

# Looking back at post-disaster housing reconstruction:

Lessons and reflections from Coventry conference

---

---

---

UK Shelter Forum  
March 13, 2014

Jelly Moring and Theo Schilderman  
Building and Social Housing Foundation

# Reconstruction conference, Coventry

- BSHF's ongoing research on long-term impacts of post-disaster housing reconstruction projects
- Present fieldwork results of research partners and discuss common lessons



Project	Country	Year (baseline)	Organisation
Post-tsunami reconstruction and rehabilitation	Sri Lanka	2008	Practical Action
Preventing typhoon damage to housing; Reconstruction in coastal province	Vietnam	2008; 2009	Development Workshop France
Integrated people-driven reconstruction in Aceh	Indonesia	2007	UPLINK
Building and Construction Improvement Programme	Pakistan	2006	Aga Khan Planning and Building Service
Gandhi Nu Gam, Gujarat	India	2004	Vastu-Shilpa Foundation
Post-tsunami housing reconstruction programme	India, Sri Lanka, Indonesia, Thailand	2009	Habitat for Humanity
Agency-driven reconstruction: cases from Maharashtra, Gujarat and Tamil Nadu	India		Various agencies (Jennifer Duyne's research)

Project	Country	Year (baseline)	Organisation
Clay Houses that have resisted earthquakes in Salama, Baja Verapaz	Guatemala	2002	Sofonias
Reconstruction after hurricane Mitch	Honduras	2000	Sofonias
Post-hurricane Mitch reconstruction	Nicaragua	2000	Sofonias
La Paz post-earthquake reconstruction programme	El Salvador	2009	FUNDASAL
Post-earthquake reconstruction in Chincha	Peru	2006	Practical Action

# Themes

User  
satisfaction

Beneficiary  
targeting

Replication

Technical  
performance

Impact on  
livelihood

# User satisfaction: lessons/reflections

- User satisfaction to be considered with other themes
- Features that influence satisfaction
  - Sense of safety
  - Ease of maintenance
  - Security of tenure
  - Adaptability
  - Layout and design of settlement
  - Location from employment/urban centres

# User satisfaction: lessons/reflections

- Key influential factors
  - Agency's links with the community, government and other agencies and duration of presence
  - Government/donor restrictions, e.g, on plot and house size
  - Type of assessment undertaken before construction
  - Integrating services/livelihood programmes
- Indicators of satisfaction needed?

# Beneficiary targeting: lessons/reflections

- In rural areas, people are more likely to stay in their allocated homes; in urban areas, more move on – for many reasons
- Even where houses do not fit well, beneficiaries can adjust as long as they are modifiable
- Beneficiaries themselves are key in making a house a success



# Beneficiary targeting: lessons/reflections

- Key influential factors
  - Knowing how to target and why we target is key in reaching the right beneficiaries
  - Do we prioritise some in communities, because funds are restricted, at the expense of community cohesion and future development?
  - Involving all stakeholders from the start in discussing the potential of a project and setting selection criteria

# Replication: lessons/reflections

- Affordability is a key factor
- Users need to understand why an improvement is made and learn how to do it
- Replication can apply to hardware as well as software
- Security of tenure gives incentive for safer rebuilding
- Long-term agency presence makes replication possible

# Technical performance: lessons and reflections

- Some reconstructed houses were hit by subsequent similar hazards and performed well
- Some were affected by different hazards and did well, but others not so
- Many extensions are not disaster-proof
- Training, including for maintenance
- Good project staff, support and quality control
- Emphasis on disaster mitigation: act before disasters can strike

# Impact on livelihood: lessons

- Relocation often weakens livelihoods and people's resilience
- Some seed funds to stimulate small enterprises often have major benefits
- Many women have gained in power and income, and reduced their workloads, but some lost out and lost rights
- Limited evidence of empowered communities continuing to act together in other developments or negotiations with authorities
- There often is a greater awareness of risk

# Impact on livelihood: reflections

- Building 'community' should be the focus of reconstruction
- Training, livelihood support and participation help build people's resilience
- Key influential factors:
  - Focus on priority cases with greater needs or on communities as a whole?
  - House design allowing livelihood activities, and space/potential to extend on the plot
  - Projects' willingness to implement different approaches, e.g. enforcing greater gender equality

# Food for thought?

- Gaps?
  - Finding ways to give the private sector a bigger role in reconstruction, to reach scale
  - Exploring what are the +/- of selecting priority cases versus working with whole communities
  - Most effective ways for reconstruction to overcome trauma
- Do the existing impact measurement tools address the questions or lessons that come up from this research? How can these lessons be integrated or applied?

# Book publication

## Still Standing?

Looking back at reconstruction and disaster risk reduction in housing

Edited by Theo Schilderman and Eleanor Parker

Published:	October 2014
ISBN Binding Price	978-1-85339-840-7 Paperback £19.95
	978-1-85339-839-1 Hardback £39.95
	978-1-78044-840-4 eBook £19.95
Extent Format:	296 pages   234 x 156 mm
Subject:	Disasters and Emergencies



# Thank you for your attention!

Further information

[jelly.moring@bshf.org](mailto:jelly.moring@bshf.org)

[theo.schilderman@bshf.org](mailto:theo.schilderman@bshf.org)

Visit

[www.bshf.org](http://www.bshf.org)