The average 2017 Shelter Expenditure has **decreased by 19 JOD**, from 150 JOD in 2016 to 131 JOD in 2017, representing a 13% reduction.

Table 1: 2017 Shelter MEB

Family size	1	2	3	4	5	6	7+
Average rent	103	118	129	150	153	150	157
Average PP	103	59	43	38	31	25	22

Figure 1: Average rent by governorate
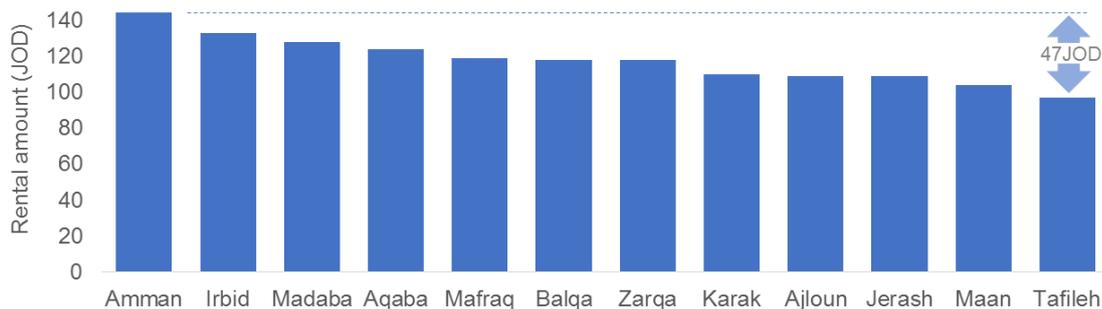
Table 2: Average rent per governorate and family size

Governorate	Average	Average rent by family size (JOD)						
		1	2	3	4	5	6	7+
Amman	144	107	126	146	181	181	179	189
Irbid	133	98	120	127	147	151	148	153
Madaba	128	119	122	127	125	150	136	149
Aqaba	124	117	137	107	150	180	210	110
Mafraq	119	101	108	118	131	135	137	140
Balqa	118	101	109	121	136	134	145	145
Zarqa	118	98	110	115	137	136	136	132
Karak	110	93	99	112	119	128	117	115
Ajloun	109	94	102	104	106	115	118	122
Jerash	109	91	100	103	128	121	122	116
Maan	104	93	98	105	111	109	110	104
Tafileh	97	79	110	99	89	92	113	107
Average	**131**	**103**	**118**	**129**	**150**	**153**	**150**	**157**

Methodology

- No notable change in methodology from 2016.
- The 2017 Shelter MEB methodology has remained the same as 2016, after the calculation was revised to take in to account that smaller family sizes (family size 1 and 2) were increasingly vulnerable due to a lack of economies of scale that exist with larger families.
- The VAF remains the source data with all Home Visit from the previous 12 months being considered for analysis. Filters were applied to the data to remove inflationary and deflationary effects caused by certain rental market characteristics.

Data cleaning

- The average rent per governorate and family size was calculated using the data from a sample of 15,667 cases (47% of overall sample) after taking into consideration the following four filters:
  - **Overpricing filter (-12%):** Removes properties rented with a cost higher of 3 JD per sqm. This filter ensures the average rent is not inflated by including high-end properties rented by Syrian refugees.
  - **Overcrowding filter (-30%):** Removes overcrowded properties. This filter ensures the rent is not deflated by considering the minimum standard and the family size. It follows one of the two criteria set by the Shelter Working Group for overcrowding
    - More than 4 individuals per room, or
    - More than one household per room.
  - **Room per person (-11.4%):** Removes properties with more than one room per person. This filter ensures that the rent is not inflated for smaller families.
  - **Type of housing (-6%):** Removes temporary and transitional types of shelter.

Source data

Source data VAF, June 2016 – May 2017 (32,629 cases across Jordan).

The sample is representative of the overall population covering a 12 month period, from June 2016 to May 2017. As shown in the below table the percentage of total number of individuals in the sample provides an adequate representation of the percentage of the total registered Syrian refugees per governorate.

Table 3: Population sample distribution

Governorate	# of individuals in sample	Distribution of individuals in sample	Distribution of UNHCR registered refugees in Jordan
Amman	43,349	37%	33%
Irbid	31,402	27%	25%
Madaba	2,341	2%	2%
Aqaba	955	1%	1%
Mafraq	15,823	13%	16%
Balqa	3,910	3%	4%
Zarqa	12,674	11%	11%
Karak	1,863	2%	2%
Ajloun	2,040	2%	1%
Jerash	2,149	2%	2%
Maan	1,354	1%	1%
Tafileh	310	0%	0%
Total	**118,170**	**100%**	**100%**

Historic Shelter MEB trend

Figure 2: Change in rental costs over time
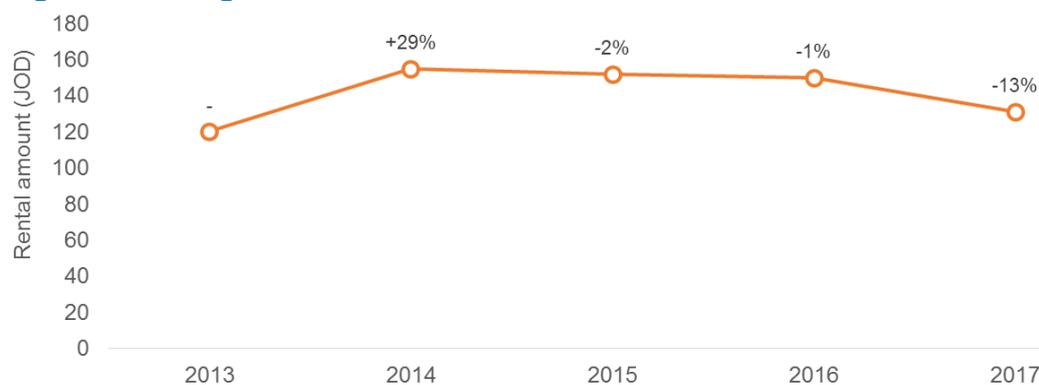
Table 4: Changes in Shelter MEB over time

Year	1	2	3	4	5	6	7+	Avg. rent	% change
2013								120	-
2014								155	+29%
2015								152	-2%
2016	108	127	133	143	145	148	169	150	-1%
2017	103	118	129	150	153	150	157	131	-13%

Background- Utilities and Household items

- Utilities costs includes Fuel for cooking and Heating and Electricity.
- Household items costs includes Maintenance, Home appliances, and Home Utensils.

Summary

- The average per capita cost for Utilities **increased by 45%**, from 4.53 JOD to 6.54 JOD.
- The average per capita cost for Household Items **increased by 24%**, however this is a small increase of 0.5 JOD, from 2.06 JOD to 2.55 JOD.
- The overall average per capita increase for utilities and household items was 38% from 6.58 JOD to 9.09 JOD.

Table 5: 2017 Basaic Needs MEB

Section	Case size							Vs. last
	1	2	3	4	5	6	7+	
Utilities	10.20	16.50	19.89	24.60	27.07	28.15	31.37	+45%
Basic HH items	4.17	5.96	7.62	10.59	9.58	10.90	12.46	+24%

### *Figure 3: Changes in cost from 2016 to 2017*
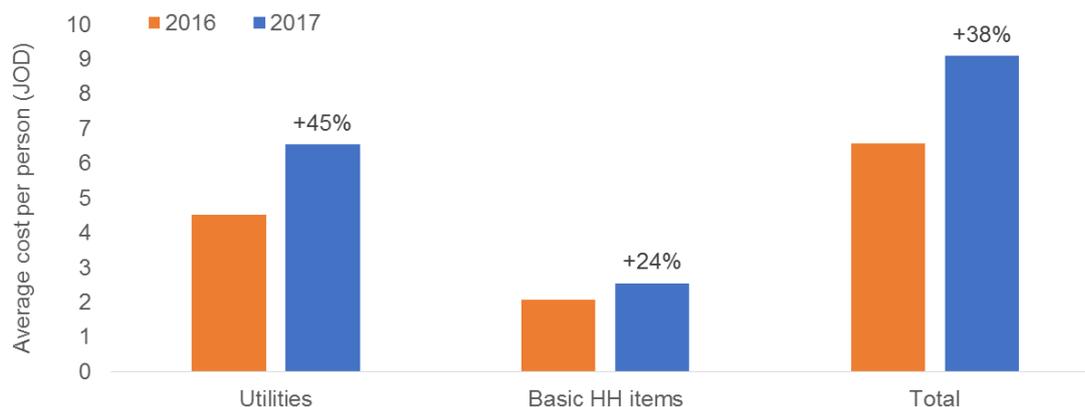
Methodology

- No notable change in methodology from 2016.
- The data was analysed from the 2017 Baseline survey, which shows self-reported expenditure.
- Average expenditure figures were calculated for each family size for all of the identified Shelter and Basic need items.
- Expenditures reported at the weekly and yearly levels were normalised to a per month basis.

Data cleaning

- There was an unexplained spike in expenditure for family size = 2, caused by an anomaly in the data. The value was removed to determine an appropriate spend figure to use as the average for the population (from 30.76 JOD to 16.50 JOD)

Figure 4: Average cost of utilities by case size
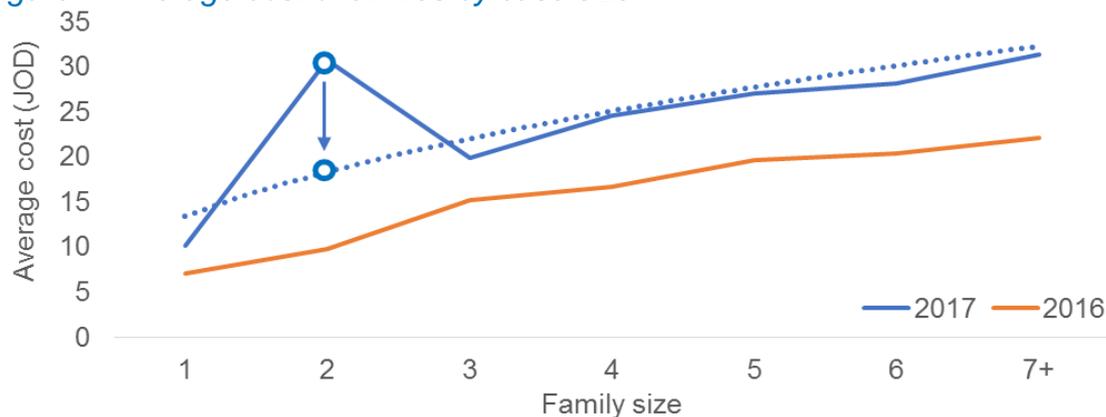
Source data

- **VAF Baseline 2017. May-June 2017. (3,000 cases across Jordan).** A nationally representative random sample.

EY CONTACTS

Elias Jourdi, Shelter specialist, NRC
elias.jourdi@nrc.no, Tel: +962 7 9896 6385

Vincent Dupin, Senior Technical Officer - Shelter / WASH, UNHCR
dupin@unhcr.org, Tel: +962 79 64 66 523

Elizabeth Barnhart, Basic Needs, UNHCR
barnhart@unhcr.org

Fabiana Maffeis, Basic Needs, PU-AMI
Jor.progco@pu-ami.org

FOR MORE INFORMATION SEE THE MEB ONLINE:
HTTP://DATA.UNHCR.ORG/SYRIANREFUGEES/COUNTRY.PHP?ID=107

This MEB has been endorsed by