Refugee Access to Livelihoods and Housing, Land, and Property

**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 (KIIIs) 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.

KIIIs and FGDs were used to triangulate the data and provide context to quantitative findings. KIIIs 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 3 divisions of Kampala. A total of 118 refugee households were interviewed in Makindye Division.

**POPULATION PROFILE OF REFUGEES IN UGANDA**

**Demographics**

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

**Displacement demographics**

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

**BRIEF OVERVIEW OF MAKINDYE DIVISION**

Makindye Division is in the southeastern corner of the city, bordering Wakiso District to the south and west. The eastern boundary of the division is Murchison Bay, a part of Lake Victoria. Nakawa Division lies to the northeast of Makindye Division. The road distance between Kampala’s central business district and Makindye is approximately 6 kilometers.

**HHs WITH VULNERABLE MEMBERS**

- Unaccompanied/separated child, orphan: 7%
- Disabled members: 17%
- Pregnant / lactating women: 12%
- Female-headed HHs: 42%

HHs reporting member with persons with specific needs (PSN) card: 11%

HHs reporting that some members are not registered as refugees: 27%

**TOP 3 HLP CHALLENGES**

<table>
<thead>
<tr>
<th>Challenge</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>100%</td>
</tr>
<tr>
<td>Property</td>
<td>8%</td>
</tr>
</tbody>
</table>
HHs perceiving themselves at risk of eviction: 20%

TENURE ARRANGEMENTS
% of HHs by shelter tenure:

- 99% Rented
- 1% Owned by neighbors (rent free)

75% of HHs have documentation proving ownership or legal occupancy of shelter.

Of those, the most commonly reported types of documentation are:
- Rental receipt: 88%
- Other receipt: 8%
- Purchase receipt: 6%

Of the 98% of HHs who reported their renting costs:

Average monthly rent: 293,352 UGX

Of those, proportion of income spent on rent:
- More than half: 41%
- Around half: 35%
- Less than half: 24%

% of renting HHs by person they are paying the rent to:
- Host community household: 97%
- Other refugee household: 3%

SHELTER CHALLENGES
22% of HHs reported shelter damage. Of those, the most commonly reported parts of the shelter damaged are:
- Damage to floor: 42%
- Damage to wall material: 35%
- Damage to roof: 27%

81% of HHs reported not being able to conduct repairs. Of those, the most commonly reported reasons include:
- No money for repair: 65%
- Waiting for landlord to repair shelter: 40%

% of HHs reporting members do not feel safe in their current shelter:
- Female: 23%
- Male: 23%

30% of HHs reported having sometimes, often or always visible wastewater in the vicinity (30 meters or less) of their accommodation in the 30 days prior to data collection.

ACCESS TO LAND
% of HHs reporting:
- No access to any land: 75%
- Accessing land where shelter is located: 25%

Method of accessing land around shelter plot:
100% Renting to access someone else's land

LAND

Funded by European Union Civil Protection and Humanitarian Aid
11% of HHs reported facing HLP challenges. Of those:

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

<table>
<thead>
<tr>
<th>HLP Area</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>100%</td>
</tr>
<tr>
<td>Property</td>
<td>8%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>HLP Issue Type</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payment issue dispute</td>
<td>57%</td>
</tr>
<tr>
<td>Eviction</td>
<td>43%</td>
</tr>
<tr>
<td>Confiscated property</td>
<td>21%</td>
</tr>
</tbody>
</table>

8% of the 14 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

<table>
<thead>
<tr>
<th>Mechanism</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family</td>
<td>50%</td>
</tr>
<tr>
<td>Landlord</td>
<td>30%</td>
</tr>
<tr>
<td>Local clan/traditional leaders</td>
<td>20%</td>
</tr>
</tbody>
</table>

8% of the HLP issues reported were resolved

PROPERTY

83% of HHs reported having no property at all. Out of the 17% who do:

HHs with income-generating property: 13%

Most commonly reported type of property:³

<table>
<thead>
<tr>
<th>Type of Property</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical structure for shop/small business</td>
<td>7%</td>
</tr>
<tr>
<td>Sewing machine</td>
<td>5%</td>
</tr>
<tr>
<td>Vehicle</td>
<td>3%</td>
</tr>
</tbody>
</table>

100% of property items are owned by one owner.

Proportion of those by sex of owner:

<table>
<thead>
<tr>
<th>Proportion</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female</td>
<td>33%</td>
</tr>
<tr>
<td>Male</td>
<td>67%</td>
</tr>
</tbody>
</table>

ACCESS TO INFORMATION

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

<table>
<thead>
<tr>
<th>Source</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family and friends</td>
<td>78%</td>
</tr>
<tr>
<td>Local councils</td>
<td>38%</td>
</tr>
<tr>
<td>Religious leaders</td>
<td>20%</td>
</tr>
</tbody>
</table>

Type of information

<table>
<thead>
<tr>
<th>Type of Information</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Registration</td>
<td>48%</td>
</tr>
<tr>
<td>Safety</td>
<td>36%</td>
</tr>
<tr>
<td>Employment opportunities</td>
<td>25%</td>
</tr>
</tbody>
</table>

98% of HHs reported trusting the information they receive

Most commonly reported information needs of HHs:³

<table>
<thead>
<tr>
<th>Need</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment opportunities</td>
<td>58%</td>
</tr>
<tr>
<td>Safety</td>
<td>39%</td>
</tr>
<tr>
<td>Availability of services</td>
<td>36%</td>
</tr>
</tbody>
</table>
LIVELIHOODS SOURCES

Out of the 90% of HHs who reported having a source of income, the most commonly reported sources are:

- Remittances: 28%
- Street trade: 17%
- Sales: 15%

Most commonly reported livelihood groups HH members participate in:

- Business association: 9%
- Village Savings and Loan Associations: 6%
- Savings and Credit Cooperative Organizations: 4%

Most commonly reported livelihood challenges:

- Lack of work opportunities: 74%
- Lack of credit to start/continue a business: 46%
- Low wages: 41%

SKILLS AND ASPIRATIONS

76% of HHs have men of working age and 81% of HHs have women of working age. Of those:

Most commonly reported livelihood skills gained in country of origin:

- Carpenter: 17%
- Domestic work in the home: 34%
- Casual labour: 16%
- Sales: 19%
- Computer: 14%
- Hairdressing: 18%

Most commonly reported livelihood aspirations:

- Computer: 29%
- Sales: 31%
- Electrician: 20%
- Street trade: 18%
- Sales: 20%
- Tailoring: 17%

MOVEMENTS WITHIN UGANDA

PAST MOVEMENTS

% of HHs that had at least one member move in the year prior to data collection: 8%

Of those:

Most commonly reported reasons for moving:

- Presence of health services: 33%
- Presence of food distribution: 33%
- Presence of employment opportunities: 22%

MOVEMENT INTENTIONS

% of HHs that have at least one member planning to move in the 6 months following data collection: 9%

Of those:

Most commonly reported reasons for planned movement:

- Security: 40%
- Presence of shelter: 30%
- Joining other family members: 30%

100% of the HHs with at least one member who moved reported that they receive resources from the member that moved.