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PUBLIC BUILDINGS

Project Durable Housing Solution for Socially- and Housing-Vulnerable IDPs and Locals

Project name Social Housing in Supportive Environment, Tbilisi, Georgia

Country	Georgia
Region/town	Tbilisi
Coordinates	x:41°42'18" y:44°53'05"
Project type	New construction
Typology	Apartments
Approach	Contracted construction
Beneficiaries	Vulnerable locals and IDPs
Climate	Continental
Special constraint	Earthquake /Strong winds
start / end of project	2007 / 2008
Country GNP	4600 USD/cap



Partners

Organization (donor)	SDC
GOV partners	Tbilisi Municipality Ministry of Labor, Health and Social Affairs of Georgia (MoLHSA) Ministry of Refugees and Accommodation of Georgia (MRA) United Nations Development Program (UNDP)

Context to project

Initial Situation	The situation in Georgia is characterized by high poverty level; large number of Internally Displaced Persons (appx. 230000 people); most housing stock in the country privatized; poor condition of the housing infrastructure; low level of public investments in housing; market driven profit oriented construction industry; government has no social housing policy approved; IDP strategy is not covering local most vulnerable population.
Goals, Beneficiaries	In compliance with the ongoing social reforms targeting the most vulnerable in Georgia and in the frame of the State IDP Strategy, outlining the Government's endeavor to start closing down the collective centers (CCs), the objective of the project is to assist MRA, MoLHSA and the Tbilisi Municipality by providing a sustainable and durable housing solution to vulnerable IDPs currently accommodated in the CCs (including cases of IDPs in inadequate private accommodations) and housing-vulnerable local residents. The demo model supports the introduction of relevant legal and institutional changes to raise the project profile on a higher Governmental level.
Implementations/Results	Construction of four buildings was successfully completed; specific trainings were delivered to the Municipality's social workers; beneficiary selection was done according to the adopted criteria; 90 beneficiaries improved their living conditions.



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Social Housing in Supportive Environment (SHSE)

SHSE is an innovative project approach to provide housing assistance to the socially and economically most vulnerable categories of population such as homeless, displaced persons (refugees, internally displaced), elderly persons, self-supporting single parents, disabled persons, and multi-children families, minorities and marginalized individuals and groups. The SHSE approach helps by creating an adequate and sustainable housing solution with a socially supportive environment. SHSE represents an integrated, open and effective approach where the emotional and physical well being of beneficiaries is the priority.

Link to official SHSE website <http://shse.hannes.ch/index.htm>

Reference data (comparative)

Land plot	m2	Number of blocks	4
Apartments per blocks	7	Number of apartments	26 for beneficiaries 2 for host families
beneficiary / apartment	1-9	Total beneficiaries ¹	90-100
size of apartment (ben.)	28-60m2	Other facilities	1 common room/block Storage/apartment Laundry
Ground floor (incl. walls)	656.95m2	Floor levels	2
Total surface ²	2'308 m2	Surface / beneficiary	10-9.6m2/ total beneficiaries
Volume (outside dim.) ²	5'592m3	Volume / beneficiary	25-24m3/ total beneficiaries
Heated surface	960 m2		
Total cost ³	1'000'000 USD	Investment ⁴ /beneficiary	11'000-10'000 USD/beneficiary

¹ including host families

² area devoted to residence, including common room and circulation areas on residential floor

³ building construction cost including furniture

⁴ beneficiaries' renewal not included. Housing stock owned by the Municipality



Approach to results

Initial Situation

- Socio-economic context of widespread poverty, affecting 31% of the population in Georgia.
- Large numbers of displaced persons comprising roughly 6% of the population, many of whom have been living in “temporary” housing for up to 17 years.
- Imbalanced housing market characterised by nearly complete privatisation of previous state-owned housing stock, lack of investment and widespread physical dilapidation.
- Underdeveloped government policies regarding durable housing solutions for displaced persons and local vulnerable population, lack of a social housing policy.
- Donor programmes oriented mainly towards relief; with few durable shelter solutions and practically no solutions available to most vulnerable persons.

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Approach

Support Government of Georgia in establishment of social protection and social housing for most vulnerable population through promotion of “Social Housing in Supportive Environment” model, aiming in providing temporary housing for beneficiaries and host families

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Problems/Constraints

Social housing policy development is not a priority in the Government agenda. Consequently, SHSE approach within the national policies and programs has not yet been achieved.

Lessons learned

In general two main factors can be drawn from the SHSE model in Georgia:

- 1) In spite of its relative simplicity, implementation of this model requires coordinated effort and adoption of numerous institutional, procedural, and social aspects. Notwithstanding the relative high cost of the construction (“hardware”), it is the organizational (“software”) component that determines impact and further sustainability of the SHSE model
- 2) The successful implementation of the SHSE model has number of positive implications on different policy issues, such as: IDP policy; social housing policy; different policies towards socially vulnerable population; social service approach – and the definition of institutional responsibilities in the mentioned areas

Evaluation

SHSE model represents an extreme case of social housing for the most vulnerable which bridges the gap between market rent and affordable rent almost entirely by subsidy. Social housing approaches must be designed within a framework of long-term strategy for transformation towards a more balanced housing market

Legal framework

Political attachment

Varketili District, Tbilisi

Type of ownership

After completing construction work, beneficiary assessment and selection process the ownership of the houses built within the SHSE project transfers to the local government/municipality.

Construction information

cost repartition



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N	Description of Works	Price CHF	%
1	Architect, project design, site survey, management	102'000.00	8.50%
2	Excavation	48'000.00	4.00%
3	Rough construction works	375'083.04	31.26%
	3.1. Foundation	85'663.92	7.14%
	3.2. Walls (double walls insulated)	151'044.84	12.59%
	3.3. Slab	138'374.28	11.53%
4	Finishing works	162'651.96	13.55%
5	Doors and Windows	87'770.16	7.31%
6	Roof and stairs	76'119.36	6.34%
7	Water system installation	56'579.16	4.71%
8	Heating	95'384.16	7.95%
9	Sewage	45'671.64	3.81%
10	Electric installations&TV,Phone	34'388.04	2.87%
11	Furniture&Equipment	59'776.08	4.98%
12	External works	56'576.40	4.71%
	Price total:	1'200'000.00	100.00%

Urban planning

Distance to :

Public transport

100 m

For further information

Involved SHA construction group consultants	E. Morosin
Other involved SHA consultants	P. Bommeli (support in the selection of the contractor)
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Recommended Institutions:	
Recommended partners:	
Recommended books/reports:	
Relevant other projects (links):	



Relevant illustration

