



UNHCR

United Nations High Commissioner for Refugees

Haut Commissariat des Nations Unies pour les réfugiés

**SHELTER SITUATION AND PROPERTY STATUS
SURVEY AMONG IDPs RESIDENTS OF TEMPORARY
ACCOMMODATIONS
IN THE REPUBLICS OF CHECHNYA AND INGUSHETIA**

**UNHCR OFFICES IN THE NORTH CAUCASUS
May 2007**

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1. Introduction

Shelter is a key element in the protection of civilians and to guarantee durable solutions for displaced populations, notably the voluntary and sustainable return to the places of origin or the possibility to integrate locally in the current areas of displacement. In the current post-conflict situation in the North Caucasian republics of Chechnya and Ingushetia, shelter has often been identified by the displaced and returning populations as one of their most important needs.

Working together since 2000 in the framework of the Consolidated Appeal Process (CAP) and in the last two years within the scope of the Transitional Work-plan for the North Caucasus (TWP), UNHCR, major bilateral governmental agencies and international and national NGOs¹ have been able to build more than 330 houses for integrating IDPs in Ingushetia and build or rehabilitate according to the level of destruction almost 20,500 houses in Chechnya. More than 1,000 housing interventions are currently planned for the year 2007, of which more than 900 in Chechnya (rehabilitation) and some 100 in Ingushetia (construction).

These efforts are co-ordinated through a Shelter Working Group (SWG) chaired by UNHCR. This collaborative mechanism has ensured continuous exchange of data and information on needs assessment and beneficiaries' selection criteria; has provided a forum for discussion on priority areas for shelter interventions in the two republics; has hosted a debate on common construction standards and has helped to pull together the humanitarian actors when liaising with the local and federal authorities in both Chechnya and Ingushetia to cover the vast shelter needs in the republics.

The modalities of UNHCR shelter programme in the North Caucasus for the year 2007 remain largely unaltered from those of the last years. In Ingushetia, some 40 houses will be constructed for IDPs intending to integrate locally and who are in possession of a land plot for construction. Twenty houses will be built with the direct participation of the beneficiaries, according to a "self-help" modality. The rest will be assigned to a contracted company, as the profile and conditions of the beneficiaries do not allow for their direct engagement in construction activities. Whenever possible, priority will be given to TSs residents. In Chechnya, UNHCR will continue the programme of rehabilitation of partially destroyed houses, in line with the strategic decision taken in 2006 to target houses showing a significant degree of destruction by the provision of enhanced building material.

During the year 2006, the reconstruction of Chechnya progressed and the return from Ingushetia gained again momentum with a sustained promotional campaign enacted by the Chechen authorities. Yet, at the beginning of 2007, a residual IDP population of some 18,000² was still estimated to remain in Ingushetia, according to the records of the UNHCR-DRC database listing the presence of IDPs arrived after the beginning of the second Chechen conflict in September 1999. Of this group, some 30% were reported to still reside in collective accommodations, or

¹ In Particular the Swiss Development Co-operation (SDC), the Danish Refugee Council (DRC), the International Rescue Committee (IRC), the People in Need Foundation (PiNF) until 2005, the Centre for Humanitarian Assistance (CHA) since 2006 and the Polish Humanitarian Organisation (PHO) from 2007.

² All the data and the statistics on IDPs and temporary collective accommodations in both republics are adjourned at the beginning of February 2007, at the time of the completion of the survey.

Temporary Settlements (TS), scattered throughout the Republic and only partially (32 out of 81) and inadequately supported by the Migration Service (MS). As for Chechnya, where the activities of the humanitarian actors continued to target all the conflict-affected population, some 13,000 persons – including returnees or internally displaced persons within Chechnya - were still deemed to reside in 32 Temporary Accommodation Centres (TACs) or TSs³, mainly concentrated in Grozny and other urban areas.

Numerous public announcements and enacted decisions occurred in 2006 to either stop any public subsidies to these temporary accommodations or to simply close them down and reconvert them to public services by evicting all the residents. These events in turn determined an increased focus of the international aid community on the TACs/TSs resident population to ascertain the obstacle to durable solutions, in particular their property status and shelter needs.

In this perspective, as one of the major contributor to UNHCR programmed in the North Caucasus, ECHO supported UNHCR idea to conduct a parallel survey in temporary accommodations in Chechnya and in Ingushetia on the property status and the shelter needs of their residents. The survey became part of the activities supported by ECHO in its first contribution to UNHCR activities in the North Caucasus for the year 2007 (ECHO/EE/BUD/2006/01022).

The main objectives of the survey were:

- To assess the property situation and consequently the shelter needs of IDPs residing in temporary accommodations in Chechnya and Ingushetia;
- To share the results with other actors of the Shelter Working Group to facilitate the beneficiary selection process and the development of appropriate assistance plans; and
- To use the results as an advocacy tool in the dialogue with the governmental authorities in both Republics to promote policies targeted to durable solutions for the displaced populations in Chechnya and in Ingushetia.

The survey was prepared during the months of November and December 2006 and was undertaken between the end of December and the beginning of February 2007. During a meeting in February 2007, some preliminary findings were presented to the actors of the SWG at the presence of ECHO Correspondents in the Russian Federation.

Subsequently, during the month of April 2007, another meeting of the SWG was convened to make the final databases available to the shelter agencies in view of the start of the beneficiary selection processes for their 2007 shelter programmes in Chechnya and Ingushetia.

This report will summarise the methodology used in the survey, the main findings in both Chechnya and Ingushetia, and will draw some recommendations for future strategic interventions aimed at finding durable solutions for the residual segments of displaced populations still residing in temporary collective accommodations in the two Republics.

³ While TACs are directly managed by the Migration Service (MS), Temporary settlements are privately owned structures of various nature (buildings, dismissed factories, part of factories' compounds etc.) and the accommodation regime is the results of a contractual agreement between the owner and the MS. The MS is bound to subsidise the utilities' expenditures for the MS registered-IDPs residing in the TS. The discipline is partially regulated by the Resolution # 163 of 3 March 2001 and subsequent modifications. While until mid-2006 the presence of TSs was an arrangement exclusively applied in Ingushetia, during the past year this modality started being also applied in Chechnya, in conjunction with the closing down of some TACs.

Several statistical annexes have been prepared to allow shelter agencies to extract more detailed information and shall be read in conjunction with the narrative part. Hyperlinks are inserted to connect the narrative to the data and facilitate the reading. The main findings will however be also represented in graphs inserted throughout the narrative report. All the Annex Tables are the results of the data elaboration from the database collecting the results of the individual interview forms, which are attached as annexes.

2. Methodology of the survey

2.1 The forms

The survey was designed with separate data collection and data management processes for the two Republics. During the months of November and December 2006 two separate forms were designed (see Annex 1).

The forms aimed at getting basic demographic data on the families living in each of the targeted temporary accommodations, taking into full consideration the age and gender breakdown, as well as the presence of special needs (e.g. single headed households, orphans, disabled).

The core part of both interview forms was focussed on the property (housing or land) situation, in Chechnya - both for the residents of TACs in Chechnya and for the IDPs residing in TS in Ingushetia - or in Ingushetia - for the Ingushetia exercise. The main enquiries were related to a) the ownership of a form of immovable property and the type of property (house, flat or land plot) by one or members of the family; b) the status of the owned accommodation (completely destroyed, partially damaged or intact), and the location by district; c) the reason for the lack of any housing or land-plot, especially if linked to the pre-displacement living conditions (i.e. whether the family was living with relatives, in rented flats/houses, in municipal or State-owned types of accommodations).

Additional questions were devoted to the status of documentation of the owned immovable property (in the Chechnya exercise), to the form of assistance so far received by the State, including a specific reference to the process of compensation, according to the legal instruments currently in force (Decree # 510 of April 30, 1997; Decree # 404 of 4 July 2003 and subsequent modifications).

Different sections were devoted to the assessment of the future intentions of the residents of TACs and TSs in the respective republics. In the case of Chechnya, the residents were asked under which conditions they would consider moving out from the TAC/TS. As for Ingushetia, the question was necessary split into two sections, reflecting the options available, i.e. return to Chechnya or local integration in the Republic. Thus, IDPs residents in TSs in Ingushetia were asked whether they plan to return to Chechnya, to which type of accommodation and whether specific shelter support was needed. Conversely, they were asked whether they prefer to integrate to Ingushetia, in which district and what was the most needed form of support to make this possible.

Finally, both forms had some specific reference to protection-related issues. The availability of registration with the Migration Service – enabling to reside for free in subsidised temporary accommodations – as well as the possession of temporary sojourn registration – legally binding for Russian citizens residing outside the place of permanent residence – was detected. In the interview process for Ingushetia, two specific questions were devoted to the main problems currently faced by IDPs in the Republic and to the main obstacles to return to Chechnya. Protection-related aspects such as personal security concerns or relations with the authorities/communities were included among the possible multiple answers.

In both interviewing forms, closed questions were preferred to open-ended ones, to facilitate the work of the UNHCR monitors. Where multiple options were allowed, in some cases (e.g. in the Ingushetia survey) the families were asked to limit themselves to a first and a second option only among the list of possible answers.

2.2 The actors

UNHCR North Caucasus Protection and Field/Shelter teams led the entire process, with the support of the IT Unit.

During a preliminary phase, Protection and Field Officers designed the forms, which were then tested in the field by UNHCR staff and by UNHCR Implementing Partner Vesta. UNHCR also conducted training sessions for the Vesta monitors' Teams on the survey's objectives, the forms and on interviewing techniques.

The interviewing process was largely conducted by the monitors of UNHCR Partner "Vesta", traditionally in charge for protection monitoring activities in temporary collective accommodations in Chechnya (12 monitors) and in Ingushetia (9 monitors in 2006, 7 monitors in 2007). In Chechnya, the presence and capacity of Vesta monitors was temporary reinforced with extra staff for this specific task.

The IT support (database) for data elaboration and extrapolation was developed by UNHCR North Caucasus IT Team, together with the support of the Ingushetia-based DRC Database Unit, in charge for maintaining the main UNHCR IDP population database. DRC also provided human-resources support for data input, to accelerate the elaboration and the sharing of the results with the actors of the SWG.

UNHCR North Caucasus Protection and Field/Shelter teams drafted the present final report and the recommendations.

2.3 The process

While the planning for the exercise (preparation of forms, training of the monitors, testing and database design) started already during the month of November 2006, the specific field exercise and data collection/inputting was conducted in phases between December 2006 and the beginning of February 2007. The following months were dedicated to the refining of the

findings, the sharing of some preliminary data with the main shelter actors and the drafting of the present report.

Process (and actors)	Nov 2006	Dec 2006	Jan 2007	Feb 2007	Mar 2007	Apr 2007	May 2007
Preparation of the forms (UNHCR)							
Training of the Monitors (UNHCR)							
Testing in the field (UNHCR, UNHCR Partner Vesta)							
Design of the database (UNHCR IT, DRC Database unit)							
Interviewing process and data collection (UNHCR, UNHCR Partner Vesta)							
Data inputs (UNHCR IT, DRC)							
Data elaboration/ extrapolation (UNHCR)							
Preliminary presentation to shelter agencies and ECHO (UNHCR)							
Finalisation of data elaboration/extrapolation (UNHCR)							
UNHCR beneficiary selection in Ingushetia, construction “Self-help” and “Turn Key” (UNHCR, UNHCR IP Vesta and CRC)							
UNHCR Shelter beneficiary selection in Chechnya, rehabilitation programme (UNHCR, UNHCR IP Vesta and CRC)							→
Other agencies beneficiary selections for Ingushetia and Chechnya							→
Drafting of the final report (UNHCR)							

3. The main findings of the survey in Chechnya

3.1 The surveyed population⁴

During the survey period, UNHCR staff and Vesta monitors conducted repeated visits to TACS/TSs in Chechnya. According to the design of the form, basic demographic data on all family members residing in the collective accommodation were collected for each respondent family in each visited TAC/TS.

- In Chechnya the exercise targeted **32 TACs/TSs located in 10 districts of the Republic**. Most of the TACs/TS (12) are located in the Staropromislovski District of Grozny (12), followed by the Leninnski District (6) and the Oktiabriski District (5). Argun, and the Zavodskoi District host two TACs/TS each, while one collective accommodation can be found in Assinovskaya, Achoe Martan, Gudermes, Samashki and Sernovodsk. [Survey-ChR.xls](#) - Table 1
- The survey captured almost all families de facto residing in **32 TACs and TSs in the republic of Chechnya⁵**. Overall, **2,894 families/ 12,752 persons were interviewed**. It must be noted that this may represent a number of individuals significantly lower than the figures reported by the Migration structures, as the latter normally include persons nominally registered in TACs/TS but not factually residing⁶. The estimation was that the coverage of the real TACs/TSs residents was the facto complete. Table 1
- Reflecting the number of TACs/TSs in each location, most of the population living in temporary accommodations in Chechnya is concentrated in the Staropromislovski District of Grozny (28.7%), followed by the Oktiabriski District (26.2%), the Leninnski District (16.9%). The smallest percentage of the population (less than 1%) resides in Samashki. These percentages do not change significantly when taking into consideration the number of families, rather than the absolute population. Table 1
- According to the interviews, 13 temporary accommodations (40.6%) have a population comprised between 250 and 500 residents and 10 (31.2%) have less than 250 residents. The biggest TACs are located in the Oktiabriski District (Saihanova-Tabolskaia, 1,158 reported residents; Poniatkova 11, 882 reported residents) and in Assinovskaia (Centralnaia Usadba, 827 reported residents). The smallest accommodations are reported in the Staropromislovski District of Grozny (MKP Milana and MKP Saifulla, with 50 and 23 reported residents respectively). Table 1
- Information on the length of the permanence of the family in the TS/TAC was retrieved during the exercise. Almost all TACs/TSs current residents (96.6%) report having settled in

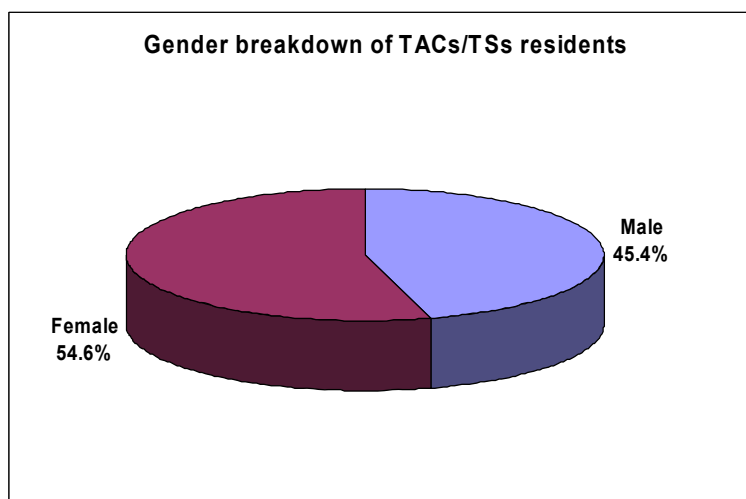
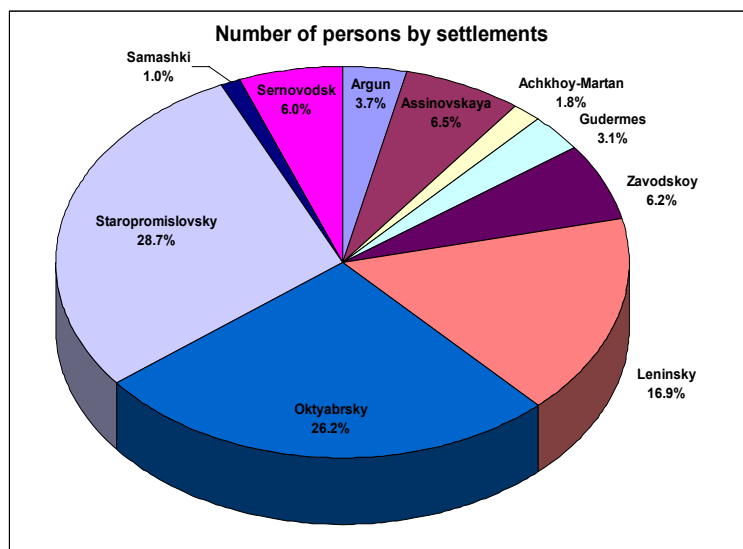
⁴ Complete reference in Annex II

⁵ Out of 26 TACs and 25 TSs registered by the Migration Service as of the end of January 2007, all 26 TACs and 4 TSs served as temporary accommodation facilities, while the remaining TSs were meant as food distribution points only. In addition, the survey covered 2 TACs not registered by the Migration Service, but factually accommodating IDPs.

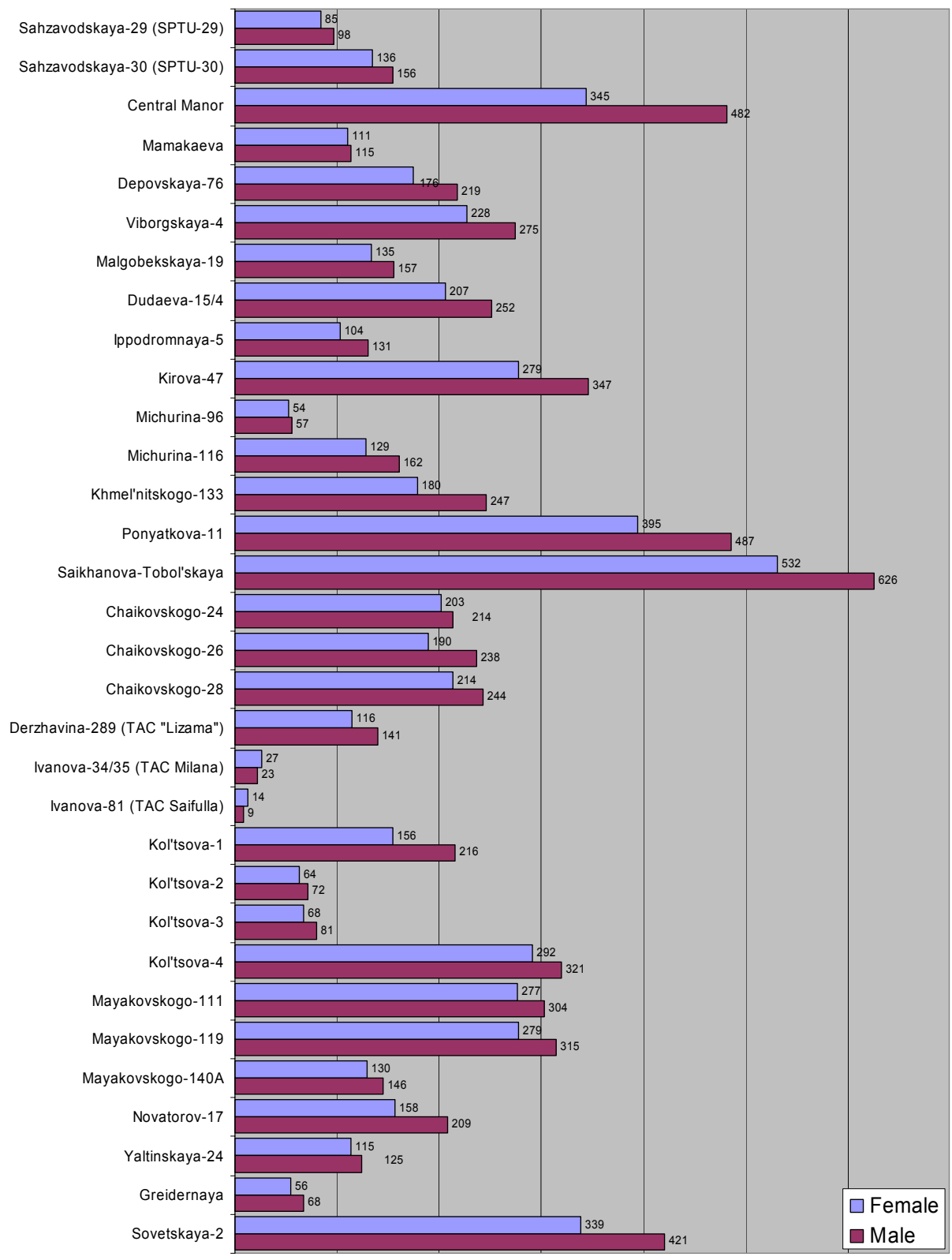
⁶ At the end of January 2007, the Migration Service statistics indicated 26 TACs hosting 5,333 families/30,407 individuals and 3,673 families/ 21,704 individuals accordingly.

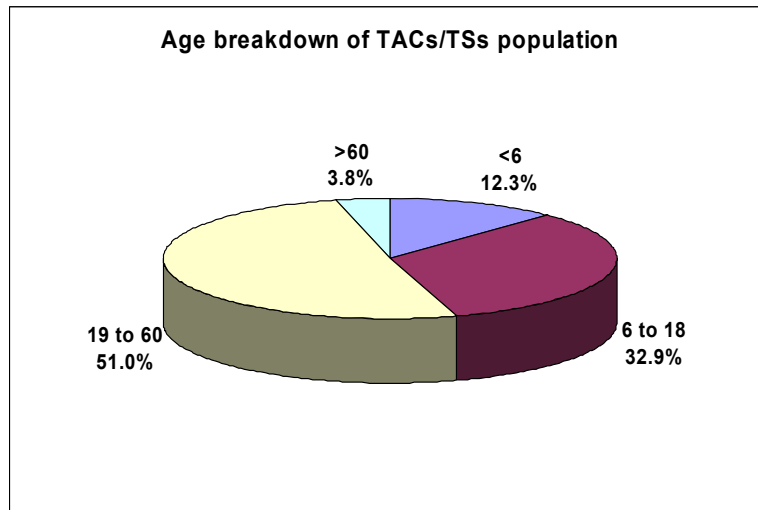
the collective accommodation as a consequence of the second Chechen conflict. The relative majority declared having arrived either in 2002 (21.4% of the total residents) or in 2003 (30.6%). Sustained arrivals have been reported also at the beginning of the conflict in 1999 (9.2%), in 2004 (13.9%) and in 2006 (13.9%). It is not difficult to detect that most of the arrivals coincided with critical events and the return trends from Ingushetia, with peaks either during the closure of the camps or during the recent promotional campaign. Survey-ChR.xls - Table 3

- The **gender breakdown analysis** shows that women represent 54.6% of the TACs/TSs residents, while men 45.4%. [Survey-ChR.xls](#) - Table 2
- As for **age breakdown**, 51.0% of the population is comprised between 19 and 60 years old, 32.9% between 6 and 18 years old, 12.3% is less than 6 years old and 3.8% represents the elderly population of 60 years old or more. Table 2



Gender Breakdown by TACs/TSS

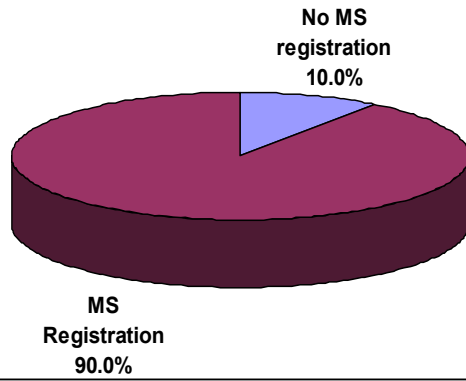




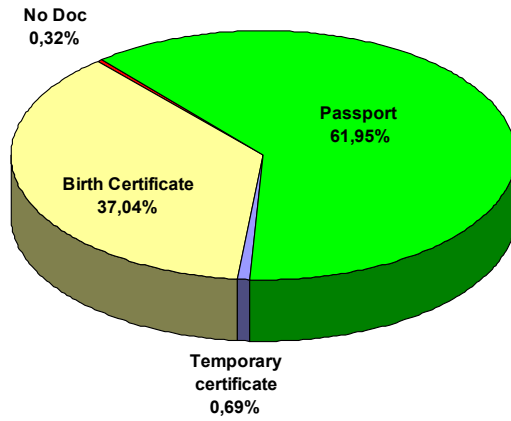
- Out of the total respondents, 7.5% have been identified as having **special needs**, including serious invalidities (4.6%), widows/ers (2.4%) or orphans (0.5%). Table 2
- In addition, 956 families, i.e. 33% of the total families surveyed have been identified as **single-headed**. Table 8
- More than 99% of the surveyed population is in possession of a valid **identity document**, a passport (61.5% of the total surveyed population), a birth certificate (37.0%) or a temporary residence certificate (0.7%). Table 2
- Out of the surveyed population, some **11,481 persons (90.0%)** reported to hold a **registration with the Migration Service**⁷. The gender breakdown is almost identical to the overall one (54.4% women, 45.6% men). The geographic breakdown reflects the general population breakdown per region, with the exception of Gudermes, where only 13.4% of the surveyed population is in possession of the MS registration. Table 2

⁷ See Note 5.

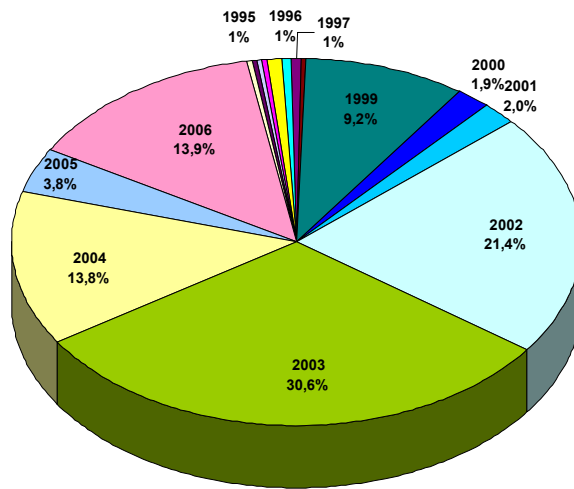
MS registration status of TACs/TSS residents



TACs/TSS residents in possession of documentation



Date of arrival in TACs/TSS



3.2 The general property situation of TACs/TSs residents⁸

In its core part, the survey aimed at identifying for each surveyed TAC/TS resident family whether the family possess an immovable property⁹, the type of property (house, flat, empty land), and the level of destruction of the property (completely destroyed, partially destroyed or intact), All these elements are deemed to directly affect the possibility to vacate the TAC/TS and return to the areas of origin or other areas of choice.

Each respondent family was asked to report on all properties owned, whether by the head and/or by other family members currently residing in the TAC/TS. More than one answer was therefore possible on the type of property owned. Families who were found not in possession of any property were asked about the reasons for this situation.

In the data extrapolation/elaboration process, most of the results were interpreted both according to the current place of residence in the temporary accommodation and according to the area in Chechnya where the reported property is located.

- Out of the total 2,894 families interviewed as TAC/TS residents, **1,472 families declared that they are not in possession of any form of immovable property** (house, flat or land-plot), while 1,619 positive answers related to the possession of housing/land property were collected. Considering that negative answers were unique, whereas positive answers could have been multiple, the conclusion is that **50.9% of the families residing in TS/TACs have no ownership over housing or land.** Table 4
- Most of the **families with no property** are residing in the Staropromislovski District of Grozny (32.5%), followed by the Oktiabriski District (24.8%) and the Leninski District (14.9%). However, these figures are influenced by the fact that these districts are the most densely populated. Analogously, if looking at the absolute number of answers, the highest number of persons without properties resides in the Saihanova Tabolskaia TAC in the Oktiabriski District (121 families). However, when measuring lack of property against the number of families surveyed in each TAC/TS, the most problematic property situations seems to be for the residents of the MKP Milana in the Staropromislovski District (80% of residents with no property), followed by the TAC Sahzavodskaya in Argun (77% of residents with no property), the TAC Kalzova 2 and Maiakovaskaga 140A again in the Staropromislovski District (71.9% and 67.1% of families with no property respectively). Table 4 and Table 5
- **Out of the 1,472 families who reported not to own of any property, 36.6% are single headed families (539 families).** This represents 33% of the overall number of families surveyed and 56.4% of the single headed families surveyed. Most of the single headed families without property have been detected in the Soviestskaya TAC in Sernovodsk (6.4% or 61 families), followed by the Poniatkova TAC in the Oktiabriski District (4.6% or 44 families) and by the TAC Saihanova in the same district (4.4% or 42 families). If the number of single headed families with no property is compared with the TAC/TS population, the highest incidence is in the Kalzova 1 TAC in the Staropromislovski District (33% of overall resident families), followed by the Soviestskaya TAC in Sernovodsk (32.2%) and by the

⁸ Complete reference in Annex III, IV, V, VI, VII

⁹ Where not elsewhere specified, property is hereinafter used to refer to a house, a flat or a land-plot.

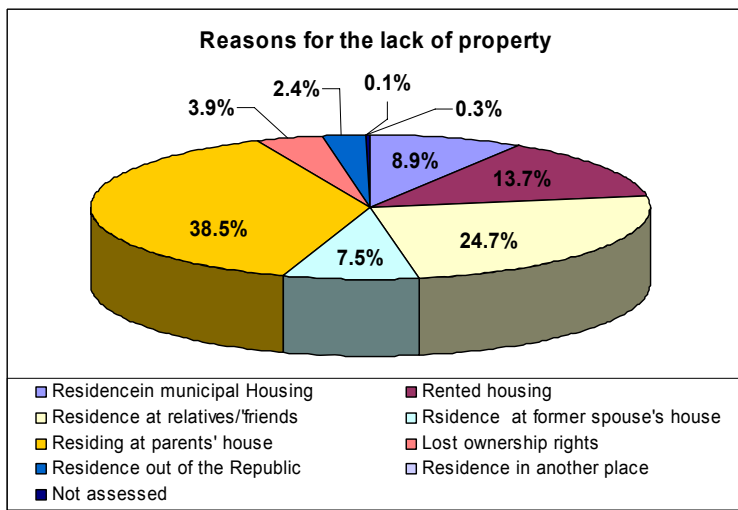
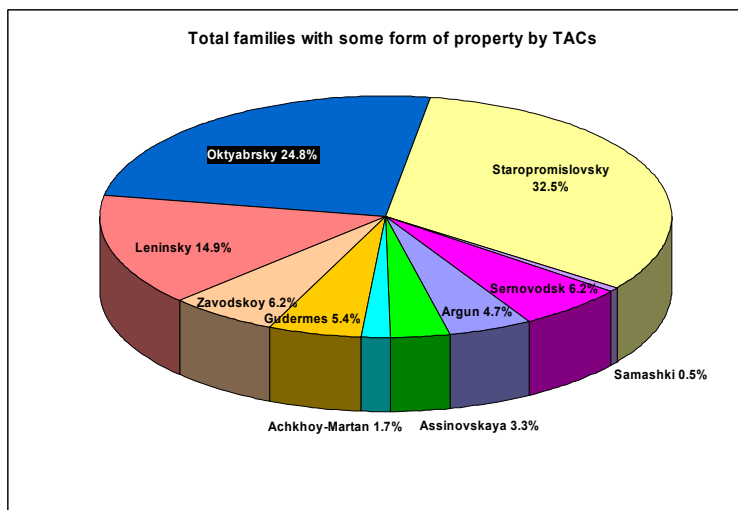
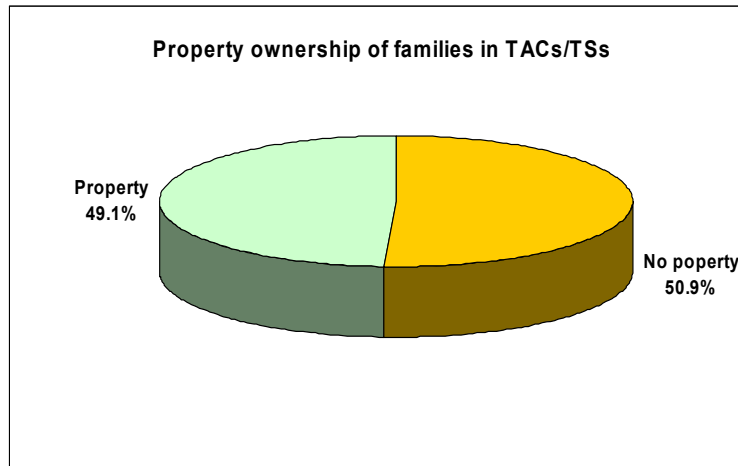
TAC Novatorov-17 also in the Staropromislovski District. Although a direct link cannot be established, it cannot be excluded that some of the most vulnerable cases may fall into this category and be found in these locations. Table 7

- Out of the 1,271 TACs/TSs residents who declared not to be in possession of the MS registration, 1,157 (91%) comes from families who declared not to possess any house/flat/land-plot. **Persons with no MS registration and who are members of families with no property** represent 9.1% of the TACs/TSs residents, with peaks in the Gudermes Depovskaia TAC, where 81.3% of the population at the same time is with no property and no MS registration. As for single headed families, a direct connection with vulnerability is not always immediate, though the incidence to find vulnerable cases in this group may be higher. Table 8
- To analyse the possible solution on alternative accommodation, the enquiry was further developed to detect the **reasons why families residing in TACs/TSs are not in possession of lodging/land**. The relative majority of the 1,472 families (38.5%) stated that they were residing in the parent's house before becoming TAC/TS residents. As for the remaining, 24.7% were residing at relatives or friends, 13.7% were renting their lodging, 8.9% were residing in a municipal building, and 7.5% were hosted at the spouse's former house. In addition, 3.9% of the respondents indeed owned some form of real estate property but subsequently lost their rights over it. Finally, 2.4% TS/TACs residents currently with no proper declared to have been residing out of the Republic. The latter group is likely represented by the refugees returned from Georgia in 2005 and 2006. An irrelevant number of respondents (0.1%) reported to have resided in a not better specified "other place" or their case was not assessed (0.3%).¹⁰ Table 5
- **1,619 positive answers on the availability of property by families (one or more members) were given during the survey**. Considering the number of families interviewed (2,894) and the number of families reportedly with no property (1,472), it can be inferred that some **1,422 families (49.1% of the surveyed families) have ownership over a house/flat or land plot** and that at least 197 families (6.8%) gave multiple answers, i.e. reported that the family owns more than one property, normally through different family members.¹¹ According to the numbers of positive answers on property availability that were collected, the highest percentage of housing or land-plots are held by families currently residing in TACs/TSs in the in the Oktiabriski District (28.3% of answers), followed by the Staropromislovski District (25.8%) and by the Leninski District (19.1%). It has however to be considered that these Districts are the ones hosting the most numerous and densely populated TACs/TSs. Table 4
- When looking at the single TACs/TSs, the highest number of families that reported to own at least one property is registered in the Saihanova Tabolskaia TAC in the Oktiabriski District (127 families), followed by the TAC Centralnaia Usadba in Assinovskaia (102 families). And yet, these results have to be compared also in relation to the number of resident families per TAC. In this case, the highest percentage was registered in the families of the Michurina 116 TAC in the Leninski District (75.9% reporting at least one form of property), followed by families in the TAC Greidernaia of Samashki (70%) and by families residing in the TAC

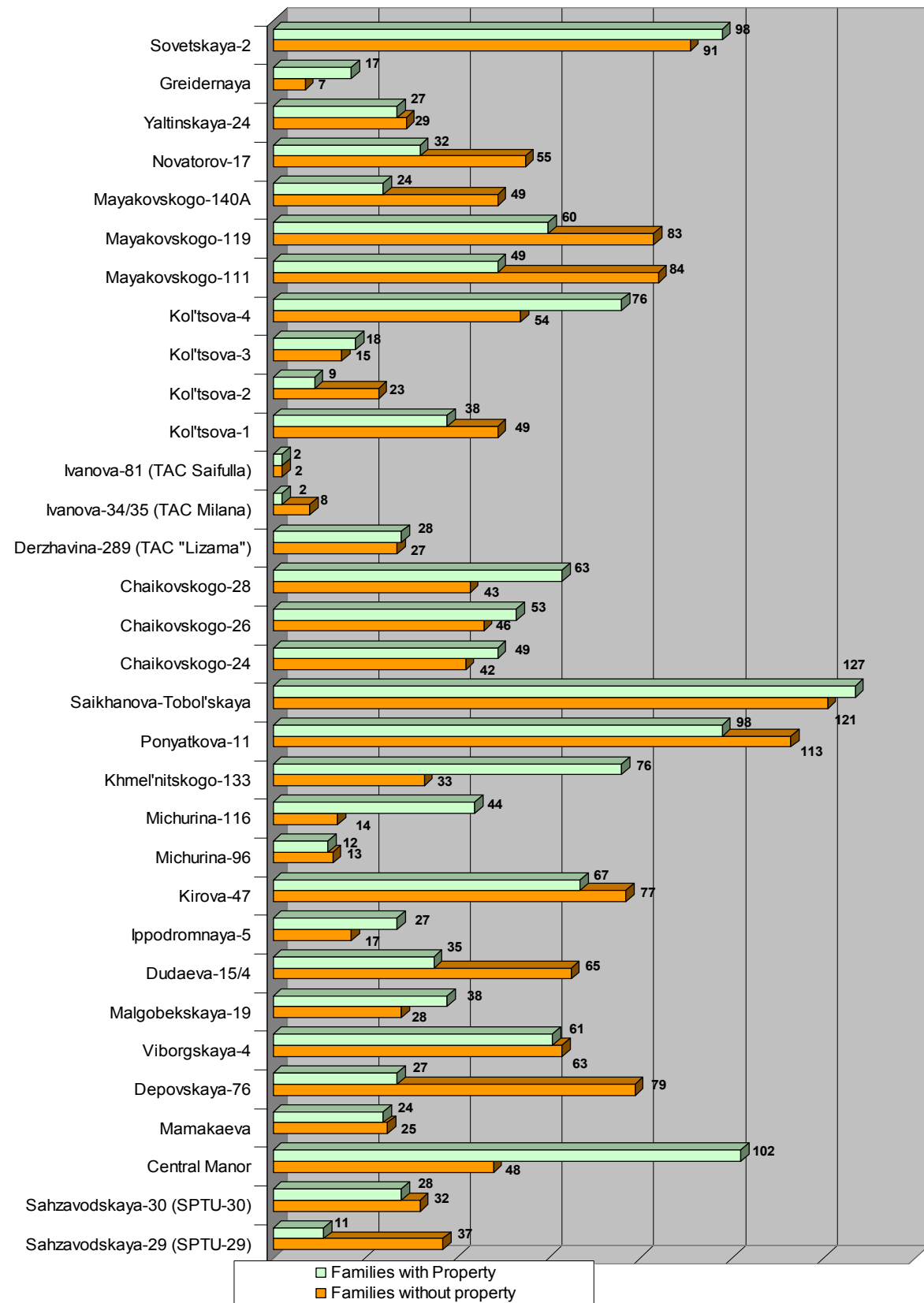
¹⁰ See annex ___ for specific data on each TAC/TS.

¹¹ Cases when three members in the same family own some forms of property can be considered extremely rare.

Hmelnizoga (69.7%) also located in the Leninski District. On the opposite side of the spectrum, the TAC Milana in the Staropromislovski District (hosting however only 10 families) and Sahzavodskaya 29 in the Argun District. Table 6



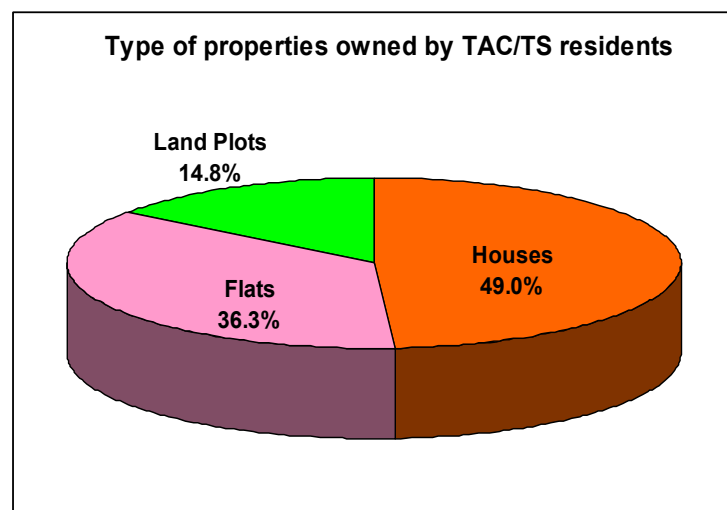
Families with/without property per TAC/TS



3.3 The type and the status of property

In order to assess the overall shelter needs and accommodation alternatives of TACs/TSs residents in Chechnya, the general enquiry on the possession of a form of immovable property had to be necessarily complemented by an assessment on a) the type of property (house, flat, land-plot); b) the level of destruction of the house or flat and the eventual process of reconstruction; and c) the legal status of the property, i.e. whether documents are available, whether there are instances of occupation by third persons, whether the process of compensation is underway, in accordance with the requirements foreseen by the legislation in force (Decree # 510 of April 30, 1997; Decree # 404 of 4 July 2003 and subsequent modifications).

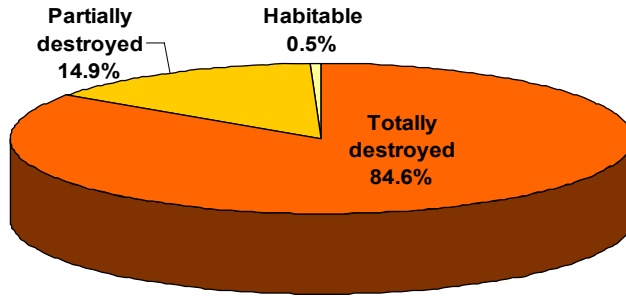
- The **type of the 1,619 property assets**, detected through the interviews as belonging to one or more members of 1,422 respective TAC/TS resident families, were as follows: **793 (49%) houses, 587 (36.3%) flats and 239 (14.8%) are land-plots**. Table 9



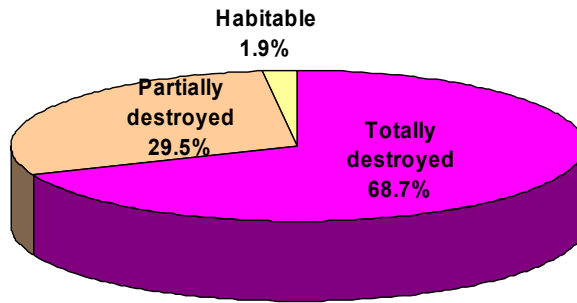
- When looking at the situation in each TAC/TS, the highest **number of owned houses** are reported by the residents of the Saihanova Tabolskaia TAC (84), followed by the TAC Centralnaia Usadba (80) and the smallest number by the residents of the Ivanova-81 and Ivanova 34/35 TACs in the Staropromislovski District (2). Yet, this ranking is largely influenced by the size of the TAC/TS, with the largest number of houses normally reported in the biggest TACs/TSs. When houses possession is prorated with the population in the collective accommodation, the highest percentages of house ownership are reported by TACs residents in Kalzova – 2 in the Staropromislovski District (65.6% of the TACs residents owns a house), followed by Centralnaia Usadba (53.3%). Table 11
- When analysing the concentration of **flat ownership**, most of the owned flats are reported by TACs residents in Paniatkova-11 in the Oktiabriski District (52 flats) and by residents of the TAC Sovetskaya-2 in Sernovodsk (51 flats). But when the number of owned flats is compared in percentage to the TAC/TS population, the ranking is headed by the TAC Michurina-116 (51.7% of TACs residents owning a flat), followed by Chaikosgova 26 and Chaikosgova 28 in the Oktiabriski District (33.3% and 30.2% respectively). Table 11

- When merging **all flats and houses**, most of them are owned by residents of the Saihanova Tabolskaia TAC (127 objects), followed by the TAC Pontietkova-11 (107) and by the Sovietskaya-2 TAC (97). Yet, this is again a consequence of the fact that these TACs/TSs are among the most densely populated. When looking at the number of owned houses and flats in relation to the TAC/TS population, the Michurina-116 TAC results to have the highest percentage of owners of flat and houses (91.4% of residents), followed by the Hmelinzova-133 TAC. Table 10
- The incidence of **land-plot ownership** is mostly reported by the residents of Hmelinzova-133 (30 land-plots) both in absolute (30 answers out of the 239 land-plots reported) and in percentage over the TAC population (27.5%). Table 11
- Attempting to capture also the **overall status of the property (totally destroyed/partially/intact)**, the survey revealed that out of the 793 houses, 671 (84.6%) are totally destroyed, 118 are partially destroyed (14.9%) and only 4 (0.5%) are reported to be intact. As for the 587 individual flats signalled, 403 (68.7%) were reported destroyed, 173 (29.5%) as partially destroyed and only 11 (1.9%) were declared intact. When considering houses and flats cumulatively, it results that 77.8% of the total number of houses and flats are completely destroyed and 21.1% are partially destroyed. An even more global look reveals that 98.9% at all houses or flats reportedly owned by TACs/TSs residents are either totally or partially destroyed. Table 10
- In an attempt to measure the **situation of property destruction per each TAC/TS**, to foresee the related consequences of the progressive closure of TACs but also to detect possible beneficiaries for UNHCR shelter projects, the level of destruction of owned houses and flats has been measured for each TAC/TS and correspondent ranking have been elaborated. The TACs with the highest number of **totally destroyed houses** are the Saihanova Tabolskaia TAC (76), the TAC Centralnaia Usadba (71) and Paniatkova-11 (53); the smallest number of destroyed houses is reported by the residents of the Ivanova-81 and Ivanova 34/35 TACs (2). In percentage to the TAC/TS population, the ranking is headed by the Centralnaia Usadba TAc (47.3% of residents with destroyed houses), Mamakaeva in the Achoy-Mrtan District and Ippodromskaya-5 in the Leninski District. As for **partially destroyed houses**, most of them are reported by residents in the Kalzova-4 TAC in the Staropromislovski District (14), but in percentage to the TAC population the TAC Ivanova-81 “Saifulla” and Kalzova-3 in the Staropromislovski District reports appear at the top of the ranking (25% and 15.3% respectively). Table 11
- The analysis of the situation of **flats destruction per each TAC/TS** shows that most of the 403 **totally destroyed flats** are reported by the residents of the TAC Paniatkova-11 (36), followed by Saihanova Tabolskaia TAC (35) and Sovietskaia 2 (33). The situation is slightly different when the number of destroyed flats is measured against the overall TAC families, with the TAC in Michurinna-116 showing the most problematic situation with 44.8% of its population declared to own a destroyed flat. TACs Chaikovsgoga-26 and Michurina-96 in the Leninski District follows with 26.3% and 24.0% respectively. As for the 173 **partially destroyed flats**, 16 or 15 destroyed flats each are reported by residents in the TACs Sovietskaia-2, Pontiakova-11 and Chaikosgova-28. The latter is also the TAC where the percentage of partially destroyed flats according to the resident families is the highest (14.2%). Table 11

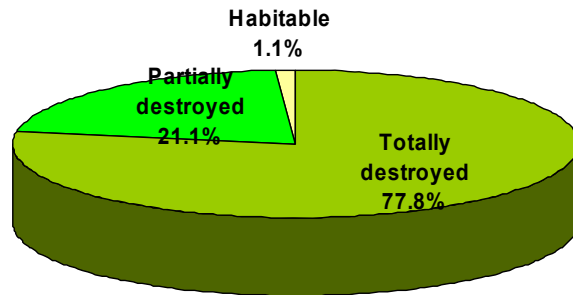
Status of houses owned by TAC/TS residents



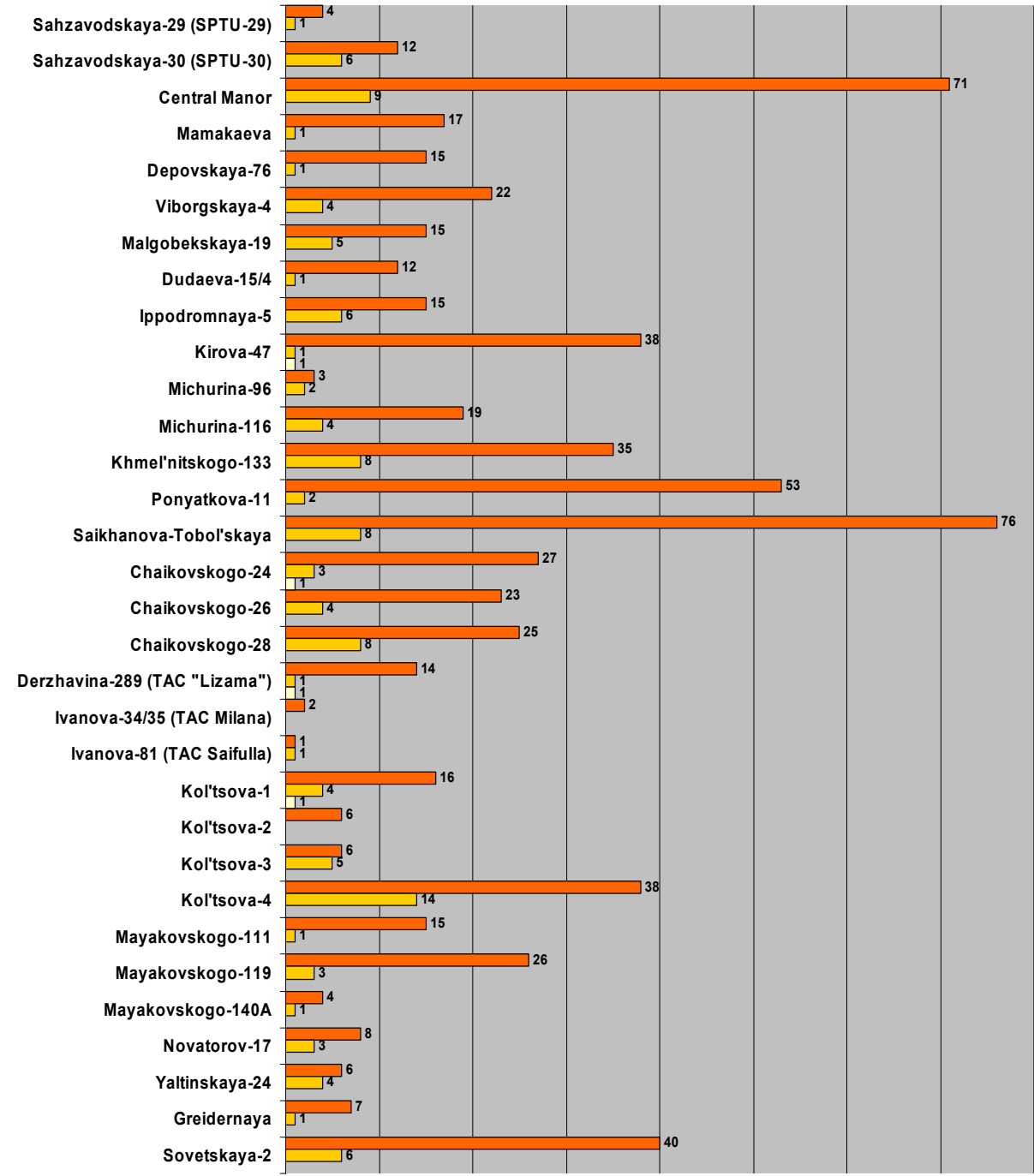
Status of flats owned by TAC/TS residents



Status of all houses and flats owned by TAC/TS residents

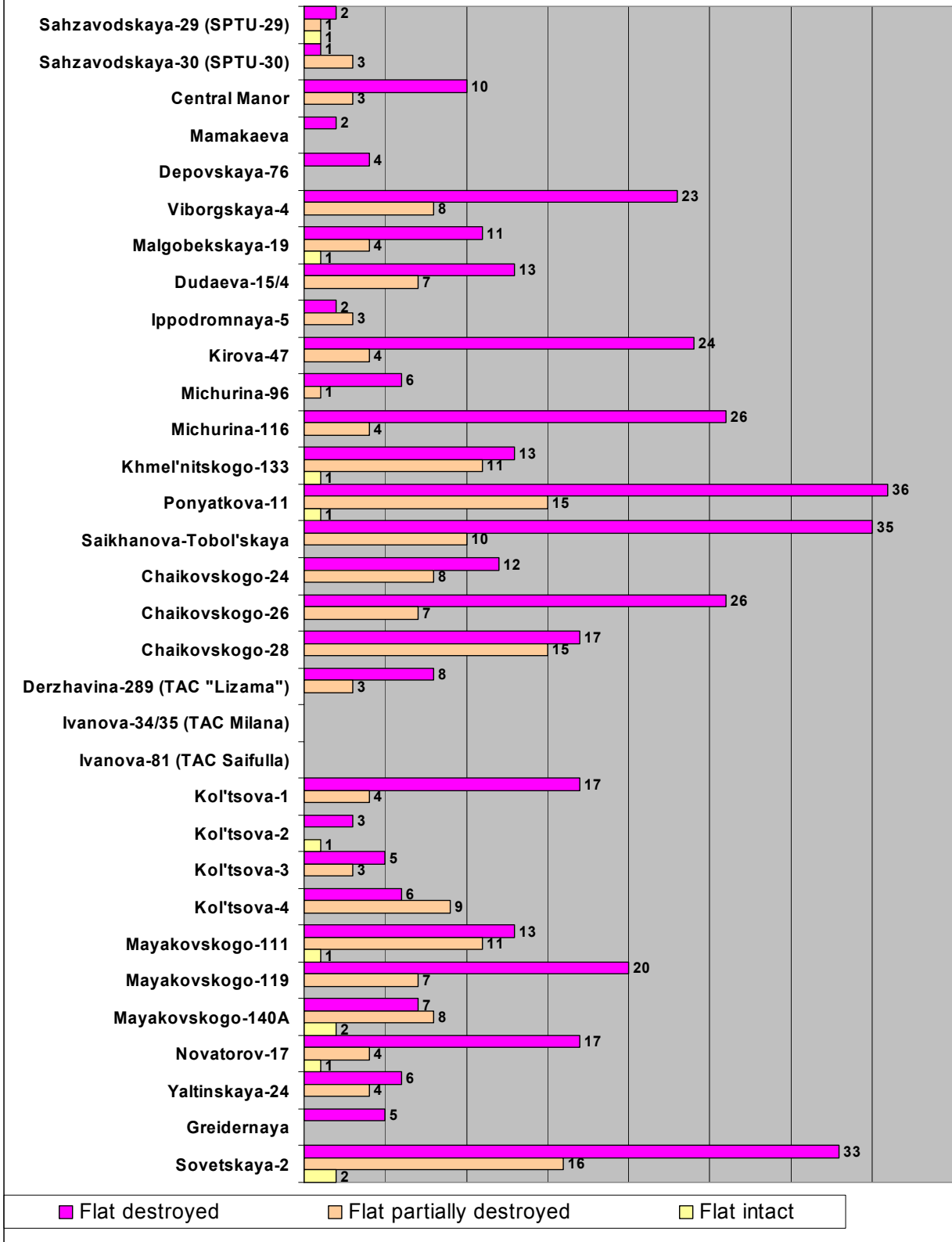


Individual Housing per TAC/TS

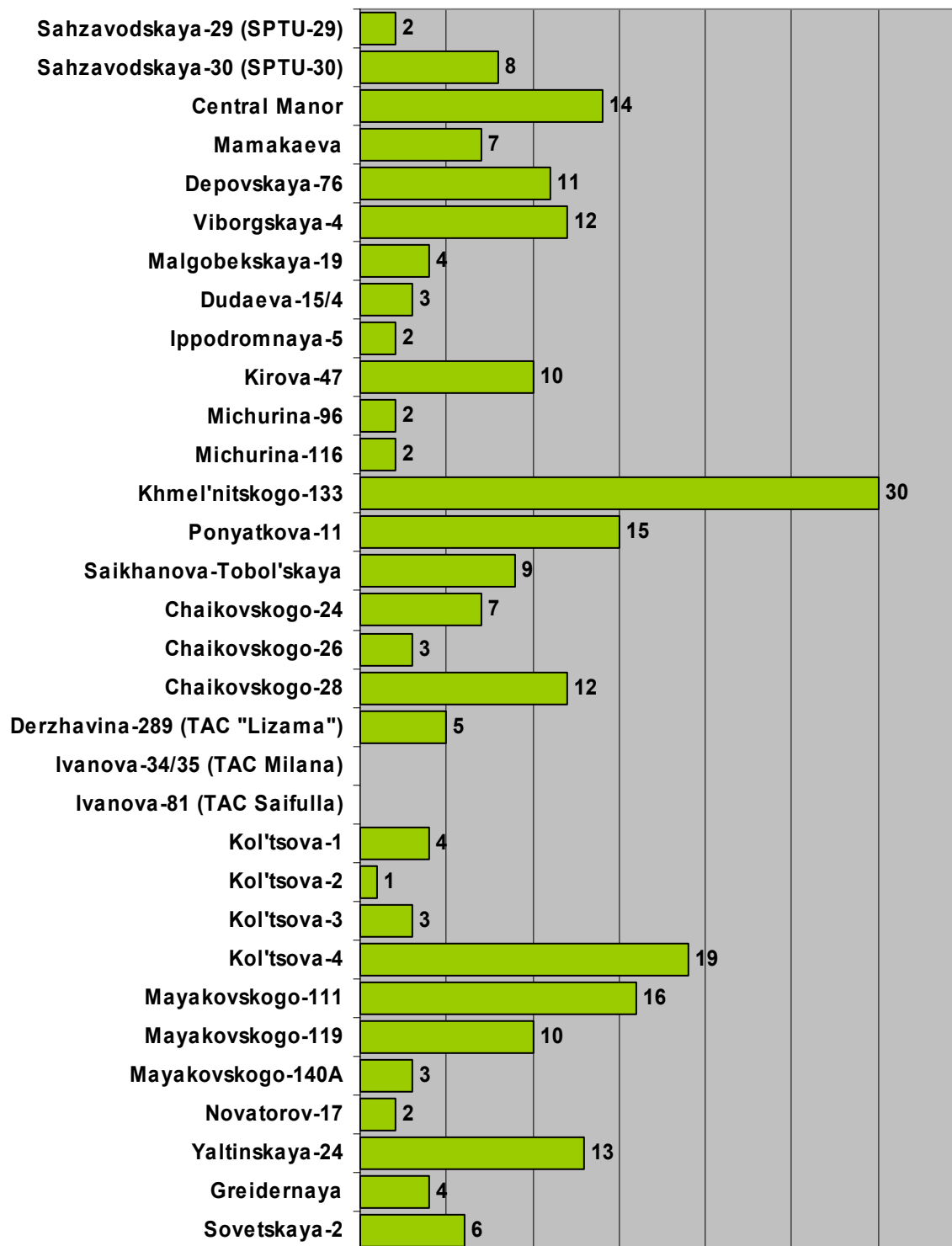


■ House destroyed
 ■ House partially destroyed
 ■ House Intact

Individual Flat per TAC/TS



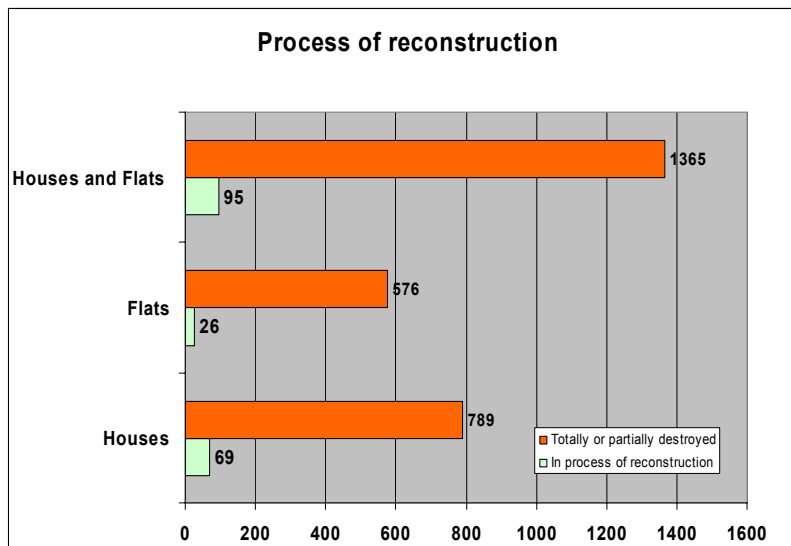
Individual Land-plot per TAC/TS

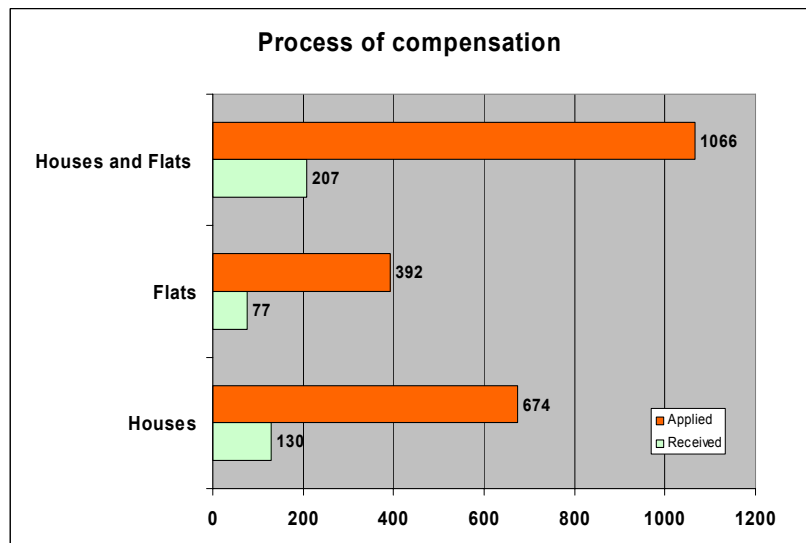
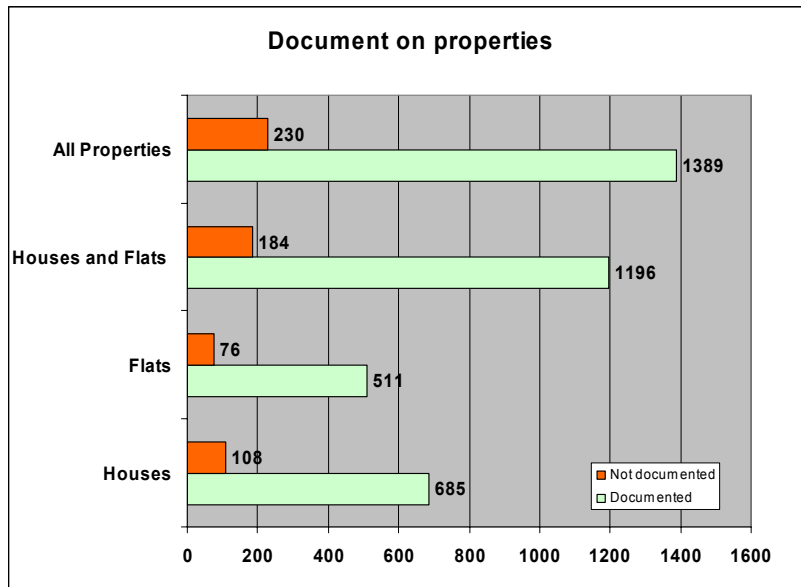


- Out of the totally destroyed houses, only 4.0% (27 houses) were declared to be in the **process of reconstruction** as opposed to the 35.6% of the partially destroyed houses. Out of the totally destroyed flats 1.7% is reported to be in the process of reconstruction, as opposed to 11% of the partially destroyed flats. Cumulatively (houses and flats), 7% of the properties are being reconstructed. Similarly to houses, the process of flat reconstruction seems to be more frequent in the case of partially destroyed objects. Not surprisingly, the possibility for the population to reconstruct flats – normally in multiple buildings - remains lower than the possibility to reconstruct single privately-owned houses. Out of the 95 flats and houses currently in the process of reconstruction, 11 are reported to belong to residents of the TAC Kirova-47 and 8 respectively in the TACs Hmelinzoga-33, Paniatkova-11, Saihanova Tabolskaia and Chaikosgova 28. In percentage over the number of totally or partially destroyed houses or flats per TAC, the Greidernaia TAC in Samashki and the Sahzavodskaya-29 in Argun are those where the reconstruction seems more frequent (30.8% and 25.0% respectively). Table 10 and 12
- The situation on **property documentation** was analysed according to the type of properties and the situation in each TAC. Overall, according to the responses of the TACs/TSs residents, 85.8% of all types of properties (houses, flats and land-plots) result to be documented. This percentage rises to 86.7% when considering houses and flats only. Although this appears to be a satisfactory percentage, it may not be an exclusive indicator for legal certainty over property, as the case-record of the UNHCR-sponsored Legal Counselling Centres demonstrates, especially in 2007.¹² When examining the document availability according to the type of property, the situation remains largely balanced. 86.4% of the housing owned by TACs/TSs residents are documented (86.9% of the totally destroyed houses, 83.9 of the partially destroyed, 75% of the habitable houses). In 87.1% of cases, TACs/TSs residents have a form of documentation for their owned flats (85.9% for the totally destroyed, 89.6% for the partially destroyed and 90.9% for the habitable ones). As for land-plots, 80.8% are reported to be documented properties. There is no much deviation when looking at the single TAC/TSs, with similar percentages on documented immovable properties, overall as well as for houses and flats exclusively. The only negative exception seem to be the TAC Michurina-116, where out of the 55 properties only 34.5% are documented, the Kalzova-3 TAC, where 59.1% of the 22 reported properties are documented and the Kalzova-4, with 62.8% of the 86 properties documented. Table 10
- On legal-related issues, the survey enquired also about the status of **double occupancy of houses and flats owned by TACs/TSs residents**. Only 0.6% of the 793 houses are reported to be currently occupied and 1.9% of the 587 flats. This result is likely linked to the fact that most of the properties are still inhabitable. It can then be inferred that the main legal dispute are not so much on forcible evictions, but rather on the presence of conflicting property ownership documentation. Table 10
- For each destroyed houses or flat reported by one or more family members, a question was made on the **compensation process and its results**. As expected, the submission of application for compensation is a common action taken by the 78.1% of the TACs/TSs residents owning a partially or completely destroyed house or flat. The percentage varies

¹² In 2006, 16% of all consultations given by the 9 LCCs in Chechnya were related to disputes on property/housing. Housing disputes was the third most frequent topic in the consultations in 2006. In 2007 (up to April), housing disputes account for 29.7% of all consultations in Chechnya and they became the first topic addressed by the LCCs.

from 85.4% for housing properties, to 68.1% for flats. However, a quite different result appears when considering the outcome of the process. According to the TACs/TSs' residents' replies, compensation has been received for only 19.4% in relation to the total number of applications submitted. This represents 15.2% of the total number of totally or partially destroyed houses and flats. There is no significant difference when considering the two types of immovable property separately: 19.3% of the application submitted for destroyed houses and 19.6% for destroyed flats have been successfully accepted. The **situation per single TAC/TS** has also been examined during the survey. It result that the highest number of **applications for compensation** have been submitted by the residents of the TAC Saihanova Tabolskaia (101 applications), Poniatkova-11 (85 applications), Centralnaia Usadba (80 applications) and Sovietskaya-2 (72 applications). However, when prorating the number of applications as a percentage of the destroyed properties declared by the TAC residents, the first locations are the TAC Mamakaeva (95%) in the Achoy Martan District, followed by the TACs Geidernaia (92.3%), the Kalzova-2 (88.9%) and Derdzavina-239 (88.5%). When considering the **received compensation**, the highest absolute numbers is reported in the TACs Saihanova Tabolskaia (30 positive cases), Michurina-116 (21 cases) and Centralnaia Usadba (21 cases). The highest percentage of satisfied application in relation both to the total number of destroyed houses and flats and to the number of submitted applications is visible in the TAC Michurina-116 (39.6% of the total destroyed properties and 45.7% of the applications submitted), Geidernaia (38.5% and 41.7%) and Chaikoskogo-28 (28.3% and 34.7%). Table 10 and 12





3.4 The geographic distribution and the status of property

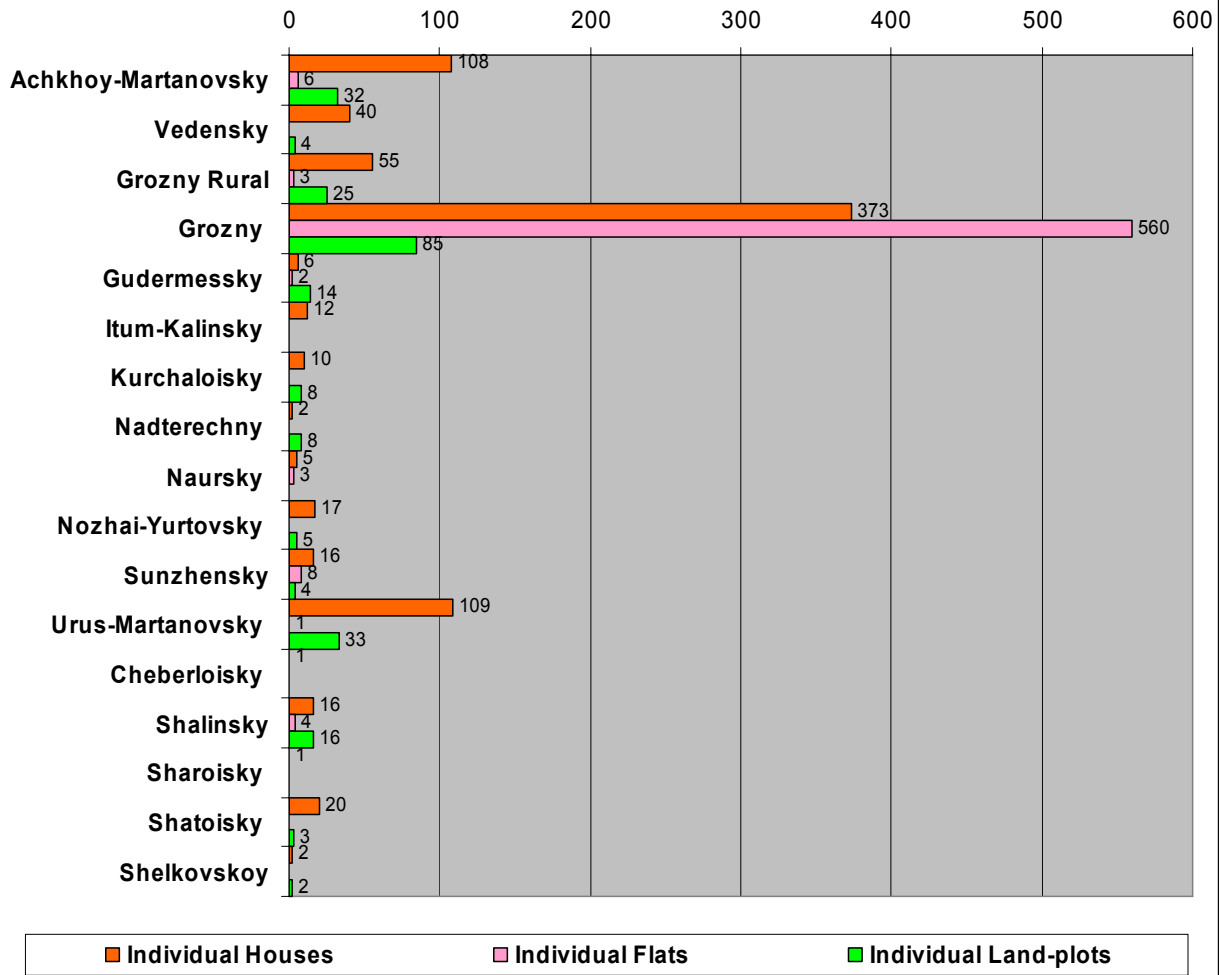
Through data elaboration, the property status and the level of destruction has been also geographically defined, according to the major districts where properties are located. This was particularly significant to be able to signal to the shelter actors the priority areas where they may consider focussing their programmes.

- As for the **geographical location of the detected 1,619 properties**, the overwhelming majority are located in Grozny and surrounding urban areas (62.9% of all properties), followed by the Achoy-Martan District (9.0%) and by the Urus-Martan District (8.8%). The ranking does not vary when breaking down the properties per type, sometimes however with sharp differences between regions. The Grozny District gathers 47.0% of the houses (373), 95.4% of the flats (560) and 37% of the land-plots (85) owned by TACs/TSs residents; the

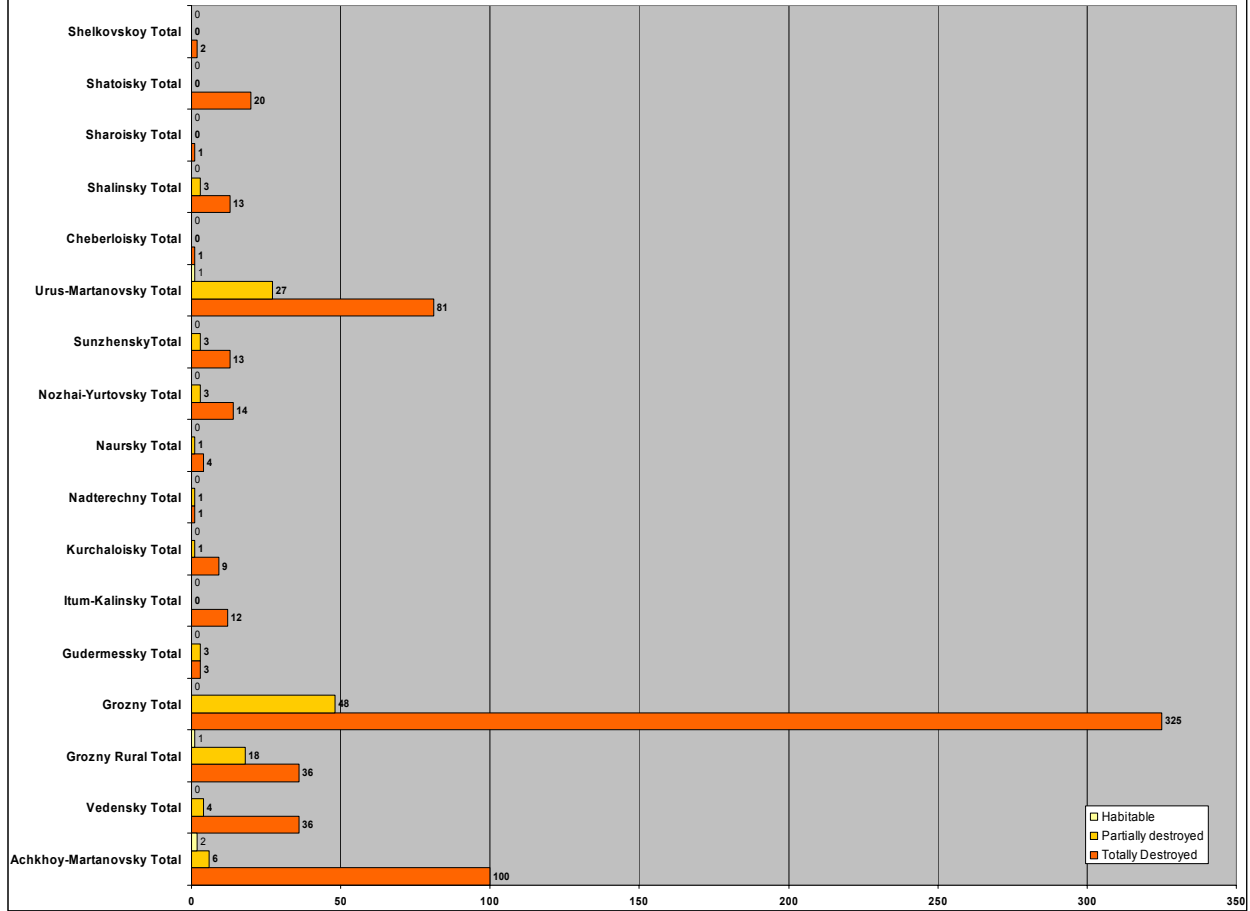
Achkhoy-Martan District 13.6% of the houses (108), 1.0% of the flats (6) and 13.4% of the land plots (32) and the Urus-Martan District 13.7% of the houses (109), 0.17% of the flats (1) and 13.8% of the land plots (33). Other immovable properties of TACs/TSs residents are disseminated in other 14 Districts throughout the republic. Table 14

- The **geographical analysis** has been further extended according to the **level of destruction of properties of TACs/TSs' residents** in line with the areas where they are reportedly located. The level of destruction of Grozny District and surroundings still remains outstanding, both in absolute and in relative terms. Grozny gathers most of the totally destroyed houses and of the partially destroyed houses owned by TACs/TSs residents in Chechnya (48.4% and 40.7% respectively). The concentration of totally or partially destroyed flats is even more relevant (95.3% and 95.4% respectively of the total flats in Chechnya). Other districts follow only at a distance. Achoy Martan, for instance, gathers 14.9% of the reported totally destroyed houses, 5.1% of the partially destroyed houses, only 1.5% of all totally destroyed flats. The Urus Martan District is the area where 12.1% of the totally destroyed houses owned by TACs/TSs residents are located, 22.9% of the partially destroyed houses, and other irrelevant percentages of the totally or partially destroyed flats. Overall, 67.5% of all totally or partially destroyed properties belonging to TACs/TSs residents of Chechnya are located in the Grozny District. Table 16

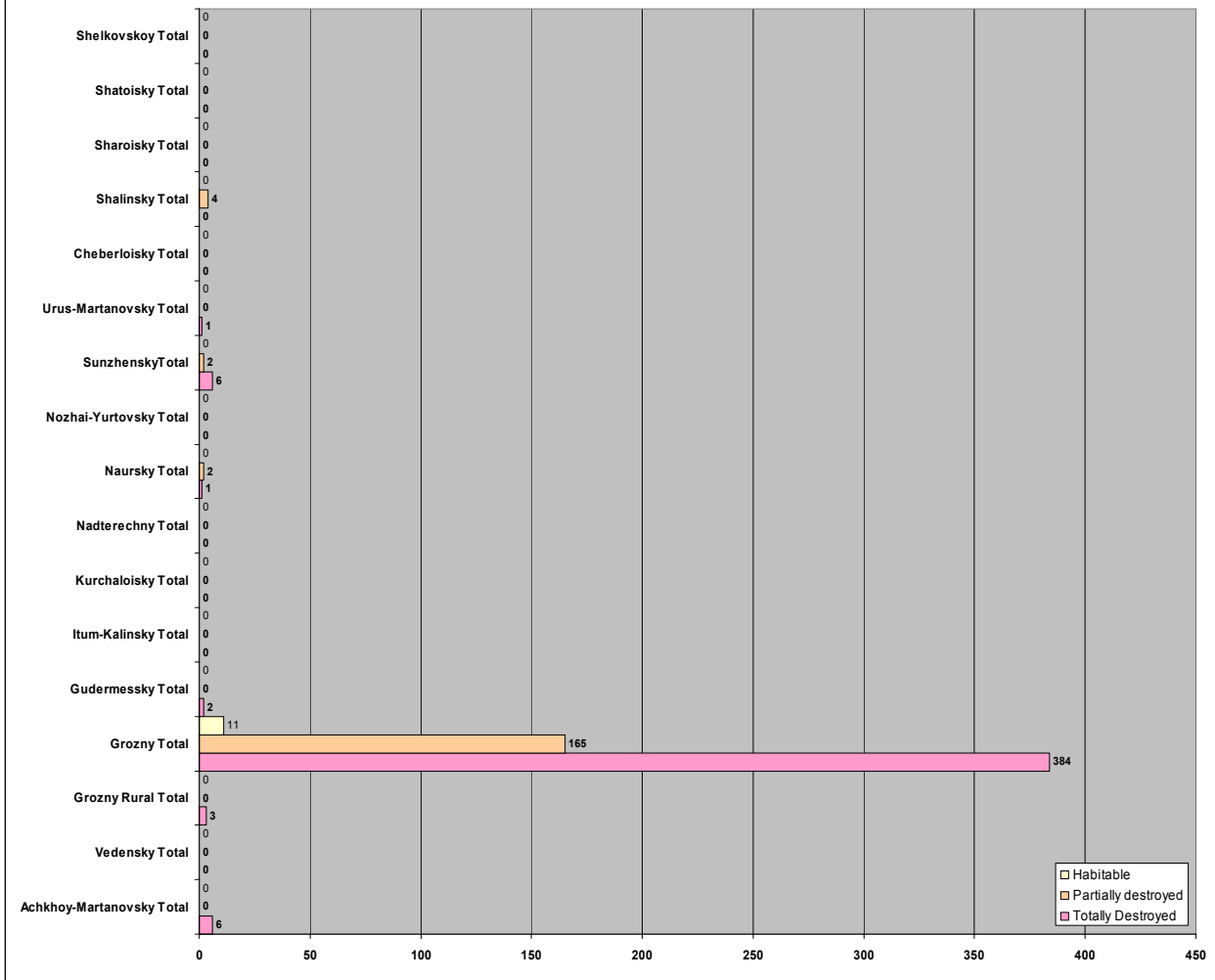
Geographical distribution of properties owned by TAC/TS residents



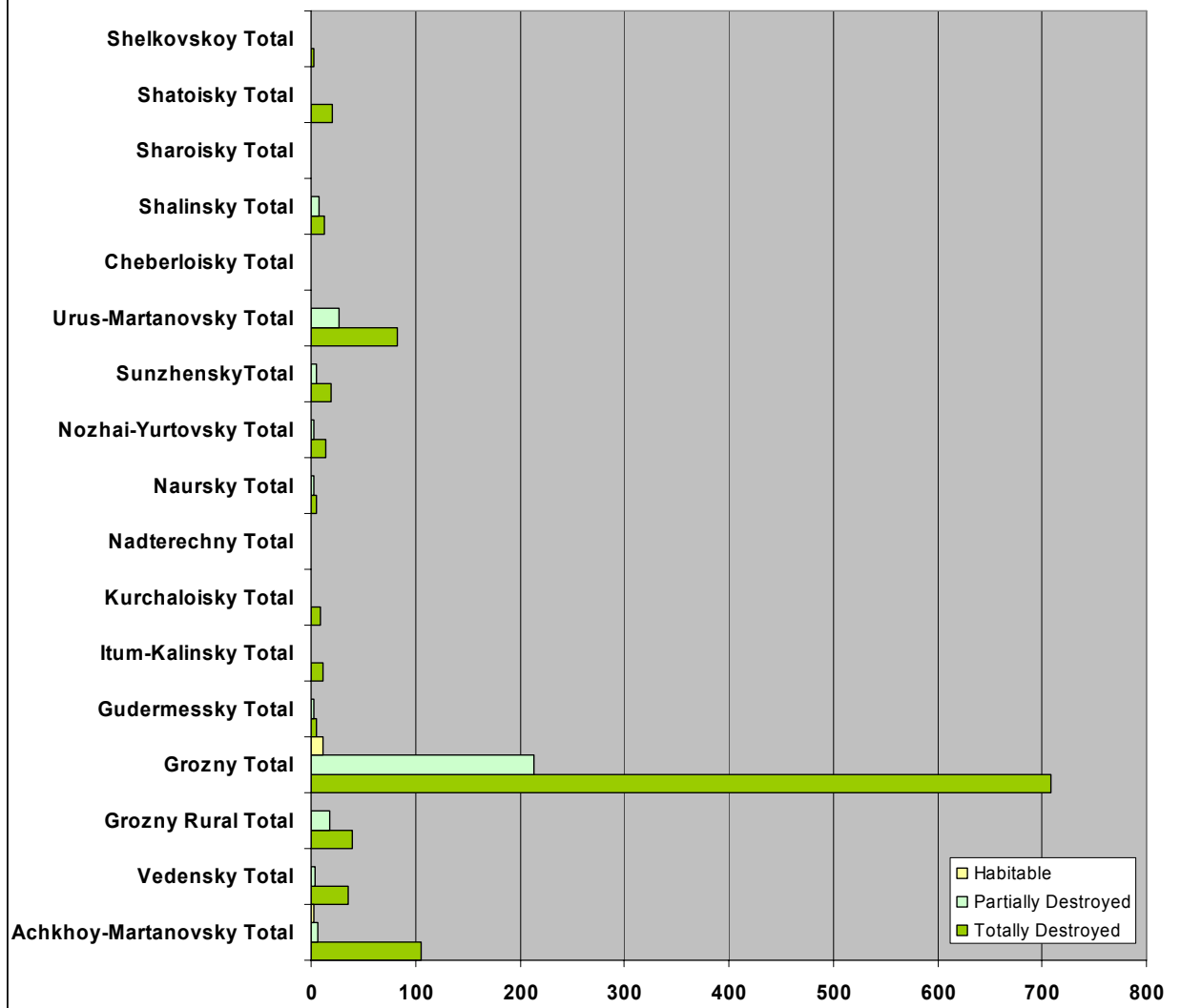
Status of houses by districts



Status of flats by district



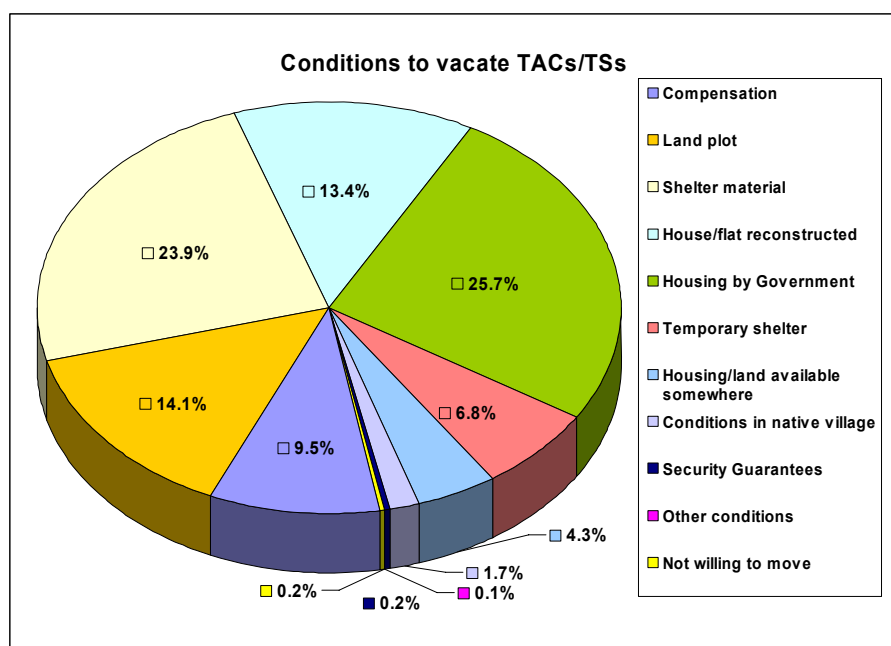
Status of houses and flats by district

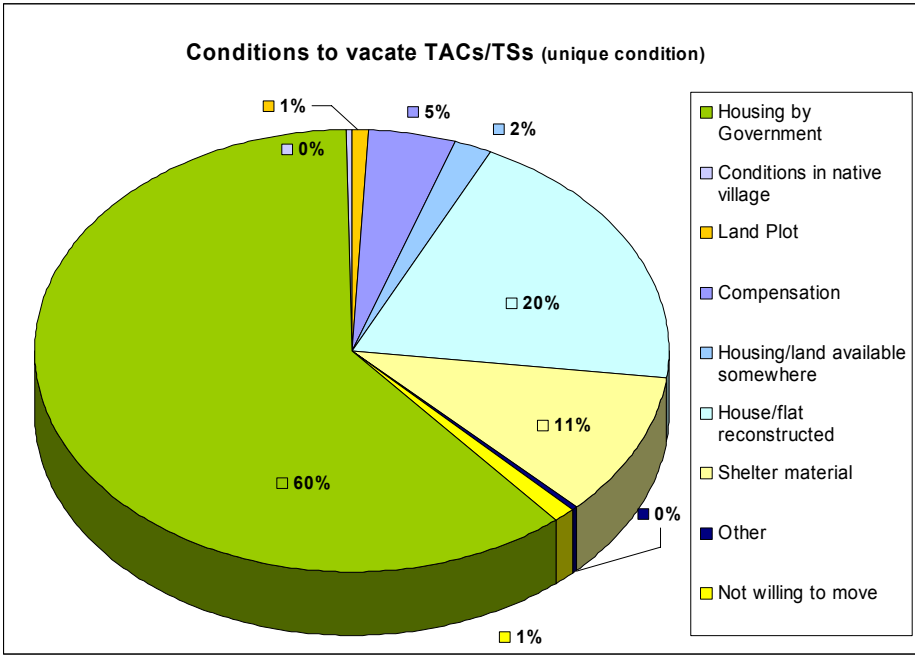


3.5 The conditions to move out from the TAC/TS

In its final part, the survey assessed the conditions according to which the current TACs-TSs residents would consider possible to move out of the collective accommodation. Multiple answers were accepted with no prioritisation.

- Overall, only a minor portion of the families (0.2%) refuse to leave the TAC/TS at any condition. Table 16
- Out of the 2,894 families surveyed, 1,212 (41.9%) stated that only one condition would be sufficient to move out of TAC/TS. The most prominent unique condition was the provision of adequate housing by the Government (60.7%) followed by the general need of having the accommodation reconstructed (19.6%), by the opportunity to receive shelter material (10.6%) and by the possibility to receive compensation for the destroyed property (4.5%). Other conditions have been only minimally expressed. Table 17
- For the rest of the surveyed TACs/TSs resident families (58.1%), more than one condition was necessary to vacate the TAC/TS. Overall, considering also the respondents that have expressed more than one condition to be able to leave the TAC/TS, 5,515 answers were collected. The circumstance that appears more frequently (25.7%) is again the provision of adequate living conditions by the Government, followed by the possibility to obtain shelter material (24.0% of all conditions mentioned) and by the provision of land plot (14.2% of all expressed conditions). Interestingly enough, the condition of a full restoration of security conditions in the areas of origin has very seldom been mentioned as an accessory circumstance to voluntary leave the TAC/TS (0.2% of all conditions mentioned). The necessity to obtain another temporary form of accommodation (e.g. a box tent), was never mentioned as a unique primary need, but it appears associated with the fulfilment of other conditions in 6.8% of all answers gathered. Table 16





4. The main findings of the survey in Ingushetia

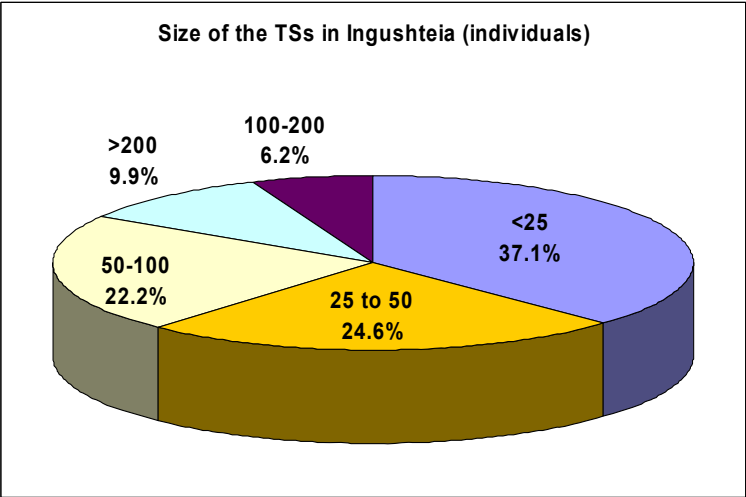
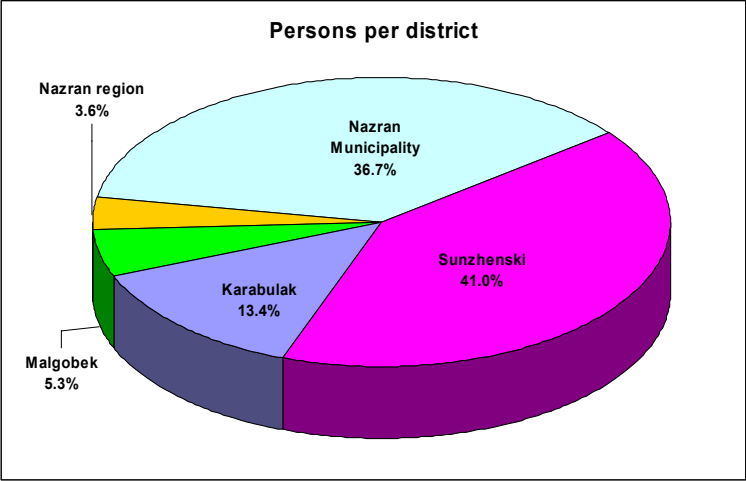
4.1 The surveyed population

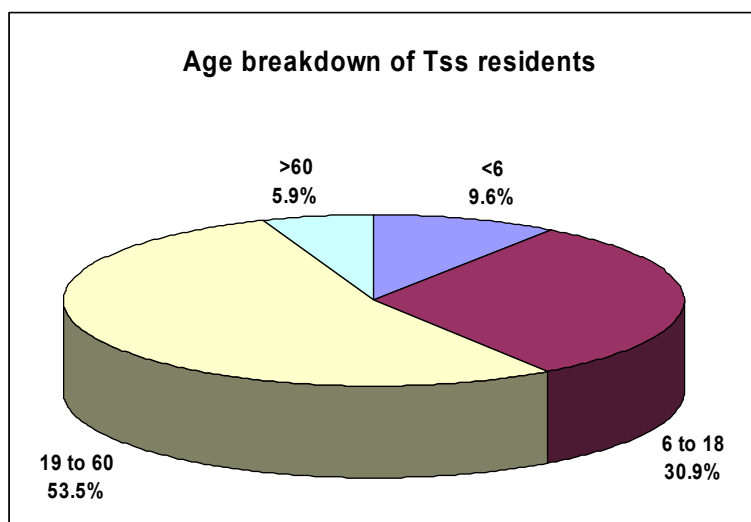
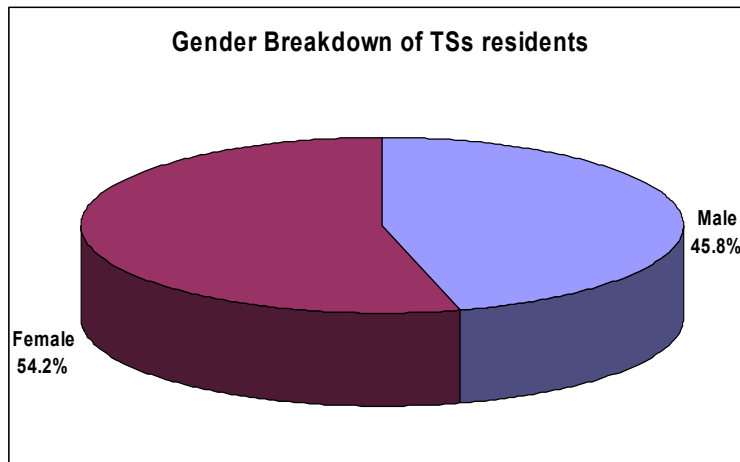
- In Ingushetia, the survey on the IDPs' situation in Temporary Settlements captured **1,097 families/5,710 persons residing in 81 TSs on the territory of the Republic**¹³. Monitors worked preliminary on the basis of the lists of habitants of TS registered in the UNHCR/DRC database recording IDPs arrived to Ingushetia after the outbreak of the second Chechen conflict in September 1999¹⁴. At the end of January 2007, the database recorded some 1,199 families resident in TSs in Ingushetia. Monitors therefore managed to visit almost 92% of the IDP families registered in the UNHCR/DRC database as residing in TSs at the time of the survey. [Survey-RI.xls](#) Table 1
- Most of the TSs visited are located in the Sunzhenski district (32 TSs / 39%), followed by the Nazran Municipal area (23 TS/ 28%), by the Malgobek district (12 TSs/ 15%), by the Karabulak district (8 TSs / 10%) and by the Nazran rural area (7 TSs / 9%). This breakdown is reflected in the IDP population surveyed. Considering families and individuals, the Sunzhenski district is the district in Ingushetia still hosting the majority of IDPs residents (40.4% and 41.0% respectively). The second most IDP-densely populated district in Ingushetia is the Nazran municipal area (35.5% of families / 36.7% of individuals), followed by the Karabulak area (13.8% families and 13.4% of IDPs), by the Malgobek district (6.7% families / 5.3% of individuals). Table 1
- As far as the size, most of the TSs (30 TSs / 37.1%) hosts less than 25 IDPs, 20 TSs (24.6%) have an IDP population comprised between 25 and 50 individuals, 18 TSs (22.2%) between 50 and 100 IDPs, 5 TSs (6.2%) between 100 and 200 and only 8 (9.9%) host an IDP population bigger than 200 individuals. Table 1
- As in the Chechnya exercise, for each family, the **year of arrival to the TS** was recorded. Results show that most of the resident families (46.2%) reported to have started residing in the TSs in 1999, or in the year 2000 (9.2%), i.e. largely since their arrival to Ingushetia. Other sustained arrivals were recorded in the years 2003 (13%) and 2004 (9.6%) respectively, mostly in connection with the closure of the tented camps. Interestingly, some arrivals were also reported in 2005 (2.3%) and 2006 (3.1%), possibly marking the fact that accommodations in private dwellings are becoming increasingly expensive for the most vulnerable families. Table 3
- The **gender breakdown analysis** shows that women represent 54.2% of the TSs residents, while men 45.8%. Table 2

¹³ No IDP resident was found in the TS Keramika in the Malgobek district, which was however listed in the 82 survey locations.

¹⁴ This does not represent the records of the Migration Service of IDPs in Ingushetia, whose registration of new IDPs was halted at the end of April 2001 and saw only decremented changes afterwards. As for Temporary Settlements, the exercise considered both those collective accommodations still subsidized by the Migration Service (through contracts with individual owners) and those where private owners are simply renting our rooms or hosting IDPs for free.

- As for **age breakdown**, 53.5% of the TS resident population is comprised between 19 and 60 years old, 30.9% between 6 and 18 years old, 9.6% is less than 6 years old and 5.9% represents the elderly population of 60 years old or more. Table 2
- As for **ethnicity**, some 83% of the TS resident population in Ingushetia is represented by Chechen families, as opposed to some 15.7% that qualify themselves as Ingush. Other nationalities (Russian in particular) represent a negligible part of the TS residents (0.1%). The findings of the survey largely recall the records of the UNHCR/DRC database. Table 2
- Out of the total respondents, 277 persons (4.9%)% have been identified as having **special needs**, including serious invalidities (2.2%), widows/ers (2.4%) or orphans (0.3%). Table 2



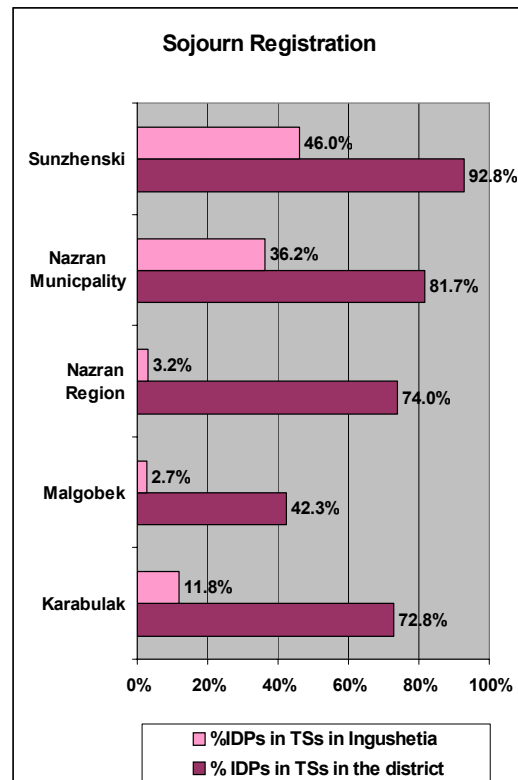
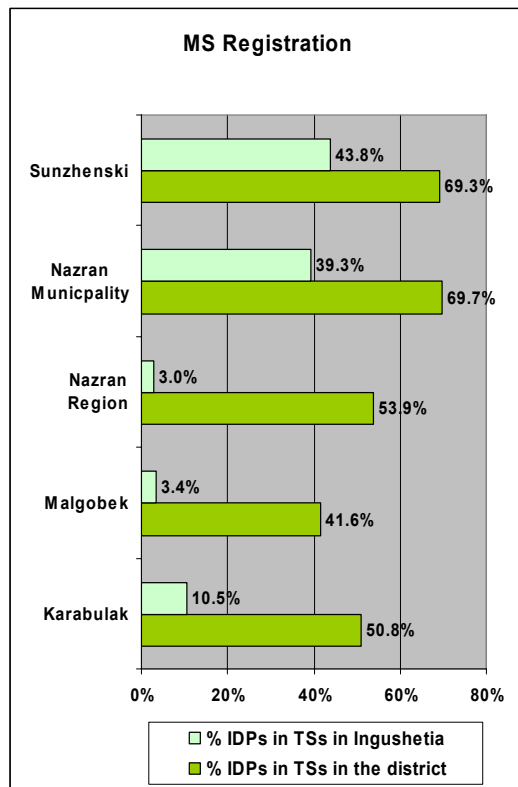


- 64.9% (**3,708 persons**) out of the surveyed population reported holding a **registration with the Migration Service**. Out of this segment of the population 54.4% are women while 45.6% men. The geographic breakdown prorated by the population per district shows that most of the IDPs registered with the MS reside in the Nazran Municipal district (69.7%) and in the Sunzhenski District (69.3%) whereas the lowest percentage are registered in Malgobeski (41.6%). However, when looking by Temporary settlements, the fluctuations are even higher, with some TSs – especially those without a contract with the MS – where de facto none of the IDPs is registered. Table 2

- It is interesting to notice that 291 IDPs residing in TSs in Ingushetia (5.1% of the overall persons surveyed) possess a Forced Migrant Status. As a rule, IDPs from the second Chechen conflict were not granted the status of Forced Migrants. It is to be assumed that these are either IDPs from North Ossetia/Prigorodny displaced twice, in 1992 from the Prigorodny District and subsequently from Chechnya, or some IDPs who managed to be granted the status through some expedients. Table 2

- The survey also enquired on the **possession by IDPs of a Temporary Registration on the place of Sojourn Registration (SR)**, legally binding for all Russian citizens residing for a

prolonged period outside the place of permanent registration (Propiska). After the merging of the Passport and Visa Service within the branch offices of the Migration Service, the possession of the SR has been object of numerous screenings by the migration authorities. The lack of SR has been occasionally used to de-register IDPs from the assistance lists, allowing for free residence in TSs. During the survey, 4,720 IDPs reported to be in possession of a SR, i.e. 82.7% of the IDP population surveyed (53.7% women). The highest percentage in relation to the overall IDP population per district (92.8%) is reported in the Sunzhenski district and the lowest (42.3%) in the Malgobek district.¹⁵ Table 2



4.2 Current major problems for IDPs residing in TSs in Ingushetia

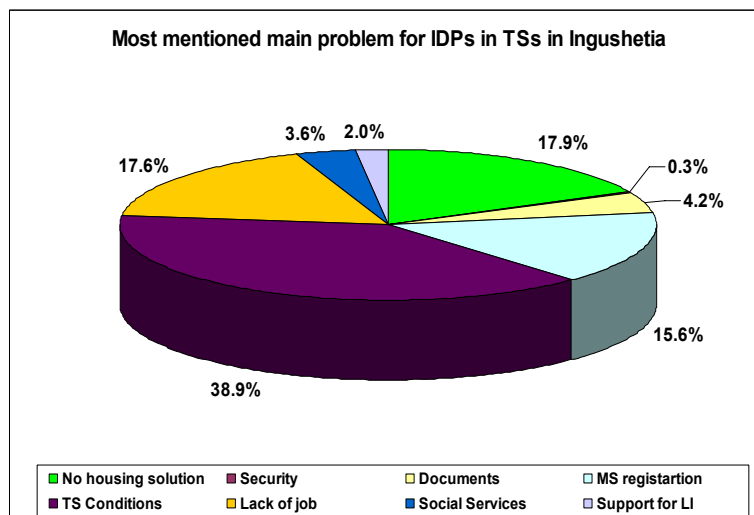
In an effort to analyse protection-related concerns among the IDPs in TSs, families were asked to identify in order of priority the **main two problems encountered in their daily presence in Ingushetia**.

- 39.3% of the 1,097 surveyed families did not report any particular problem in their daily existence in Ingushetia, while some 60.7% expressed having one or more issues of concern related to their permanence in the republic. The unsatisfactory living conditions in the TSs was the issue mentioned more often as the primary concern (38.9% of the respondent population), followed by the lack of accommodations in Ingushetia (17.9%), the lack of job opportunities (17.6%) and the loss of MS registration allowing free residency in the TSs (15.6%). On the contrary, only minority segments of the population identified problems such

¹⁵ Considering the main target of the survey, the length of the Sojourn Registration was not taken into consideration.

as the lack of documentation – in particular SR – (4.2%) and the lack of social services (3.6%) as problematic issues. Interestingly, fear for personal security was only mentioned as a primary concern by the 0.3% of the population, while problems with the community/authorities/neighbours were never mentioned as a primary source of apprehension. Table 4

- These percentages do not change significantly when considering the frequency with which these concerns were mentioned in general, as first or second problem. In this case, the conditions in the TSs continue to prevail (30.6% of all answers), together with the lack of job (31.1%). The latter problem was in fact mentioned most frequently as the second most important issue affecting negatively the life of the IDP families residing in TSs in Ingushetia (47.8% of the most expressed second main problem). Table 4



4.3 The general property situation of TSs residents¹⁶

- Out of the 1,097 respondent families, some 438 families (39.9%) reported not being in possession of any housing/flat or even land plot either in Chechnya or in Ingushetia, as opposed to some 659 (60.1%) were found to hold at least one property. (Table 5)
- Most of the families without property reside in the Sunzhenski District (37.2%) and in the Nazranovski district (33.3%). Yet, when data are prorated by the IDP resident population in TSs per district, the percentage fluctuates between 51.7% in Karabukak and 36.8% in Sunzhenski district. Table 5
- As for the **reasons for the lack of any housing/flat or land plot in any of the Republics**, the largest majority of the 438 respondents (86.1%) affirmed having lived in the house of parents or relatives in Chechnya, which is now either totally destroyed (33.1% of the families with no property), partially destroyed (17.1 %) or even habitable (18.3%) but likely not sufficient to host newly created or enlarged families. 5.9% of the IDP families with no forms

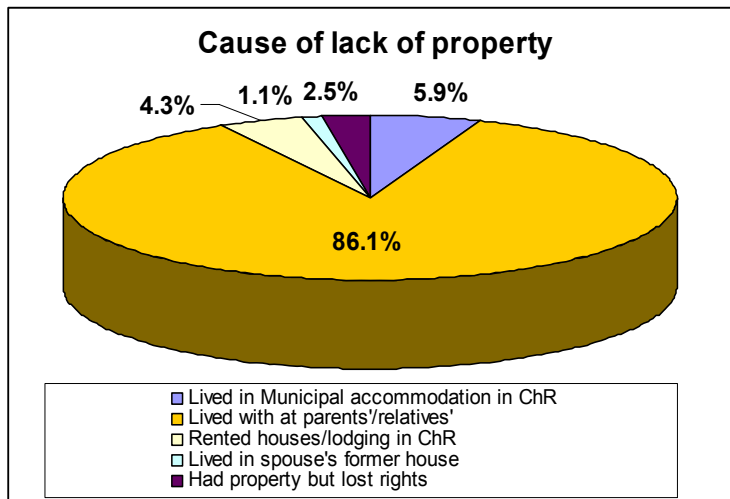
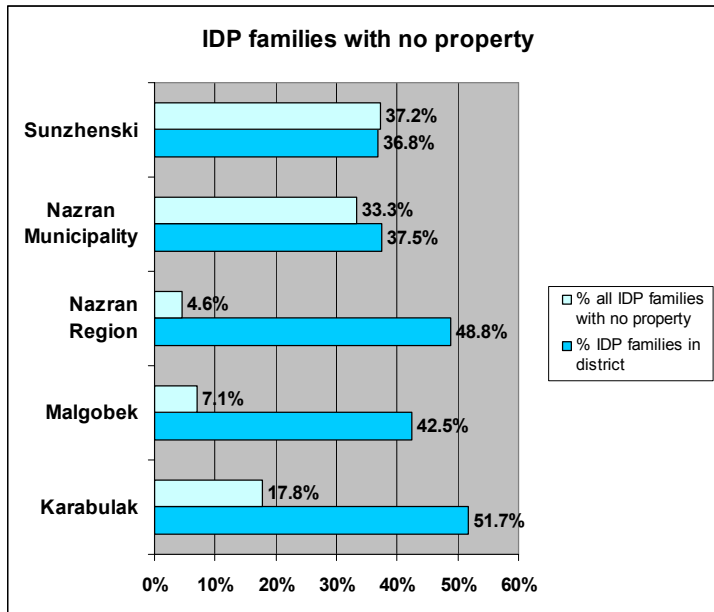
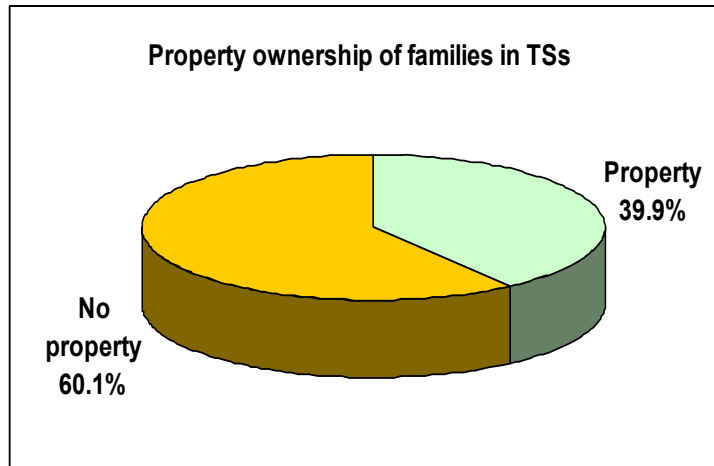
¹⁶ Complete reference in Annex

of alternative accommodation lived in municipal buildings before the displacement, or were renting an accommodation (4.3%). A minority (2.5%) declared having been in possession of a form of immovable property but subsequently lost the ownership rights, or affirmed having resided in the spouse's house before arriving in Ingushetia (1.1%). Table 6

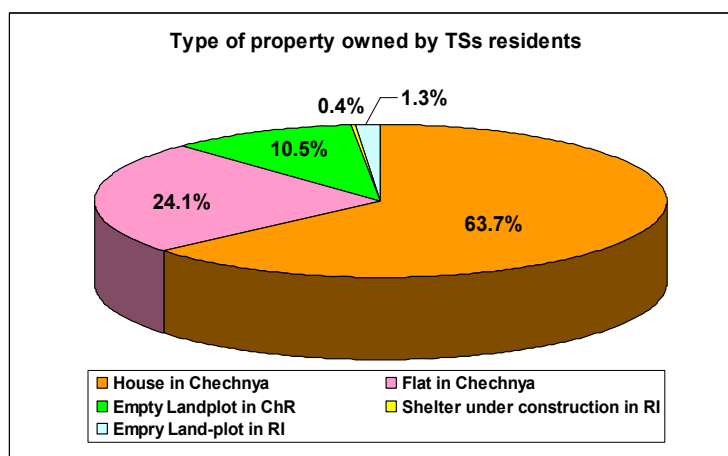
- The survey tried to elaborate on cases that either may deserve a special attention due to the particular family situation or that may have some additional difficulties to be included in governmental shelter plans for returning or for integrating IDPs. On the one hand the survey tried to put in correlation the presence of **single headed families with no property**. Even if the inference cannot be automatic, this match of circumstances may conceal a higher than average degree of vulnerability, particularly in case of single mothers. Out of the 218 single-headed families residing in TSs in Ingushetia, 106 were found also not having any property title. This represents 9.7 % of the overall IDP families residing in TSs, 11.9% of all the population in TSs where single headed families have been detected and 48.6% of all single headed families. In absolute terms, most of the families reside in the Nazran Municipal District (36.8% of all single headed families with no property), followed by the Sunzhenski District (30.2%) and the Karabulak District (18.9%). When the presence of such families is put in relation with the TS population size, relatively higher percentages are registered in Malgobek (19.7%) and Karabulak (14.4%) districts. The latter ranking is probably influenced by the fact that those two districts have the higher percentage of IDPs without MS registration. Table 7
- A second query put in relation the **IDP population not registered with the Migration Service** and at the same time part of a family with **no ownership** of property in Ingushetia or in Chechnya¹⁷. The lack of MS registration may in fact be an obstacle for integration/reintegration as de facto it excludes the person from any form of State assistance linked to the displacement/return situation¹⁸. In these circumstances, the lack of property may represent an aggravating factor, or at least it may indicate that these families will have to rely largely on the assistance of other humanitarian actors. The results of the survey show that 1,816 IDPs residing in TSs in Ingushetia were found in this situation. This represents 32.5% of the overall population of TSs where families with no property were recorded. While in absolute terms the Sunzhenski and the Nazran municipal district presents the highest number of cases of this type (655 and 569, i.e. 36% and 31.3% of the overall persons with no MS registration), the highest percentage in relation to the TSs' population by district was found in Malgobek (53.1%) and Karabulak (46%). (Table 8)

¹⁷ While the presence/absence of property was retrieved at family level, the MS registration is a personal characteristic.

¹⁸ According to the Decree 163 of 2001 and subsequent modifications, State assistance to IDPs, other than food, is the right to reside free of charge in a TS/TAC, the rights to a transportation grant to return to Chechnya, but also the possibility to benefit from governmental form of shelter support such as a room in a TAC upon return, an empty land-plot, a relinquished flat or simply to have the right to participate to whatever kind



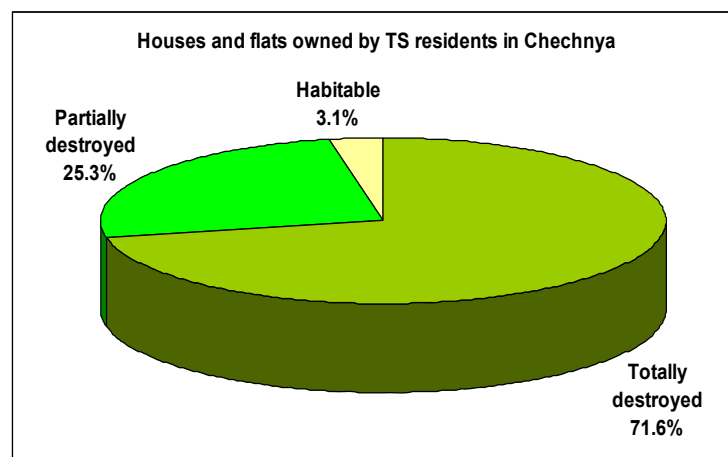
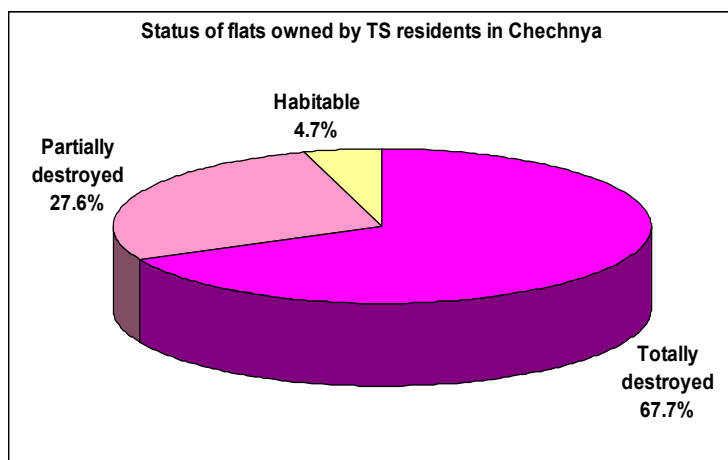
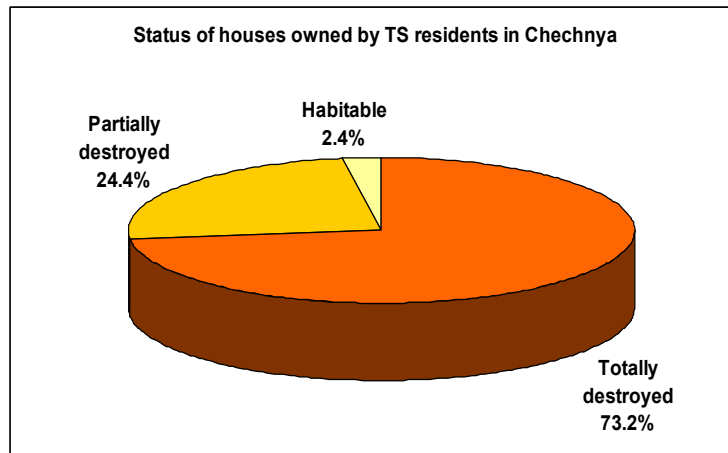
- Multiple answers were possible to identify the **type of property** owned by one or more family members, as in the Chechnya exercise. 706 existing houses/flats/land-plots were recorded among the 659 families reporting to have some form of immovable property either in Chechnya or in Ingushetia. 98.3% of the reported properties (694) are located in Chechnya and only 1.7% (12 cases) is located in Ingushetia. 63.7% of all declared properties are individual houses in Chechnya (450), 24.1% are flats in Chechnya (170) and 10.5% are land plots in Chechnya (74). Only 1.3% (9) and 0.4% (3) of the one or more properties owned by families residing in TSs are either empty land plots or shelter under construction in Ingushetia. Regular monitoring in Ingushetia shows however that the low incidence of possession of land-plot may not represent the full reality, as more IDPs families may indeed possess land plots but they are not documented. Table 9



- As in the Chechnya exercise, the survey attempted to identify also the **level of destruction of the reported properties in Chechnya owned by IDPs currently residing in TSs in Ingushetia**. Out of the 450 houses identified as belonging to one or more members of IDPs families residing in TSs in Ingushetia, 73.1% are reported as totally destroyed (329), 24.4% are partially destroyed (110) and only the remaining 2.4% (11) are habitable. As for the 170 flats owned by the families, 67.5% are reported as completely destroyed (115), 27.7% as partially destroyed (47), and only 4.7% (8) are declared habitable. Cumulatively, 71.6% of the 620 houses and flats in Chechnya are inhabitable, 25.3% are partially destroyed (including 5.8% in the process of rehabilitation) and only some 3.1% of the accommodations owned by displaced populations living in TSs in Ingushetia are habitable. Table 9 and 10
- The survey allowed for a **more detailed analysis of the status of the property** declared by IDPs residing in TSs in Ingushetia, including the **concentration of ownership**. Both in absolute terms and in proportion to the number of IDP resident families, the Sunzhenski and the municipality of Nazran are the districts where most of the IDPs reported ownership on property in Chechnya. 43.2% and 37.4% of all the 694 properties owned by IDPs in Chechnya are reportedly properties of IDPs residing in these two districts. 70.9% of the 620 houses and flats in Chechnya owned by IDPs belong to residents of TSs in the Sunzhenski (38.0%) and Nazran Municipal districts (32.9%). The same trends are also visible when empty land plots in Chechnya are considered. 37.8% and 35.1% of all 74 land plots that IDPs in Ingushetia declare to possess in Chechnya belongs to IDPs residents in TSs in Sunzhenski

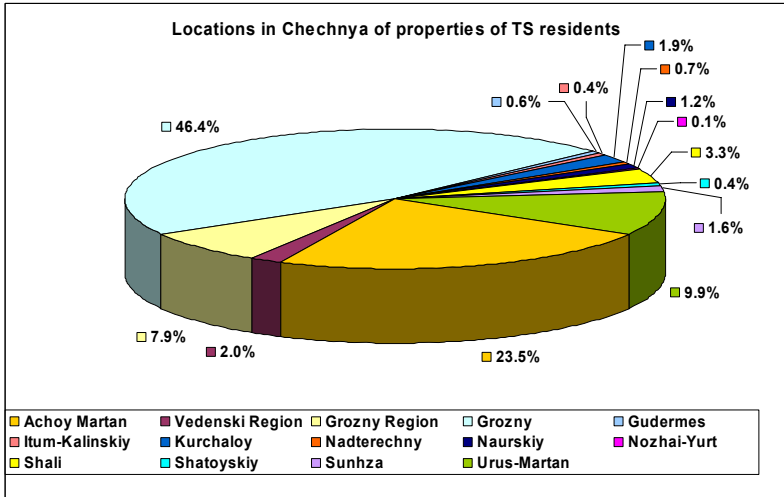
and Nazran districts. The percentages do not differ significantly when analysing the breakdown by level of destruction of the different type of properties¹⁹. Table 10

- The number of properties in Ingushetia (3 shelters under construction or 9 empty land-plots) is too small to be relevant to this type of analysis; however the general trends per district are respected. Table 9 and 10

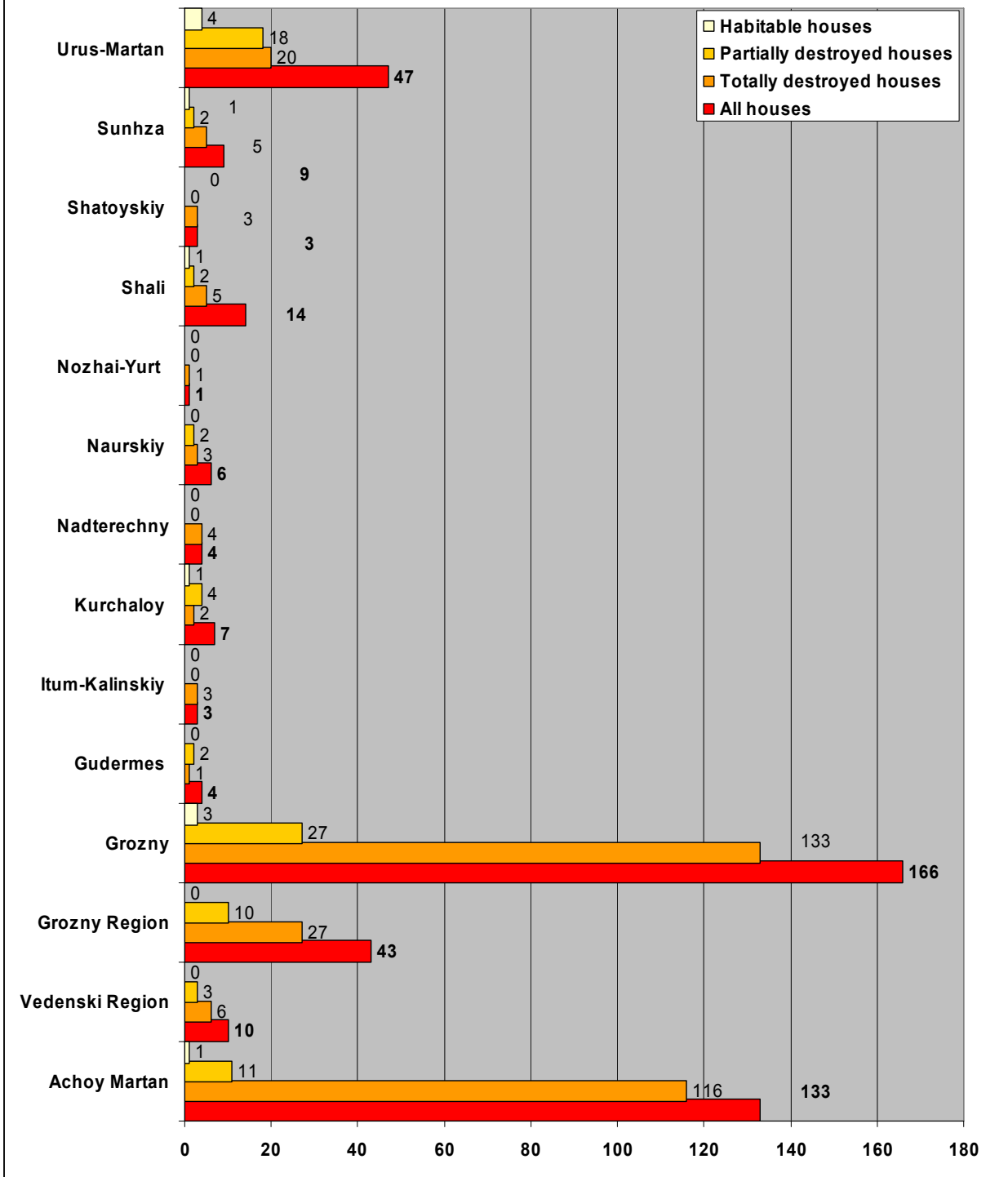


¹⁹ A more detailed overview by district and level of destruction can be drawn through the analytical table # 10.

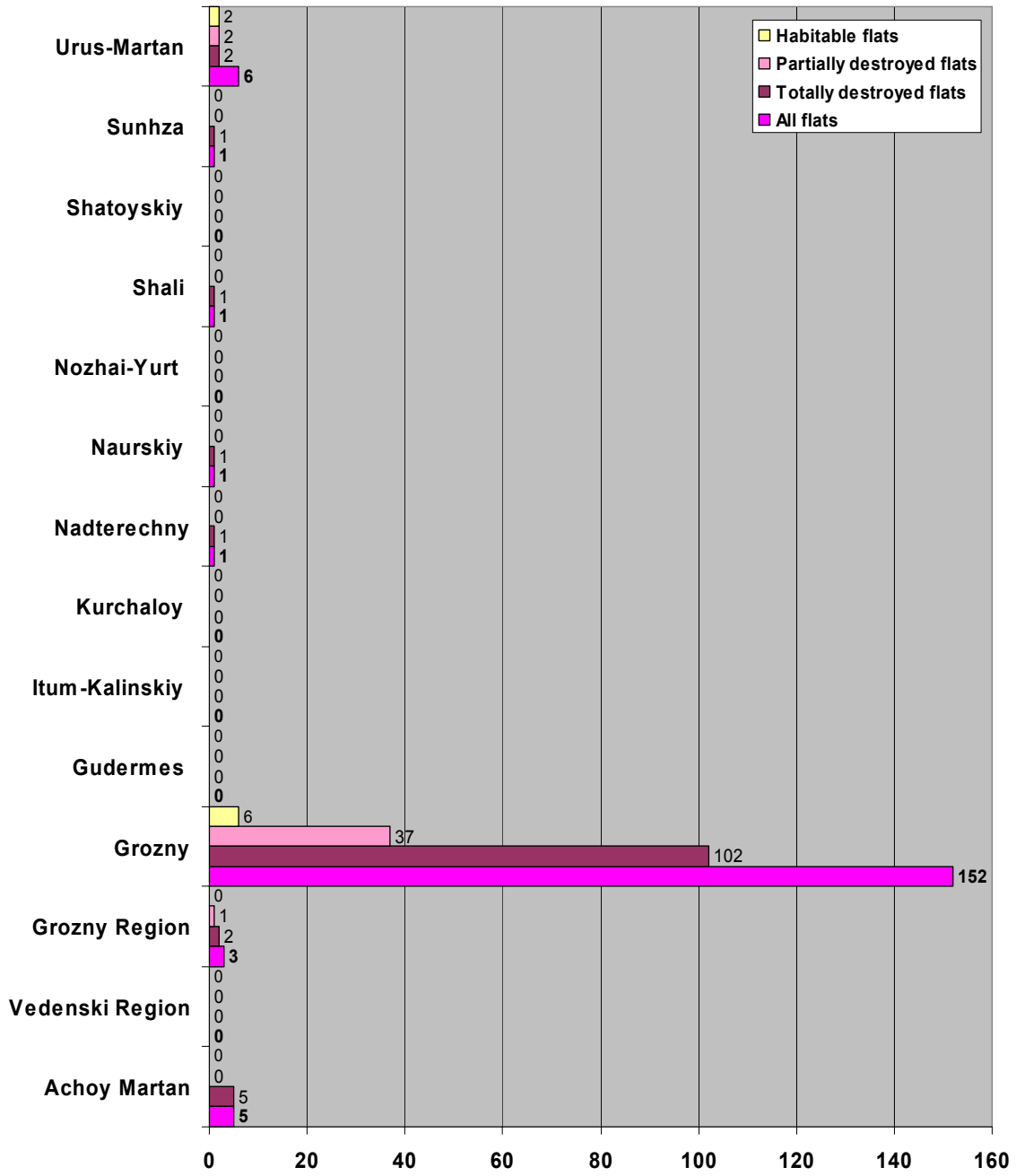
- The survey further identifies the **geographical distribution of the houses/flats and land-plots owned by IDPs residing in TSs in Ingushetia**. As for the 694 properties reported as owned by IDPs in Chechnya (64.8% houses, 24.5% flats and 10.7% land-plots), 46.4% of them (322) are reported to be located in Grozny and close-by area, 23.5% (163) in the Achoy-Martan District, 9.9% (69) in the Urus-Martan District, 7.9% (55) in the Groznenski District and the rest in other 11 districts of the Republic. However, different proportions emerge when considering the specific type of dwelling and the level of destruction. For houses the mentioned breakdown is roughly respected, with the Grozny district gathering 36.9% of all reported 450 houses and the Achoy-Martan district hosting 29.6%. When it comes to flats the prominence of Grozny as the main location stands out (89.4% of the 170 flats reported as property in Chechnya). As for the declared 74 land-plots, the Achoy-Martan District records the highest concentration (33.8%), followed by Urus Martan District (21.6%) and only after by the Grozninski District (12.2%). Table 12
- As for the **geographical analysis of the destruction level** of IDPs' reported properties in Chechnya, Grozny and the Grozninski District dominate for the presence of destroyed dwellings. 52.9% of all totally or partially destroyed properties Grozny urban area and 62% when considering also the Grozny outskirts), again followed by Urus Martan and Achoy-Martan districts. Table 11 and 12



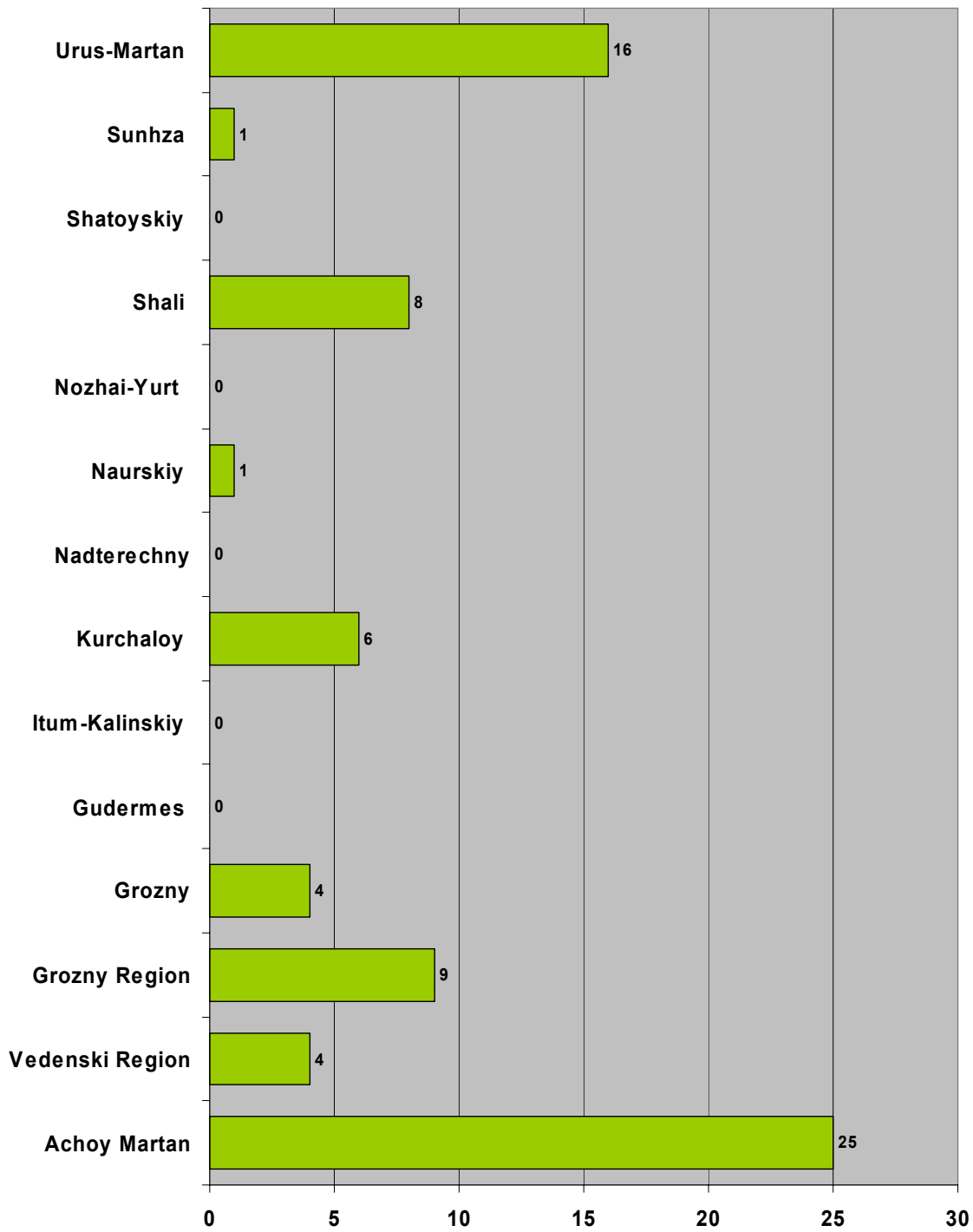
Geographical distribution of properties and status - Houses



Geographical distribution of property and status - Flats



Geographical distribution of property and Status - Land plots

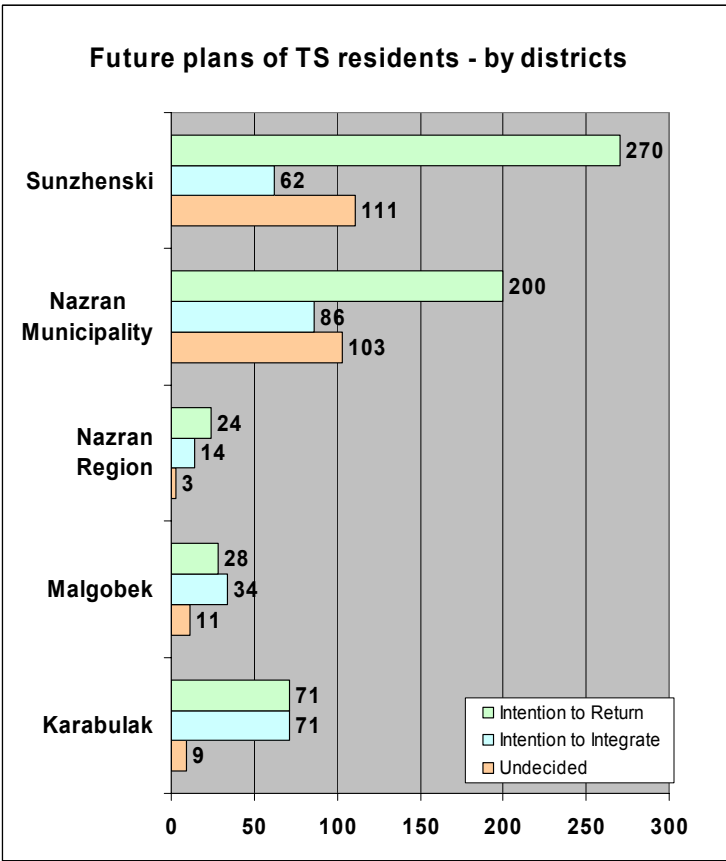
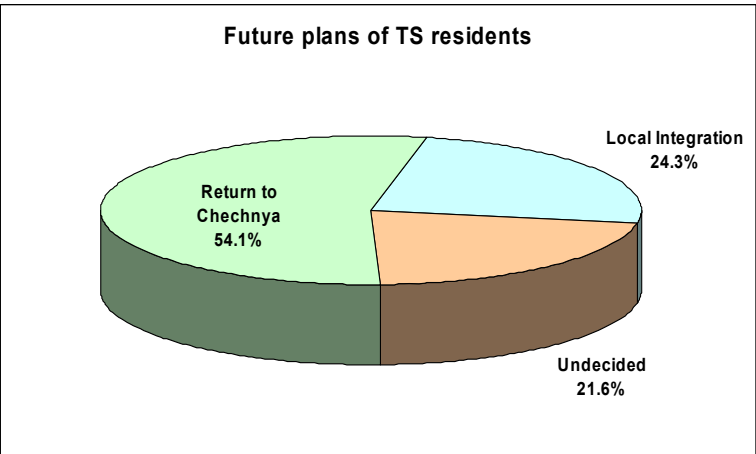


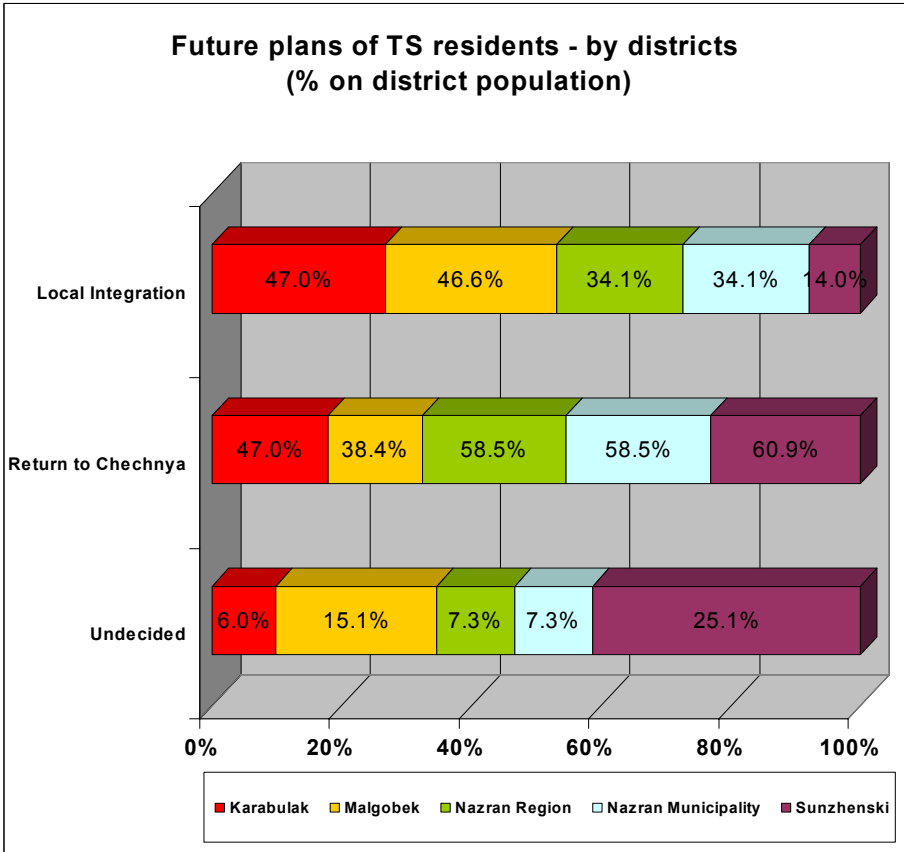
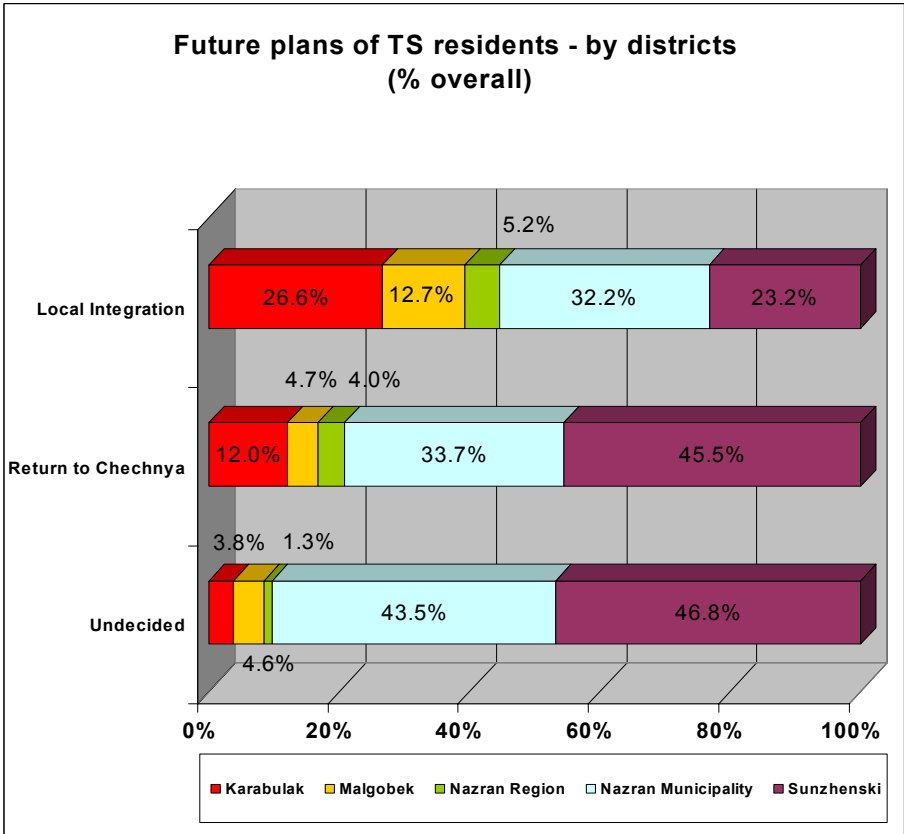
4.4 The options for durable solutions

Recalling some exercises conducted already in the past, the 2007 “Shelter and Property Survey” for Ingushetia contained an assessment on the **future plans of IDPs and their perspective or intended modalities in attaining them**. The possibility to link data related to the intention of the IDPs and the shelter/property situation either in Chechnya or in Ingushetia was seen as an important tool to guide the process of shelter beneficiary selection for the housing programmes in 2007 as well as a tool for advocacy with the authorities.

- Out of the 1,097 surveyed families, **54.2% (593 families)** declared their intention to **return to Chechnya**, **24.3% (268 families)** opted for the possibility to **integrate locally in Ingushetia**, whereas **21.5% (236 families)** declared to be still **undecided**. This relatively high percentage of undecided families can maybe be explained by the fear of IDPs that the results of the survey be used to cut them off from humanitarian assistance in case of a clear-cut choice, despite the introductory explanation on the aim of the exercise that monitors were instructed to give before every interview. However, it may also be assumed that the uncertainty is referred rather to the timing of return than to the decision per se. Table 13
- In absolute terms, most of the **IDPs willing to return** are currently residing in TS in the Sunzhenski district (45.5% of all IDPs planning to return) and in the Nazran municipal district (33.7%) and less in the other districts (12.0% Karabulak, 4.7% Malgobek and 4.0% Nazran Rural District). Table 13
- As for those who express their **preference for local integration**, 32.2% are currently residing in Nazran municipality, 26.6% in the Karabulak district, 23.2% in the Sunzhenski district, 12.7% in Malgobek district and a residual 5.2% in the Nazran rural area. Table 13
- The **undecided population** is most numerous in the Sunzhenski district (46.8%), followed by the Nazran municipal area (43.5%) and with only residual groups in the other districts. Table 13
- However, these percentages are influenced by the size of the IDP population in the districts. When considering the **IDPs expressed intentions in relation to the overall IDP population residing in the TSs of the district**, the results are more balanced. Out of the IDPs residing in TSs in the Sunzhenski (443 families) 60.9% are intentioned to return, 14.0% are considering local integration as the most likely solutions and 26.1% did not express a definite preference. In the Nazran Municipal district (389 IDP families residing in TSs), 51.4% expressed their intention to return, 22.1% to integrate and 26.5% are still undecided. In the rural area of Nazran (41 families in TSs), 58.5% of the IDPs residing in TS consider the return to Chechnya as the preferred solution, 34.1% are opting for local integration and only a residual 7.3% have not yet decided. In the Malgobek (73 families in TSs) and Karabulak districts (151 families in TSs) the segments of the IDPs who are willing to locally integrate are proportionally prevailing over the would-be returnees. 46.6% of the overall TSs residents in Malgobek and 47.0% of the residents of TSs in Karabulak prefer to remain in Ingushetia, as opposed to 38.4% and 47% who declared their intention to return and some 15.1% and 6.0% of IDPs who did not come up with a definitive intention.²⁰ Table 13

²⁰ A more detailed analysis TS by TS is provided in the data elaboration tables annexed to the survey.



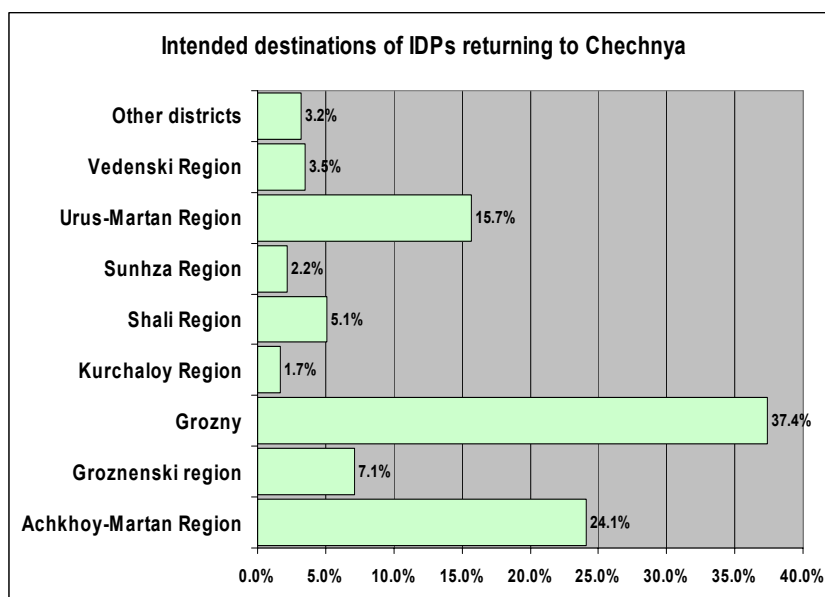
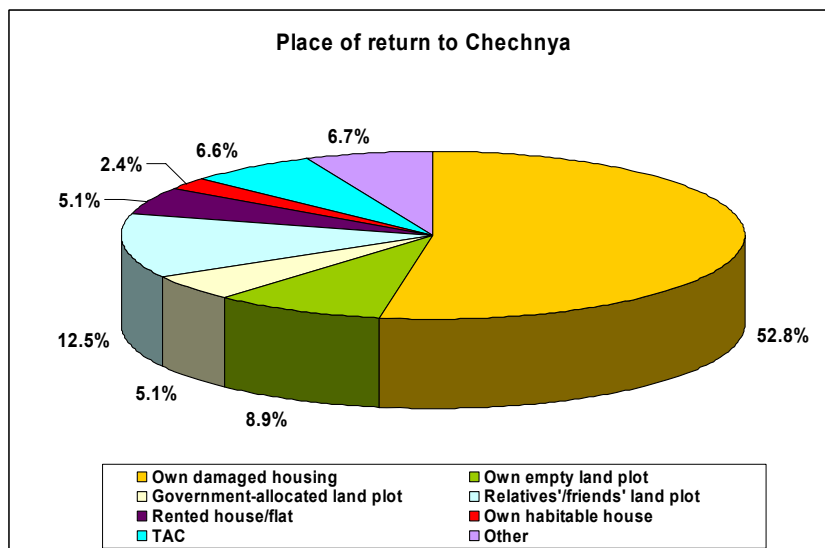


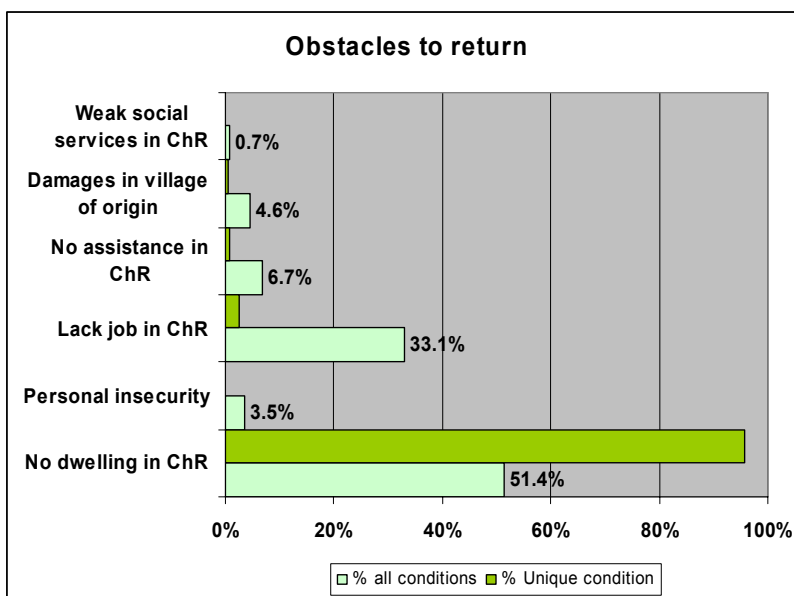
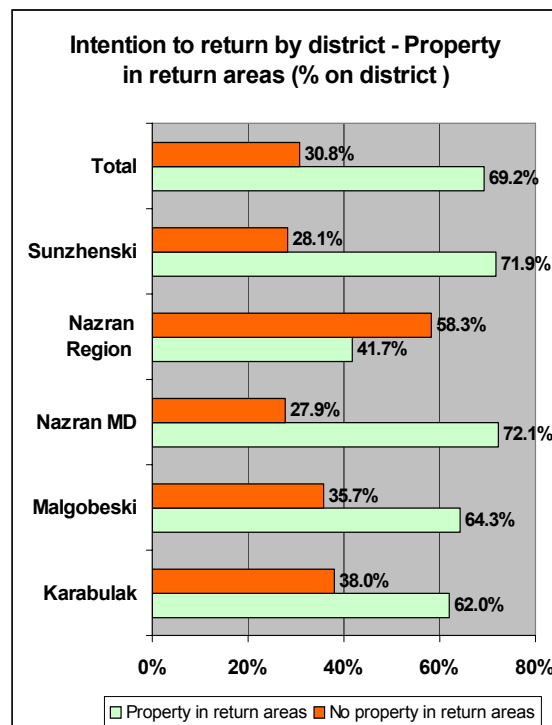
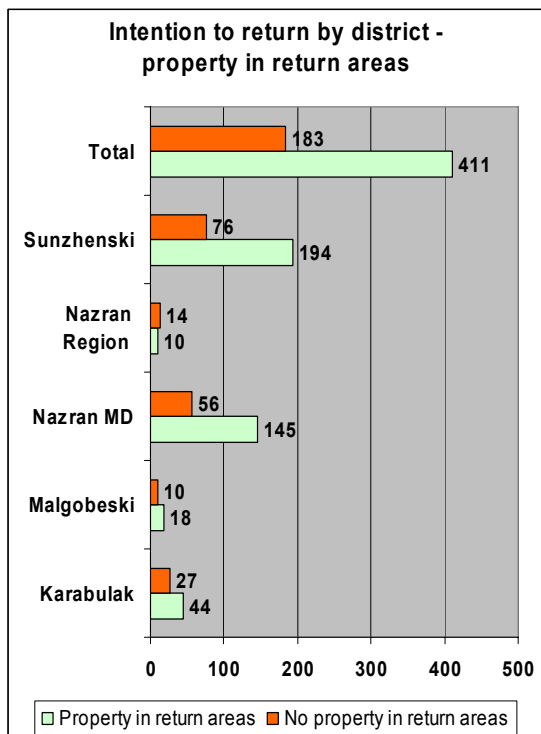
- As for the **possible accommodation options on which IDPs count upon return**, out of the 593 families that expressed this intention, 52.8% (313 families) intend to return to their own damaged housing, 12.5% (74 families) to parents' or relatives' empty land-plot, 8.9% (53 families) to their own empty land-plot, 5.1% (30 families) to a rented house/flat and 5.1% to a land-plot assigned by the Government. Only 6.6% (39 families) is expressing their will to return to TACs if rooms are available, and 2.4% (11 families) are declaring their intention to return to their own habitable accommodation. Table 13
- For IDPs who expressed this intention, the survey also enquired on the **destination of return to Chechnya**. The relative majority of the 593 families opting to return (37.4% - 222 families) indicated Grozny urban area as their intended destination, 24.1% (143 families) the Achoy-Martan district, 15.7% (93 families) the Urus Martan region, 7.1% (42 families) the Grozinski region and 5.1% the Shali (30 families) district. Only minor segments of the IDP population currently residing in Ingushetia and willing to return will likely settle in the 10 other selected districts²¹. Table 14
- In order to seize the dimension of the phenomenon and guide the action of the shelter agencies, the **intention to return** was then cross referenced with data on **property availability**. In general, out of the 593 families who are intending to return, 30.8% do not possess any property. The absolute number of families varies according to the size of the IDP presence in the different districts of Ingushetia where IDPs are currently residing. Thus, 76 families willing to return from the Sunzhenski district reportedly have no property in Chechnya, 56 from the Nazran municipal area, 27 from the Karabulak district, 14 from the Nazran rural area and only 10 from Malgobek. However, when reading this data in proportion to the IDP population from the district and who wants to return, the percentage is highest among IDPs in the Nazran rural area, where 58.3% of IDP families willing to return from that district do not possess any property in Chechnya, followed by the Karabulak district (38.0%), the Malgobek district (35.7%), the Sunzhenski district (28.1%) and the Nazran municipal district, where 27.9% of IDPs residing in TSs in this district and willing to return to Chechnya have no property in the republic. If the statements are proven true, this shall be the target group for land allocation and shelter support policies in Chechnya. Table 15
- The analysis on **property availability** of the would-be returning population was also cross-referenced with the **destination**. Although there may be some districts where it appears that 100% of the returning population would be without property, the limited size of the returning population certainly alleviates this alarming information. Some cases deserve however attention. On the basis of the IDPs' statements of intention and property status in Chechnya, it appears that 26.1% of the would-be returning population to the Grozny district will have no property where to go back (58 families). For Achoy Martan district, this percentage would be of 25.2% (36 families), and for the Urus Martan district as high as 43% (40 families)²². Table 15

²¹ More details on each district of Ingushetia where IDPs are currently residing is provided in the data elaboration tables annexed to the survey.

²² A more detailed analysis TS by TS is provided in the data elaboration tables annexed to the survey.

- IDPs residing in TSs in Ingushetia and expressing the firm intention to return to Chechnya were given the possibility to express their two **most serious obstacles to return**, in order of priority. 543 (91.4%) of the families expressed at least one option, and 470 (79.1%) of the families associated also a second condition. The overwhelming majority (95.8%) of the 593 IDPs families put the lack of accommodation in Chechnya at the forefront of their concerns. The lack of job opportunities in Chechnya turned out to be the most acute second difficulty, quoted by 68.3% of the would-be returning population. Lack of accommodation and job are also the first two conditions when considering the whole amount of answers given (51.4% and 33.1% respectively). Table 16

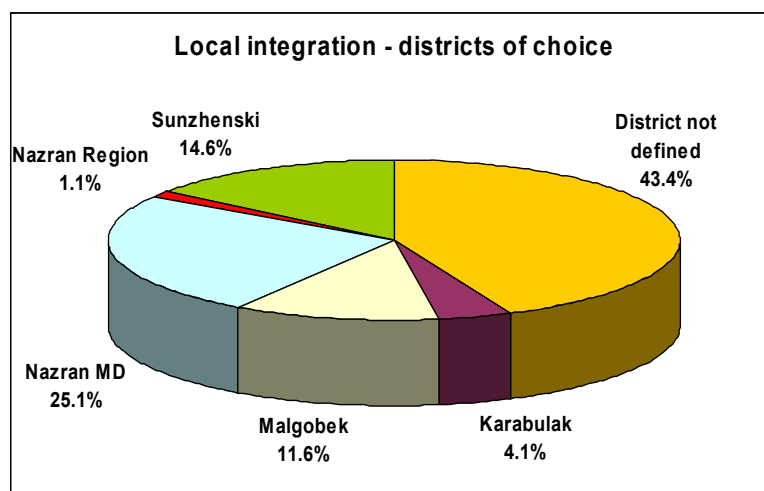


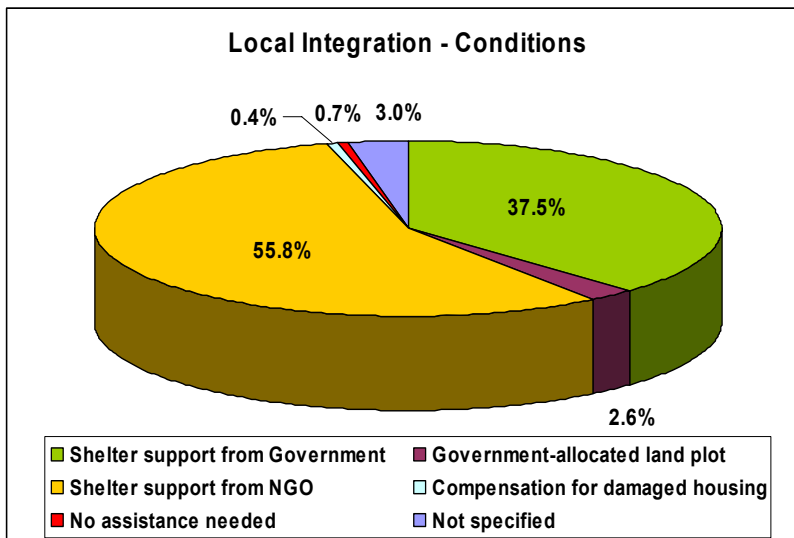
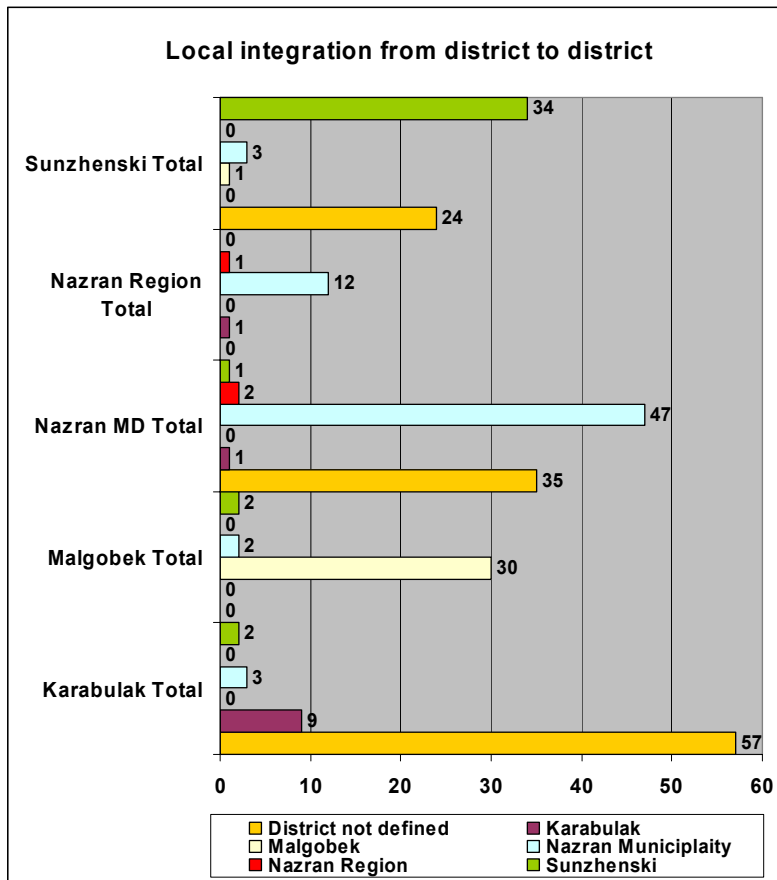


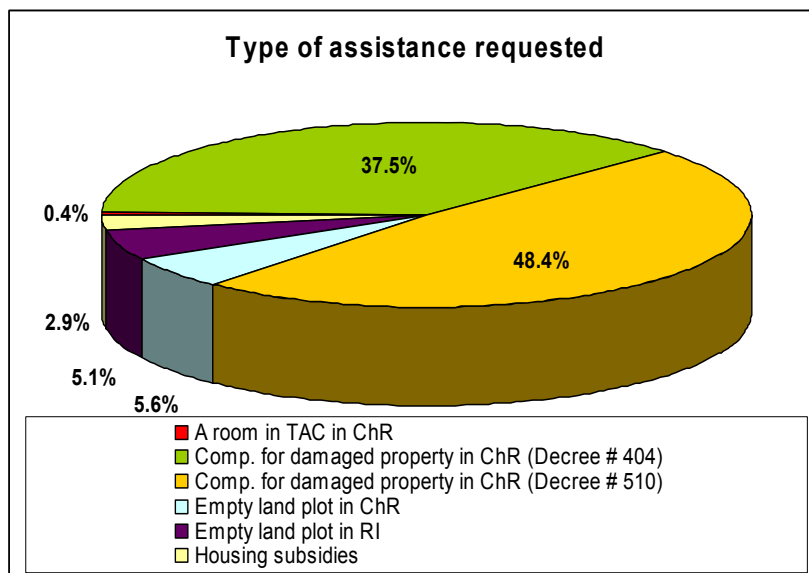
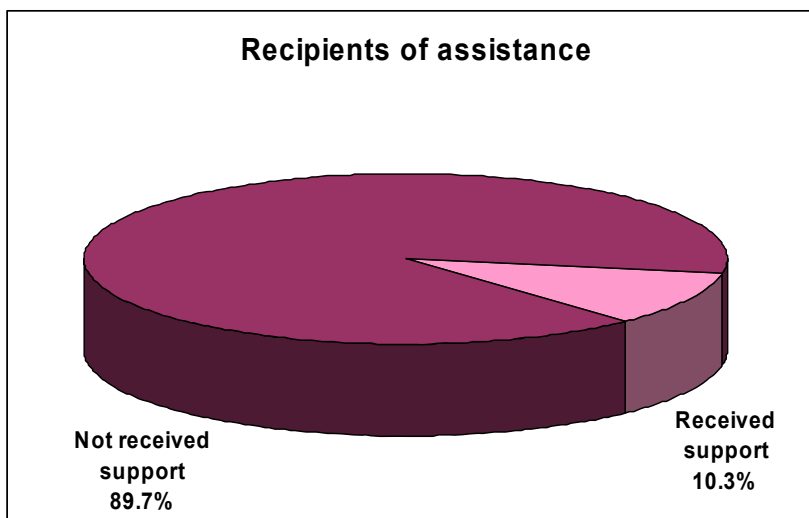
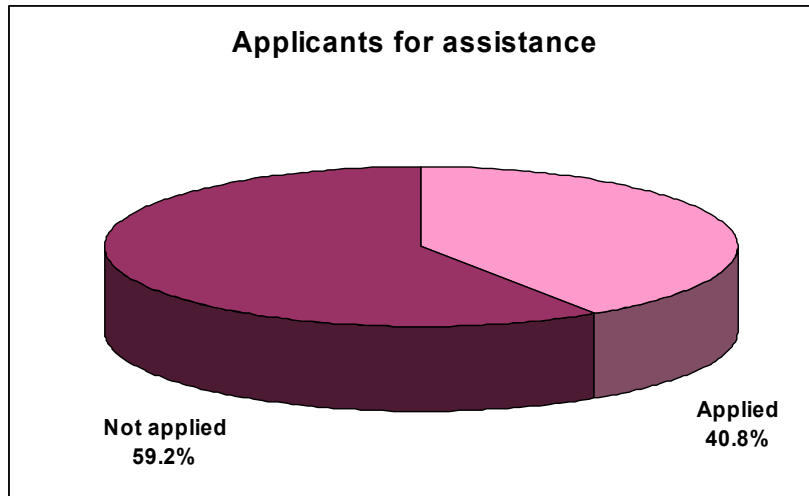
- Among the **IDP families who opted for the local integration in Ingushetia**, 43.5% was not willing or able to express a definitive idea on the preferred location, 25.1% indicated the Nazran municipal area, 14.6% the Sunzhenski District, 11.6% the Malgobek District and only a minor segment of the TSs residents declared their preference for the Karabulak District and the Nazran countryside. These percentages may vary according to the district where IDPs are currently residing in the TSs but in general it is visible that IDPs who are opting to integrate are inclined to remain in the same district. For instance, 81.8% of the IDPs willing to integrate in Karabulak are currently in TSs in the same district. The percentage is 96.8% for Malgobek, 87.2% for the Sunzhenski district, 70.1% for the Nazran municipality

and 66.7% for the Nazran rural district. Only in these last two areas more mixed results are reported, likely due to the proximity of the locations. Table 17

- The survey enquired about the **conditions that IDPs deem essential to integrate in Ingushetia**. 55.8% of the 267 families willing to integrate identified the need for shelter support from the international actor as the main condition and 37.5% demanded shelter support from the Government. Overall, only very few IDP families declared that they are self-reliant in their integration effort. Conversely, more than 93% of the IDPs willing to remain in Ingushetia declared that they need some form of housing assistance. Surprisingly, given the results on the property survey, very few IDPs (2.6%) expressed the need for the allocation of a land plot from the Government. Such result can be maybe explained with the fact that the land property dimension was not taken into full consideration by IDPs while answering, or rather included in the general request for shelter support. Table 18
- As for the **support to put an end to the displacement situation**, IDPs report an allegedly bleak picture, despite their efforts. Out of the 1,097 families surveyed, 983 (89.6%) declared not having received any form of assistance. Some 448 (40.8%) declared having submitted applications for different types of governmental support but only 46 families (4.2% of the overall families and 10.3% of the applicants) in fact reported to have received assistance. Table 19
- The most **requested type of assistance** (85.9% of the 448 applicants, or 35.1% of the overall TSs' families) has been the compensation for lost housing and property, according both to Decree # 510 of 30 April 30 1997 (150,000 RR); Decree # 404 of 4 July 2003 (350,000 RR). Interestingly, more families (48.4% of the overall applicants or 35.1% of the overall TSs families) seem to have resorted to the Decree # 510 and a slightly inferior part (37.5% of the overall applicants or 15.3% of the overall TSs families) to the Decree # 404. 5.6% and 5.1% of the overall 448 applicants from Ingushetia have applied to land plot either in Chechnya or in Ingushetia. 2% of the applicants requested housing subsidies, for which there is no current existing programme in any of the Republics, and only 0.2% of the IDP families residing in TSs in Ingushetia who have applied for State assistance have asked for a room in a TAC in Chechnya. Table 20







Summary of main findings

Chechnya 2,984 families/12,752 persons surveyed in 32 TACs/TSs	Individuals/ families	%
Female population	6,958	54.5% of total surveyed population
Single headed families	956	33.0% of total surveyed families
Children less than 6	1,569	12.3% of total surveyed population
Old people > 60		3.8% of total surveyed population
Persons in possession of MS registration	11,481	90.0% of total surveyed population
Persons with special needs (Invalids/ orphans/ widows)	962	7.5% of total surveyed population
Persons lacking personal documentation	41	0.3% of total surveyed population
Families reporting not owing of any property	1,472	50.9% of total surveyed families
Number of properties/dwellings reported	1,619	
Main causes for not owing property (by families)		
1 - Previous residency at parent's house	566	38.5% of families with no property
2 - Previous residence at relatives/friends'	364	24.7% of families with no property
3 - Residence in rented house/flat	202	13.7% of families with no property
Single headed families in TACS/TS with no property	539	56.4% of single-headed families
Persons with no MS registration and no property	1,157	9.1% of total surveyed population
Type of declared properties in Chechnya		
→ Houses	793	49.0% of all properties declared
→ Flats	587	36.3% of all properties declared
→ Land plots	239	14.8 of all properties declared
Status of houses		
→ Totally destroyed	671	41.4% of all declared properties 84.6% of all houses
→ Partially destroyed	118	7.3% of all declared properties 14.9% of all houses
→ Habitable	4	0.2% all declared properties 0.5% of all houses
Status of flats		
→ Totally destroyed	403	24.9% of all declared properties 68.7% of all flats
→ Partially destroyed	173	10.7% of all declared properties 29.6% of all flats
→ Habitable	11	0.7% of all declared properties 1.9% of all flats
Destruction of declared Houses and Flats		
→ Totally destroyed houses and flats	1,074	77.8% of all houses and flats
→ Partially destroyed houses and flats	291	21.1% of all houses and flats
→ Totally or partially destroyed houses and flats	1365	98.9% of all houses and flats
Houses and flats in the process of reconstruction	95	7% of all houses and flats
Concentration of properties (Main districts)		
→ Houses	373 - Grozny 109 - Achoy Martan 108 - Urus Martan	47.0% of total declared houses 13.7% of total declared houses 13.6% of total declared houses
→ Flats	560 - Grozny 8 - Sunzenski 6 - Achoy Martan	95.4% of total declared flats 1.4% of total declared flats 1.0% of total declared flats
→ Land plots	85 - Grozny 33 - Urus Martan	35.6% of total declared land-plots 13.8% of total declared land-plots

	32 – Achoy Martan	13.4% of total declared land-plots
Concentration of totally destroyed houses owned by TAC/TS residents (main districts)	325 – Grozny	87.1% of IDP-owned houses in district 48.4% of all destroyed houses 41.4% of all houses declared by IDPs
	114 – Achoy M.	92.6% of IDP-owned houses in district 14.9% of all destroyed houses 12.6% of all houses declared by IDPs
	81 – Urus Martan	74.3% of IDP-owned houses in district 12.1% of all destroyed houses 10.2% of all houses declared by IDPs
Concentration of totally destroyed flats owned by TAC/TS residents (main districts)	384 – Grozny	68.6% of IDP-owned flats in district 95.8% of all destroyed flats 65.4% of all flats owned by IDPs
Concentration of totally (TD) and partially destroyed (PD) houses (H) and flats (F) owned by TAC/TS residents (main districts)	922 – Grozny	98.8% of IDP-owned H+F in district 67.5% of all TD and PD H+F 66.8% of all H+F declared by IDP
	112 – Achoy M.	98.2% of IDP-owned H+F in district 8.2% of all TD and PD H+F 8.1% of all H+F declared by IDP
	109 – Urus Martan	99.1% of IDP-owned H+F in district 8.0% of all TD and PD H+F 7.9% of all H+F declared by IDP
Documented properties	1,389	85.8% of all declared properties
Destroyed houses + flats - compensation requested	1,066	78.1% of destroyed houses and flats
Received compensation	207	19.4% of submitted applications 15.2% of destroyed houses and flats
Unique condition to move out from a TAC/TS (main) 1 - Adequate housing from Government 2 - House/flat is reconstructed 3 - Shelter material provided	1,212 answers	
	736	60.7% of all answers
	237	19.6% of all answers
	128	10.6% of all answers
Most mentioned conditions to move out from TAC/TS 1 - Adequate housing from Government 2 - Shelter material provided 3 - Land plot given 4 - House/flat is reconstructed 5 - Compensation received 6 - Provision of temporary shelter (Box Tent) : 9 - If security guarantees restored in areas of origin	5,515 answers	
	1,416	25.7% of all answers
	1,320	23.9% of all answers
	780	14.1% of all answers
	740	13.4% of all answers
	522	9.5% of all answers
	376	6.8% of all answers
	:	
	11	0.2% of all answers

Ingushetia 1097 families/ 5,710 persons surveyed in 81 /TSs	Individuals/ families	%
Geographical distribution of TSs residents		
→ Sunzhenski	2,342	41.0% of total surveyed population
→ Nazran municipal area	2,094	36.7% of total surveyed population
→ Karabulak	765	13.4% of total surveyed population
→ Malgobek	305	5.3% of total surveyed population
→ Nazran rural area	204	3.6% of total surveyed population
Female population	3,093	54.2% of total surveyed population
Single headed families	218	19.9% of total surveyed families
Children less than 6	550	9.6% of total surveyed population
Old people > 60	337	5.9% of total surveyed population
Families of Chechen ethnicity	910	83% of total surveyed families
Persons in possession of MS registration	3,708	64.9% of total surveyed population
Persons with special needs (Invalids/orphans/widows)	277	4.9% of total surveyed population
Persons with sojourn registration	4,720	82.7% of total surveyed population
Main problem faced by TSs' residents		
1 - Living conditions in TS	259	38.9% total surveyed families
2 - lack of housing solutions in Ingushetia	119	17.9% total surveyed families
3 - Lack of job opportunities	117	17.6% total surveyed families
4 - De-registration from MS lists	104	15.6% total surveyed families
5 - Sojourn Registration	28	4.2% total surveyed families
→ No problem	431	39.3% total surveyed families
Number of properties/dwellings reported	706	
Families reporting not owing of any property	438	39.9% of total surveyed families
Main causes for not owing property (by families)		
1 - Lived with parents/relatives in Chechnya	377	86.1% of families with no property
2 - Lived in municipal accommodation in Chechnya	26	5.9% of families with no property
3 - Rented house/flat	19	4.3% of families with no property
4 - Lived in own houses (but lost right)	11	2.5% of families with no property
5 - Lived in spouse's house	5	1.1% of families with no property
Single headed families in TACS/TS with no property	106	48.6% of single-headed families
Persons with no MS registration and no property	1,816	32.5% of total surveyed population
Properties declared in Chechnya	694	98.3% of total properties declared
Type of declared properties		
→ House in Chechnya	450	63.7% of all properties declared
→ Flat in Chechnya	170	24.1% of all properties declared
→ Land plot in Chechnya	74	10.5% of all properties declared
→ Land plot in Ingushetia	9	1.3% of all properties declared
→ Shelter under construction in Ingushetia	3	0.4% of all properties declared
Status of houses of TSs' residents in Chechnya		
→ Totally destroyed	329	47.4% of all properties in Chechnya 71.3% of all houses in Chechnya
→ Partially destroyed	110	15.9% of all properties in Chechnya 24.4% of all houses in Chechnya
→ Habitable	11	1.6% of all properties in Chechnya 2.4% of all houses in Chechnya
Status of flats of TSs' residents in Chechnya		
→ Totally destroyed	115	16.6% of all properties in Chechnya 67.6% of all flats in Chechnya
→ Partially destroyed	47	6.7% of all properties in Chechnya 27.6% of all flats in Chechnya
→ Habitable	8	1.2% of all properties in Chechnya 4.7% of all flats in Chechnya

Houses and flats reported under reconstruction	36	5.8% of all properties in Chechnya 5.1% of all F+H in Chechnya
Main district of property in Chechnya (H+F+LP)	322 - Grozny 163 - Achoy M. 69 - Urus M.	46.4% of all properties in Chechnya 23.5% of all properties in Chechnya 9.9% of all properties in Chechnya
Concentration of all properties in Chechnya (main districts) → Houses → Flats → Land plots	166 - Grozny 133 - Achoy M. 47 - Urus M. 152 - Grozny 6 - Urus Martan 5 - Achoy M. 25 - Achoy M. 16 - Urus M. 9 - Grozny region	36.9% of total declared houses 29.6% of total declared houses 10.4% of total declared houses 89.4% of total declared flats 3.5% of total declared flats 2.9% of total declared flats 33.8% of total declared land-plots 21.6% of total declared land-plots 12.2% of total declared land-plots
Concentration of totally destroyed houses owned by TS residents (main districts in Chechnya)	133 - Grozny 116 - Achoy M. 20 - Urus M.	40.4% of totally destroyed houses 36.3% of totally destroyed houses 6.1% of totally destroyed houses
Concentration of totally destroyed flats by TS residents (main districts in Chechnya)	102 - Grozny 5 - Achoy M. 2 - Urus M.	88.7% of totally destroyed flats 4.3% of totally destroyed flats 1.7% of totally destroyed flats
IDPs' intentions 1 - Return to Chechnya 2 - Local integration in Ingushetia 3 - Undecided	593 267 237	54.1% of all families surveyed 24.3% of all families surveyed 21.6% of all families surveyed
Preferred location of return to Chechnya (main) 1 - To own damaged house 2 - To relatives' empty land plot 3 - To own land plot 4 - To TAC	313 74 53 39	52.8% of all IDPs willing to return 12.5% of all IDPs willing to return 8.9% of all IDPs willing to return 6.6% of all IDPs willing to return
Preferred destinations of return to Chechnya (main) 1 - Grozny 2 - Achoy Martan District 3 - Urus Martan District 4 - Grozny region 5 - Shali District	222 143 93 42 30	37.4% of all IDPs willing to return 24.1% of all IDPs willing to return 15.7% of all IDPs willing to return 7.1% of all IDPs willing to return 5.1% of all IDPs willing to return
IDPs willing to return to Chechnya but lack property	183	30.8% of IDP families willing to return
Main obstacle to return to Chechnya (1st option only) 1 - No dwelling in Chechnya 2 - No job opportunities in Chechnya	543 520 14	Respondent families 95.8% of respondent families 2.6% of respondent families
Intention to integrate in Ingushetia by district 1 - Sunzhenski 2 - Nazran municipal area 3 - Karabulak 4 - Malgobek → Not defined	267 39 67 11 31 116	Overall families willing to integrate 14.6% of families willing to integrate 25.1% of families willing to integrate 4.1% of families willing to integrate 11.6% of families willing to integrate 43.4% of families willing to integrate
Necessary conditions to integrate (main answers) 1 - Shelter support from international actors 2 - Shelter support from Government 3 - Empty land plot from Government	149 100 7	55.8% of families willing to integrate 37.5% of families willing to integrate 2.6% of families willing to integrate
Families who applied for assistance	418	40.8% of all surveyed families
Families who received assistance	46	4.2% of all surveyed families
Type of assistance applied (main answers) Compensation (Decree # 150) Compensation (Decree # 404) Empty land plot in Chechnya Empty land plot in Ingushetia	217 168 25 23	48.4% of all applicants 37.5% of all applicants 5.6% of all applicants 5.1% of all applicants

5. Conclusions

The Guiding principles on Internal Displacement place great emphasis on the freedom for IDPs to choose to return to their areas of origin or to integrate locally in the areas of current displacement. At the same time, the Principles emphasise clear responsibilities for the national authorities by remitting on them the “primary duty and responsibility to establish conditions, as well as provide the means, which allow internally displaced persons to return voluntarily, in safety and with dignity, to their homes or places of habitual residence, or to resettle voluntarily in another part of the country” and by requesting them to “endeavour to facilitate the reintegration of returned or resettled internally displaced persons”²³.

The survey shows how the question of available housing is still the main concern for a full normalisation of the life of the residual displaced population still residing in temporary collective accommodations both in Chechnya and in Ingushetia. In Chechnya, 60.7% of the families declaring one single and unique condition to vacate a TS/TAC mentioned the provision of housing by the government and more than 30% are demanding that their shelter be reconstructed or shelter material provided. Analogously, 95.8% of the 593 IDPs families residing in TSs in Ingushetia and willing to return to Chechnya declared that the lack of accommodation is their major obstacle to return. Finally, 93.3% of the 267 families opting for local integration in Ingushetia are declaring that shelter support either from the international actors or by the Government is the main necessary condition to settle permanently and put an end to their situation of displaced.

The high birth rate in the two republics, and thus the relative quickly formation of new families which may not be able to resort to their pre-conflict accommodations, aggravate the problem. Out of the 50.9% and the 39.9% of the families surveyed in Chechnya and Ingushetia that report having no property, 38.5% in Chechnya and as many as 86.1% in Ingushetia declared to have resided with parents’ before the displacement.

It is visible that considerations related to accommodation prevail over strict “protection” and personal security issues in both republics. The restoration of security guarantees in the areas of origin account for only 0.2% of all answers on the condition to vacate the TSs/TACs in Chechnya. Analogously, only 0.3% of the IDP families still residing in TSs in Ingushetia have mentioned personal security concerns as their current main problem in Ingushetia and 3.5% of the IDPs willing to return to Chechnya consider personal insecurity as a concern, with this percentage decreasing to 0.4% of the would-be returnees when it is considered as the first obstacle to the return.

In Chechnya, if the level of total or partial destruction of dwellings declared by the surveyed population is confirmed at the tune of 98.9% of all houses and flats currently owned by TACs residents (77.8% totally destroyed), the abrupt closure of TACs now announced for mid August 2007 may still put families in difficulty. This is particularly true for the Grozny area, where 67.5% of all totally or partially destroyed properties reported by TACs/TSs residents are located and for particular TACs/TSs, where the possession of destroyed properties in relation to the resident population is close to 50%. The intention to discontinue the TACs/TSs should also take

²³ Guiding Principles on Internal Displacement, E/CN.4/1998/53/Add.2, 11 February 1998, Principle 28

into consideration the situation of properties' ownership, particularly in some relatively collective accommodations (75 families or above) where it emerges that more than 50% of the residents does not owe any property.

Despite the ongoing efforts and the initiatives of reconstruction and of land allocation, the tasks for the authorities continue to be vast. They should not be limited to the Grozny area, even though this is undoubtedly the area where most of the TACs/TSs residents have their property – flats in particular (95.4% of all declared flats). Authorities have to ensure a wider coverage of the territory of the Republic to guarantee fair conditions to all displaced population.

The continuity and regularity of the compensation process remains an issue in Chechnya and needs to be ensured to satisfy the still significant segment of applicants from TACs/TSs (78.1% of all families possessing a totally or partially destroyed property) who have applied and who may rely on this support as a start-up for the reconstruction or as a complement to the assistance received from international actors involved in shelter projects.

In Ingushetia, the possibility to put an end to the phenomenon of internal displacement is closely linked to the progress towards durable solutions in the neighbouring republic, considering that 54.1% of the surveyed families expressed their intention to return and it can be assumed that for a great majority of the 21.6% of undecided families the question on whether to return is just linked to the timing. The problem of the 30.8% of families willing to return but lacking any property in Chechnya or of the 52.8% willing to return to their destroyed house can only be solved through ad hoc policies (land allocation, construction of public buildings) and reconstruction efforts by the Chechen authorities. Analogously, the requests of the 35% of TSs residents who have submitted their request for compensation for lost housing and properties in Chechnya need to be satisfied.

Yet, a major problem in Ingushetia remains the bleak perspective for a quick realisation the local integration plans of 24.3% of the IDP families residing in TSs, especially for those IDPs who do not have construction land or who cannot rely on family accommodation and support. The numerous governmental declarations – the last one at the end of 2006 – on the inception of special programmes to support the local integration through land allocation and housing subsidies must now turn into reality. The risk is to face a “silent majority” of displaced families remaining in Ingushetia but disappearing from the Government records – and thus being cast out from the State and the international assistance - without a permanent solution being found for them. Such an unfortunate event is already visible with the IDPs residing in private accommodations, who were not the object of this survey.

This survey was conducted with the intention to help the actors of the Shelter Working Group and the Government to identify problems and facilitate the targeting of project beneficiaries. In this sense, the survey – whose data collection has been shared already with the participants of the Working Group - has already been a supportive tool. However, this mere analytical and informative instrument and the activities of the international community shaped by it cannot automatically provide tangible solutions to all accommodation problems, either in quantitative terms - due to the magnitude of the housing needs - or in qualitative terms – as some of the solutions require actions that fall within the sphere of State authority/sovereignty²⁴.

²⁴ This applies in particular to the policy of land allocation. For instance, during the beneficiary selection process for its 2007 shelter programme supporting local integration in Ingushetia UNHCR could only select a limited number of

Within the co-ordination mechanism of the Shelter Working Group, the international community's plans for 2007 in the North Caucasus in the domain of shelter rehabilitation and construction are still considerable, with more than 900 interventions planned in Chechnya and some 100 housing units to be constructed in Ingushetia. The consensus is to target beneficiaries currently residing in temporary accommodations, to contribute to the governmental efforts in putting an end to these types of emergency housing solutions, which continue to be sub-standard and to deteriorate with the halting of the humanitarian assistance. An yet, despite the good contribution that they may give, international efforts cannot be a substitute for the responsibility and the actions of the national authorities, as the Guiding Principles on Internal Displacement rightfully state²⁵.

beneficiaries from TSs (less than 40%) due to the high number of IDPs not in possession of a land for construction or due to the poor servicing/infrastructure of the land that some families had managed to purchase.

²⁵“National authorities have the primary duty and responsibility to provide protection and humanitarian assistance to internally displaced persons within their jurisdiction”, Guiding Principles on Internal Displacement, E/CN.4/1998/53/Add.2, 11 February 1998, Principle 3.

6. Recommendations

6.1 To the authorities in Chechnya

- Extend the process of reconstruction to all areas of the republic to respect the will of IDPs to freely choose their place of return;
- Adopt a gradual approach to the TACs/TSs closure, and consider the results of this survey to prioritise the timing/order of TACs/TSs closure after having identified permanent shelter solutions for the TACs/TSs residents;
- Intensify initiatives of land allocation with developed infrastructures and of complementary shelter support, in particular for the newly created families and in general for those IDPs and returnees who never had properties;
- Guarantee full access and use of the land-plots recently allocated to former TACs/TSs residents by providing the granted land with adequate infrastructures;
- Match the promotion of the return of IDPs from Ingushetia and of refugees from abroad with the provision of sufficient alternative accommodations in Chechnya for returnees lacking their own dwelling and with the support for shelter rehabilitation programmes for returnees owning destroyed dwellings;
- Ensure alternative temporary accommodations at least for a first period upon return;
- Resume and speed up the process of compensation;
- Ensure that hindrances in property-related administrative and judicial processes (e.g. compensation payments, resolutions of legal disputes over contested properties/documentation) are minimised and that property-related processes implemented by the Government are fair and transparent;
- Utilise this survey by adopting approaches which take into consideration the availability of property for construction and the level of shelter destruction reported by each family in the surveyed population;
- Integrate efforts with the humanitarian/development actors to find synergies that can have a positive impact on the overall research of solutions for returnees and IDPs;

6.2 To the authorities in Ingushetia

- Design a federally-approved programme to support the local integration of the residual IDP population in Ingushetia, both the 25% surveyed as still present in TSs and willing to remain in the republic and the segment residing in private accommodations;

- Adopt a gradual policy in discontinuing the contracts for the maintenance of TSs and continue to ensure adequate living conditions for the residual IDP families until permanent housing solutions are available in Ingushetia or in Chechnya;
- Respect principle voluntary return and continue to work with the Chechen authorities to facilitate the return only upon the realisation of concrete solutions to the accommodation problem of the returning population;
- Tackle the problem of IDPs with no properties but willing to integrate in Ingushetia through a policy of allocation of land with infrastructure and of support to individual shelter construction, with a particular attention to families – including newly created ones - who may not have other coping mechanisms;
- Provide adequate infrastructure to those areas where land allocation initiatives to facilitate local integration have been carried out in the past (e.g. Berd Yourt) to allow the completion of housing construction and the permanent residency of the integrating families;
- Acknowledge that the ongoing process of de-registration of families from State/Migration Service assistance lists is leaving “out of the records” a sizeable number of families that may still have specific needs and plan for their inclusion in programmes of social support for destitute people;
- Integrate efforts with the humanitarian/development actors to find synergies that can have a positive impact on the overall research of solutions for returnees and IDPs;

6.3 To Shelter Agencies including UNHCR

- Use the findings of the survey to guide the 2007 shelter programmes, in particular for the selection of areas and of beneficiaries.
- Within the framework of the North Caucasus-based Shelter Working Group, continue to define common strategies and share information/data and approaches to maximise the impact of the residual housing programmes implemented in the region by the actors of the Working Group, which will likely terminated at the end of 2008.
- Within the framework of the North Caucasus-based Protection and Shelter Working Groups, continue to advocate for a stronger commitment of the federal, regional and republican authorities to assure durable solutions for IDPs, through material assistance (shelter and income-generation) as well as through the strengthening of mechanisms to guarantee the full realisation of civil, social and economic rights.

7. **Annexes** (link to Excel sheets distributed)

7.1 Chechnya

General Interview Form

- I. General tables (Including information on special needs and documentation)**
 - 1 Quick overview on TAC residents (Persons and Families)
 - 2 General Information on the surveyed population
 - 3 Permanence in TAC/TS
- II. General property tables**
 - 4 Property per TAC - General
 - 5 Families with no property by TAC
 - 6 TAC/TS ranking by property
- III. Special Property cases/ Needs**
 - 7 Single Headed families by TAC and property/ownership status
 - 8 Persons with no property/ownership and no Migration Service Registration
- IV. Complete analysis of property according to TAC/TS**
 - 9 Type of property and destruction level by TAC/TS
 - 10 Complete property status by TAC/TS
 - 11 TAC/TS ranking by level of property destruction
 - 12 TAC/TS ranking by level of compensation and reconstruction
- V. Complete analysis of property by location**
 - 13 Property type by location
 - 14 Complete property status by location
 - 15 Percentages and ranking per geographical location and property status/destruction level
- VI. Intentions and conditions to move from TACs/Tss**
 - 16 Condition to voluntary move out of from TAC/TS - all answers
 - 17 Unique condition to voluntary vacate the TAC/TS

7.2 Ingushetia

General Interview Form

- I. General tables (Including information on special needs and documentation)**
 - 1 Quick overview on TS residents (Persons and Families)
 - 2 General Information on the surveyed population
 - 3 Permanence in TS
- II. Protection-related issues**
 - 4 Current problems faced by IDPs residents of TSs in Ingushetia
 - 16 Main obstacles identified by IDPs residents in TSs to return to Chechnya
- III. General property tables**
 - 5 General overview on property status per TS
 - 6 Families with no property by TSs and cause
- IV. Special Property cases/ Needs**
 - 7 Single headed families with no property by TS
 - 8 IDPs (individuals with no property and no Migration Service registration)

- V. Complete analysis of property according to TS**
 - 9 Property cases and status (house/flat/land plot) in ChR or in RI - General per TSs
 - 10 Type of property and status per TS and District - Complete analysis
- VI. Complete analysis of property by location**
 - 11 Properties of TSs residents by locations in Chechnya - General
 - 12 Properties by locations - Level of destruction per districts and settlements
- VII. Intentions to return/integrate**
 - 13 Future intentions of IDPs residing in TSs
 - 14 Preferred destinations of families who intend to return
 - 15 Destinations of families who intend to return and property status
 - 17 Intention to integrate by district
 - 18 Conditions to integrate
- VIII. Assistance applied / received (Government and Humanitarian Actors)**
 - 19 Assistance to IDP families - General
 - 20 Ingushetia - Applied assistance by IDPs (per district and TS)