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. 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 (KIIs) 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 selected 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.

KIIs and FGDs were used to triangulate the data and provide context to quantitative findings. KIIs 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 in Isingiro district. A total of 224 refugee households were interviewed in Isingiro district.

BRIEF OVERVIEW OF ISINGIRO DISTRICT

Isingiro district, in southwestern Uganda, hosts around 114,622 refugees in two of the country’s oldest refugee settlements, Nakivale and Oruchinga. Both settlements were established in the late 1950s. Refugees, mainly from DRC, Burundi, Rwanda, and Somalia, compose 19% of the district’s population.

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 25% 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.
HHs perceiving themselves at risk of eviction: 51%

TENURE ARRANGEMENTS
% of HHs by shelter tenure:
- 62% Owned by the head of the household
- 29% Owned jointly between household members
- 5% Rented
- 3% Other
- 1% Owned by other family members

3% of HHs have documentation proving ownership or legal occupancy of shelter.

% of HHs by methods of shelter acquisition:
- Construct: 87%
- Acquire: 13%

Of the 87% of HHs that reported constructing their shelter, most commonly reported ways of acquiring materials:
- Purchased: 66%
- Nature: 29%
- Assistance: 24%

SHELTER CHALLENGES
82% of HHs reported shelter damage. Of those, the most commonly reported parts of the shelter damaged are:
- Damage to roof: 75%
- Damage to wall material: 44%
- Damage to windows and/or doors: 26%

54% of HHs reported not being able to conduct repairs. Of those, the most commonly reported reasons include:
- No money for repair: 82%
- Material not available: 21%
- Waiting for landlord to repair shelter: 8%

% of HHs reporting members do not feel safe in their current shelter:
- Female: 21%
- Male: 17%

ACCESS TO LAND
% of HHs reporting:
- Accessing land where shelter is located: 83%
- Accessing land in a separate plot: 37%
- No access to any land: 4%

Method of accessing land around shelter plot:
- 82% OPM/UNHCR allocation
- 9% The household owns the land
- 5% Renting to access someone else’s land
- 4% Accessing someone else’s land for free

37% of HHs reported accessing land outside their shelter. Of those, the most commonly reported methods of accessing that land are:
- OPM/UNHCR allocation: 60%
- Renting to access someone else’s land: 29%
- Accessing someone else’s land for free: 7%
- The household owns the land: 5%

LAND
USE OF LAND FOR CULTIVATION
65% 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:
- 87% Insufficient
- 13% Sufficient

FORMAL AGREEMENTS
Of the 17% that access land around shelter plot through renting, free access, or ownership, 7% of HHs have a formal agreement to access the land.

Of the 41% of land accessed by refugees outside of their shelter plot through renting, free access, or ownership, 6% is accessed through formal agreement.

4 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.
25% of HHs reported facing HLP challenges. Of those:

Most commonly reported areas of HLP issues (% of HLP issues):³

- Accessing land for cultivation: 75%
- Accessing land for housing: 21%
- Property: 11%

Most commonly reported types of HLP issues (% of HLP issues):³

- Land grabbing: 28%
- Eviction: 24%
- Theft: 12%

HLP ISSUE RESOLUTION

13% of the 72 HLP issues reported were attempted to be resolved by the HHs.

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

- Help desk: 66%
- Refugee Welfare Committee: 65%
- Police: 13%

6% of the HLP issues reported were resolved.

PROPERTY

41% of HHs reported having no property at all. Out of the 59% who do:

HHs with income-generating property: 27%

Most commonly reported type of property:³

- Livestock: 39%
- Bicycle: 29%
- Solar panel: 18%

76% of property items are owned by one owner.

Proportion of those by sex of owner:

- Male: 75%
- Female: 25%

ACCESS TO INFORMATION

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

- Refugee Welfare Committee: 51%
- OPM/UNHCR: 39%
- Family and friends: 36%

Type of information:

- Food distribution: 64%
- Registration: 55%
- Safety: 31%

83% of HHs reported trusting the information they receive.

Most commonly reported information needs of HHs by area:³

- Availability of services: 44%
- General information about land: 32%
- Employment opportunities: 27%
HHs reporting perceived livelihoods challenges:

**LIVELIHOODS SOURCES**
Out of the 64% of HHs who reported having a source of income, the most commonly reported sources are:
- Casual labour: 75%
- Farming: 45%
- Cash assistance: 31%

**Most commonly reported livelihood groups HH members participate in:**
- Village Savings and Loan Associations: 22%
- Farmers' group: 10%
- Livestock association: 6%

**Most commonly reported livelihoods challenges:**
- Lack of work opportunities: 55%
- Lack of credit to start/continue a business: 55%
- Lack of skills/qualifications: 29%

**SKILLS AND ASPIRATIONS**
79% of HHs have men of working age and 90% of HHs have women of working age. Of those:

**Most commonly reported livelihoods skills gained in country of origin:**
- Casual labour: 99%
- Farming: 72%
- Livestock: 24%

**Most commonly reported livelihoods aspirations:**
- Casual labour: 98%
- Farming: 34%
- Driving: 27%

**MOVEMENTS WITHIN UGANDA**

**PAST MOVEMENTS**
% of HHs that had at least one member move in the year prior to data collection:
- 13%

Of those:

**Types of destinations:**
- Urban area: 39%
- Rural area: 40%
- Another refugee settlement: 9%

**Most commonly reported reasons for moving:**
- Presence of employment opportunities: 35%
- Plant crops/cultivate land: 15%
- Availability of local food: 15%

**MOVEMENT INTENTIONS**
% of HHs that have at least one member planning to move in the 6 months following data collection:
- 5%

Of those:

**Types of destinations:**
- Urban area: 47%
- Rural area: 37%
- Another refugee settlement: 15%

**Most commonly reported reasons for planned movement:**
- Presence of education services: 32%
- Presence of employment opportunities: 21%
- Security: 17%

78% of the HHs with at least one member who moved reported that they receive resources from the member that moved.