The CCCM and HLP Working Group were pleased to welcome over 100 participants to this Geneva Humanitarian Networks and Partnership Week technical event. This technical meeting was part of the on-going work of the joint HLP-CCCM WG set up in 2020 to support those addressing housing, land and property (HLP) issues in camp and camp-like settings.

Initial priorities established by the WG include creating an online repository for guidance, tools, trainings and other documents relevant to HLP in CCCM and related programming. This process, alongside the second priority to establish a community of practice in this area, saw a call for existing resources developed in country programmes around the world. To date, resources have been collected from Iraq, Somalia, Syria, Burkina Faso, Afghanistan, Ethiopia and Libya. As these products are collated and reviewed, the WG will draw on these to develop practical HLP toolkits for CCCM practitioners.

This meeting invited colleagues from Somalia and Iraq to share about the innovative collaboration and tool development between CCCM and HLP actors to address relevant HLP issues, specifically response to forced evictions.

On behalf of the CCCM and HLP colleagues in Somalia, Ben Connor (CCCM Cluster Coordinator), presented the joint approach to managing and sharing eviction risk data and mapping. He highlighted the roles of CCCM partners in the monthly data collection process and NRC in generating the updated eviction risk mapping. Somalia Due Diligence Standards are being created, and CCCM partners share knowledge on conflict resolution as well as flash alerts where evictions response support is required.

Elena Valentini (Project Coordinator, ACTED) shared examples of CCCM and HLP field cooperation from Hargeisa, Somaliland, including a workshop hosted by ACTED, NRC, NDRA and UNHCR, with participants from NGOs and government agencies. Sessions included HLP dispute mechanisms, instruments, protection risks faced by IDPs, coordination and information management, and a presentation of the Somaliland IDPs policy and provisions related to forced evictions. This workshop has strengthened the cooperation between CCCM and HLP at sub-national level and acted as a catalyst for strengthening eviction response processes in Somaliland.

Turning to Iraq, Kate Holland (CCCM Cluster Coordinator) introduced the displacement context in Iraq and the need to address protection and HLP risks for IDPs in informal sites, including the risk of eviction. Muslim Qazimi (HLP Sub-Cluster Coordinator and UN-Habitat) outlined the collaboration between the CCCM and HLP actors. Examples of this included hosting a live ‘Q & A’ workshop and written guidance note and training on responding to HLP issues for CCCM and Shelter staff in Arabic.

Marion Gerbeau (ACTED Mobile CCCM PM) described ACTED’s integration of HLP action into their response and how they worked with the HLP sub-cluster. Crucial to this collaboration was creating a strong link between the two clusters – CCCM and Protection (HLP), which enabled successful
advocacy to prevent eviction of IDPS from a school. Andrea Piato (CCCM Cluster Co-Coordinator) highlighted the funding challenges for HLP (there will only be two HLP partners in Iraq, NRC and UN-Habitat) and the need to emphasise HLP as a priority for durable solutions. In response attempts are underway to build capacity in local actors and others who not previously work on HLP to ensure due diligence approaches that consider and identify HLP risks and prevent forced evictions.

**Questions / Answers / Discussion**

The questions, answers and discussion covered a variety of themes:

Within Somalia there has been a substantial **decrease in evictions** from 2018 – 2020 – reduction of 35%. The eviction moratorium (from April 2020, in response to Covid-19) bars forced evictions and has played a large role in this. Also contributing factors include HLP and CCCM Task Forces which largely involve local authorities, and the increase within local authorities of HLP officers and individuals whose role is reducing/responding to forced evictions.

In Somalia, the **eviction risk level** is estimated using four categories:

- **Extreme risk** - tenure agreement expired, planned eviction, date is fixed
- **High** – no formal agreement – any verbal monthly agreement may have expiring tenure, with no renewal
- **Medium** – agreement expiring in less than a year – renewal maybe pending
- **Low** – short term lease (2-5yrs) or longer term over 5 years, or permanent tenure agreement

In Iraq there are two main issues relating to eviction and informal IDP settlements.

1. Significant challenge is that there are 1.2 million IDPs residing in informal settlements (majority of IDPs), relying on informal/verbal agreements for renting apartments or similar – low security of tenure.
2. Inability to pay rent. Many IDPs jobless and don’t have livelihoods. Laws to protect renters and property owners depend on formalised agreements, which are often lacking for IDPs.

The **due diligence** guidance document for Somalia largely drew on the Iraq experience. In Iraq, **due diligence guidelines** were initially drafted to ensure Shelter partners integrated HLP into their work.

- The main issues included how to understand HLP issues in community and so 14 questions were developed to enable non-HLP partners (ie with no background on HLP) to understand HLP in the community.
- The second issue the guidelines addressed was how to engage with local authorities on HLP issues and shelter activities. It was acknowledged that leaders at the local level can have a significant impact so collaboration can be effective.
- Assessment was prioritised as a tool to identify and raise awareness on HLP issues in shelter implementation. Raising awareness has been strongly suggested as many IDPs and Iraqi residents lack ownership documentation as it is a standard that is commonly disregarded. For example, an entire village may be registered on behalf of one community leader. This has created problems in responding to IDPs need for housing and so raising awareness is important to help IDPs and communities resolve challenges.
- Missing documentation, particularly following the destruction of land registries and HLP documentation by ISIL, which has had a huge impact on ability to address HLP, ownership, rights etc issues. Recently much work has been done to restore these, currently 85% complete.
Compensation guidelines have been developed for property, as well as an advocacy note, highlighting main HLP issues and how government can address them. See here. Key issue was to raise awareness of shelter partners that they must encourage any compensation claims to be submitted by households before rehabilitation work commences (need to prove damage occurred during war to make a claim) and introduced a waiver to protect Shelter/CCCM actors if no claim was made.

Worth noting the emphasis on communication and usability of the guidance – included easy to follow process guidelines, posters, cartoons, diagrams on how to make a compensation claim, seek legal assistance etc. Simultaneously, guidance developed for government on how to simplify processes and procedures. This has contributed to a new, amended law and by-law (in process of being made law) to simplify these processes and procedures.

A question on using advocacy to access land for use by IDPs drew out examples from both Somalia and Iraq.

In Baidoa, Somalia, by working with the government to ensure the local authorities were aware of IDP sites under extreme risk of eviction, discussions with landowners an site leaders led to the development of an effective relocation scheme. Land was secured where individuals form the at-risk sites could be relocated and over a period of years receive support and land title for their demarcated plot. This was an effective initiative because of buy-in to the process across humanitarian sectors – WASH, health, nutrition and others, including durable solutions – and crucially because of the partnership with the local authorities. The authorities in Baidoa were aware of the eviction threats, the likelihood that at-risk individuals would relocate and so they wanted to develop a permanent solution to an otherwise continuing process of repeated displacement. The success of this approach has led to similar initiatives in other parts of Somalia, working with local authorities to identify sites due to eviction threats and flood risks.

In Iraq, UN-Habitat have used advocacy as part of their strategy to secure land for the Yazidi minority, previously forcibly relocated from Mountain of Sinjar to new locations. They had no documentation granted to secure tenure rights and discrimination continued after Saddam Hussein’s regime when the case of Yazidis was not addressed. UN-Habitat and GLTN raised this issue with the government and began using the Social Tenure Domain Model (STDM) tool to register the HLP claims of the Yazidi minorities. This is now complete for 95% of cases and occupancy certificates issued by UN-Habitat have been endorsed by government as first level of tenure documentation. Included gender balance – wife and husband as co-owners for first time in Iraq. International and local advocacy efforts have led to a legal decree to officially recognise the Yazidi property rights and to transfer occupancy certificates to full ownership documentation. This has been reviewed by the Government and is in process of endorsement. Read more here.

CCCM and HLP Working Group, NEXT STEPS

- Open call to continue sharing resources to be submitted to the HLP/CCCM repository
- Call for inputs and participation in curating and creating the resource repository
- The global CCCM meeting in week of 21-25 June, will include HLP session, details to follow
- See the CCCM and HLP WG workplan for 2021 here