Refugee Access to Livelihoods and Housing, Land, and Property

May 2019
UGANDA

CONTEXT

Uganda is currently hosting the largest number of refugees in the region with over 1.2 million refugees and asylum seekers, primarily from South Sudan, the Democratic Republic of Congo (DRC), and Burundi.1 Recently arrived refugees have joined Rwandese, Somali, and other refugees that have lived in Uganda for decades. Due to the large number of refugees, the range of countries of origin, and the varying lengths of displacement, there are key information gaps on how access to or lack of housing, land, and property (HLP) for refugees impact their potential for sustainable livelihoods.

In partnership with Norwegian Refugee Council (NRC), REACH conducted an assessment from 3 December 2018 to 15 March 2019 to collect baseline data on refugees’ access to livelihoods and HLP. The assessment aims to provide a better understanding of the conditions of refugee access to livelihoods and HLP, the linkages, and other factors influencing sustainable livelihoods and potential movement within Uganda.

METHODOLOGY

A mixed methods approach was used, driven by a household-level structured survey, semi-structured key informant interviews (KIs) and focus group discussions (FGDs). The quantitative household-level survey produced results representative for the refugee population in 30 refugee settlements (considered as 25 due to five combined settlements in Adjumani) across 11 districts, as well as select divisions of Kampala (Makindye, Kampala Central, and Kawempe) with a 95% confidence level and 10% margin of error at the settlement level for all questions asked to the entire sample size. A total of 3,165 households were interviewed for this assessment. All questions referring to a subset are footnoted.

KIs and FGDs were used to triangulate the data and provide context to quantitative findings. KIs targeted settlement leadership, including Office of the Prime Minister (OPM) commandants and UNHCR staff, refugee welfare committee leaders, district local government officials, and key partners working in relevant sectors. Semi-structured FGDs were stratified by gender and conducted with refugee and host community groups in each location.

Findings in this factsheet are representative of refugee households living in Boroli refugee settlement. A total of 147 refugee households were interviewed in Boroli.

Top countries of origin:
1 South Sudan (65%)
2 DRC (27%)
3 Burundi (3%)
4 Somalia (2%)

POPULATION PROFILE OF REFUGEES IN UGANDA

Demographics

<table>
<thead>
<tr>
<th>Age</th>
<th>Female</th>
<th>Male</th>
</tr>
</thead>
<tbody>
<tr>
<td>60+</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>18-59</td>
<td>20%</td>
<td>16%</td>
</tr>
<tr>
<td>12-17</td>
<td>8%</td>
<td>9%</td>
</tr>
<tr>
<td>5-11</td>
<td>13%</td>
<td>13%</td>
</tr>
<tr>
<td>0-4</td>
<td>9%</td>
<td>9%</td>
</tr>
</tbody>
</table>

Female-headed households (HHs): 67%

Average household size: 7

Displacement demographic

1 South Sudan (65%)
2 DRC (27%)
3 Burundi (3%)
4 Somalia (2%)

BRIEF OVERVIEW OF BOROLI IN ADJUMANI DISTRICT

Boroli is located in Adjumani district and has a surface area of 103 hectares. Boroli I first opened on the 1st January 2014 and its extension, Boroli II, was established and opened in 2015. The vast majority of refugees residing at Boroli settlement are South Sudanese and fled insecurity in their country of origin. Boroli also hosts a minority of refugees from Ethiopia and Somalia.

HHs WITH VULNERABLE MEMBERS

Unaccompanied/separated child, orphan 48%
Disabled members 74%
Pregnant / lactating women 37%
Female-headed HHs 82%

HHs reporting member with persons with specific needs (PSN) card: 71%

HHs reporting that some members are not registered as refugees:

TOP 3 HLP CHALLENGES

Property 45%
Land accessed for cultivation 26%
Land accessed for housing 26%

---

1 Figures based on United Nations High Commissioner for Refugees (UNHCR) and Office of the Prime Minister (OPM) population figures updated as of April 2019.
2 This question was only asked to the 35% of respondents facing HLP challenges. The level of confidence may thus be lower than 95%.
3 Respondents could answer more than one option for this question.
HOUSING

TENURE ARRANGEMENTS

% of HHs by shelter tenure:

- 91% Owned by the head of the household
- 5% Owned jointly between household members
- 2% Owned by the spouse
- 1% Owned by other family members (rent free)
- 1% Rented

0% of HHs have documentation proving ownership or legal occupancy of shelter.

% of HHs by methods of shelter acquisition:

- Construct: 96%
- Acquire: 4%

Of the 96% of HHs that reported constructing their shelter, most commonly reported ways of acquiring materials:

- Purchased: 74%
- Nature: 71%
- Assistance: 11%

SHELTER CHALLENGES

81% of HHs reported shelter damage. Of those, the most commonly reported parts of the shelter damaged are:

- Damage to roof: 94%
- Damage to windows and/or doors: 15%
- Damage to wall material: 7%

52% of HHs reported not being able to conduct repairs. Of those, the most commonly reported reasons include:

- No money for repair: 87%
- Material not available: 46%
- No technician/labor available to repair: 2%

% of HHs reporting members do not feel safe in their current shelter:

- Female: 22%
- Male: 20%

ACCESS TO LAND

% of HH reporting:

- Accessing land where shelter is located: 97%
- Accessing land in a separate plot: 18%
- No access to any land: 1%

Method of accessing land around shelter plot:

- 96% OPM/UNHCR allocation
- 2% Renting to access someone else’s land
- 2% Accessing someone else’s land for free

18% of HHs reported accessing land outside their shelter. Of those, the most commonly reported methods of accessing that land are:

- Renting to access someone else’s land: 73%
- Accessing someone else’s land for free: 19%
- OPM/UNHCR allocation: 8%

LAND

USE OF LAND FOR CULTIVATION

94% of HHs reported using their shelter plot for cultivation. Of those, the following reported on sufficiency of the land to provide food for the HH in the most recent harvest.

- 98% Insufficient
- 2% Sufficient

FORMAL AGREEMENTS

Of the 4% that access land around shelter plot through renting, free access, or ownership, 0% of HHs that have a formal agreement to access the land

Of the 92% of land accessed outside of shelter plot through renting, free access, or ownership, 17% are accessed through formal agreement

- The Government of Uganda allocates land for residential and agricultural purposes, to refugees, irrespective of ethnicity and origin. This is done via OPM with the support of UNHCR.
HLP Challenges

35% of HHs reported facing HLP challenges. Of those:

Most commonly reported areas of HLP issues (% of HLP issues):¹

<table>
<thead>
<tr>
<th>Area</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property</td>
<td>45%</td>
</tr>
<tr>
<td>Land accessed for cultivation</td>
<td>26%</td>
</tr>
<tr>
<td>Land accessed for housing</td>
<td>26%</td>
</tr>
</tbody>
</table>

Most commonly reported types of HLP issues (% of HLP issues):²

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theft</td>
<td>55%</td>
</tr>
<tr>
<td>Plot given was unusable</td>
<td>18%</td>
</tr>
<tr>
<td>Destruction</td>
<td>15%</td>
</tr>
</tbody>
</table>

HLP ISSUE RESOLUTION

24% of the 60 HLP issues reported were attempted to be resolved by the household.

Out of the HLP issues that HHs attempted to resolve, the following mechanisms were used:³

<table>
<thead>
<tr>
<th>Mechanism</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refugee Welfare Committee</td>
<td>53%</td>
</tr>
<tr>
<td>Help desk</td>
<td>28%</td>
</tr>
<tr>
<td>Local clan/traditional leaders</td>
<td>20%</td>
</tr>
</tbody>
</table>

16% of the HLP issues reported were resolved.

PROPERTY

29% of HHs reported having no property at all. Out of the 71% who do:

HHs with income-generating property: 27%

Most commonly reported type of property:

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Livestock</td>
<td>52%</td>
</tr>
<tr>
<td>Solar panel</td>
<td>28%</td>
</tr>
<tr>
<td>Bicycle</td>
<td>14%</td>
</tr>
</tbody>
</table>

97% of property items are owned by one owner. Proportion of those by sex of owner:

- 63% Female
- 37% Male

18% of HHs that own property/assets reported having documentation proving ownership or legal access.

97% of HHs reported facing HLP challenges. Of those:

Most commonly reported areas of HLP issues (% of HLP issues):¹

<table>
<thead>
<tr>
<th>Area</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property</td>
<td>45%</td>
</tr>
<tr>
<td>Land accessed for cultivation</td>
<td>26%</td>
</tr>
<tr>
<td>Land accessed for housing</td>
<td>26%</td>
</tr>
</tbody>
</table>

Most commonly reported types of HLP issues (% of HLP issues):²

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Theft</td>
<td>55%</td>
</tr>
<tr>
<td>Plot given was unusable</td>
<td>18%</td>
</tr>
<tr>
<td>Destruction</td>
<td>15%</td>
</tr>
</tbody>
</table>

HLP ISSUE RESOLUTION

24% of the 60 HLP issues reported were attempted to be resolved by the household.

Out of the HLP issues that HHs attempted to resolve, the following mechanisms were used:³

<table>
<thead>
<tr>
<th>Mechanism</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refugee Welfare Committee</td>
<td>53%</td>
</tr>
<tr>
<td>Help desk</td>
<td>28%</td>
</tr>
<tr>
<td>Local clan/traditional leaders</td>
<td>20%</td>
</tr>
</tbody>
</table>

16% of the HLP issues reported were resolved.

ACCESS TO INFORMATION

Most commonly reported sources and types of information HHs access:³

<table>
<thead>
<tr>
<th>Source</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refugee Welfare Committee</td>
<td>73%</td>
</tr>
<tr>
<td>Family and friends</td>
<td>44%</td>
</tr>
<tr>
<td>NGO</td>
<td>36%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of information</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food distribution</td>
<td>94%</td>
</tr>
<tr>
<td>Registration</td>
<td>69%</td>
</tr>
<tr>
<td>Availability of services</td>
<td>48%</td>
</tr>
</tbody>
</table>

97% of HHs reported trusting the information they receive.

Most commonly reported information needs of HHs by area:³

<table>
<thead>
<tr>
<th>Need</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food distribution</td>
<td>65%</td>
</tr>
<tr>
<td>Availability of services</td>
<td>52%</td>
</tr>
<tr>
<td>Safety</td>
<td>31%</td>
</tr>
</tbody>
</table>
HHs reporting perceived livelihoods challenges:

**LIVELIHOODS SOURCES**
Out of the 93% of HHs who reported having a source of income, the most commonly reported sources are:

- Cash assistance: 57%
- Remittances: 26%
- Selling assistance: 13%

**Most commonly reported livelihood groups HH members participate in:**

- Village Savings and Loan Associations: 69%
- Farmers’ group: 22%
- Women’s group: 2%

**Most commonly reported livelihoods challenges:**

- Lack of credit to start/continue a business: 66%
- Lack of work opportunities: 56%
- Lack of skills/qualifications: 43%

**Most commonly reported livelihoods skills gained in country of origin:**

- Farming: 72%
- Livestock: 33%
- Domestic work in the home: 29%
- Street trade: 20%

**Skills and Aspirations**

82% of HHs have men of working age and 97% of HHs have women of working age. Of those:

- Most commonly reported livelihood skills gained in country of origin:
  - Farming: 72%
  - Livestock: 33%
  - Domestic work in the home: 29%

**Most commonly reported livelihoods aspirations:**

- Farming: 25%
- Computer: 24%
- Health worker: 21%

**LIVELIHOODS**

**MOVEMENTS WITHIN UGANDA**

**PAST MOVEMENTS**

% of HHs that had at least one member move in the year prior to data collection: 16%

Types of destinations:

- urban area: 48%
- rural area: 30%
- another refugee settlement: 9%
- another site in same refugee settlement: 13%

Most commonly reported reasons for moving:

- Joining other family members: 30%
- Presence of education services: 30%
- Presence of shelter: 26%

75% of the HHs with at least one member who moved reported that they receive resources from the member that moved.

**MOVEMENT INTENTIONS**

% of HHs that have at least one member planning to move in the 6 months following data collection: 4%

Types of destinations:

- urban area: 33%
- rural area: 33%
- another refugee settlement: 33%
- another site in same refugee settlement: 33%

Most commonly reported reasons for planned movement:

- Presence of education services: 67%
- Plant crops/cultivate land: 17%
- Presence of shelter: 17%