**Context**

Uganda is currently hosting the largest number of refugees in the region with over 1.2 million refugees and asylum seekers, primarily from South Sudan, the Democratic Republic of Congo (DRC), and Burundi. Recently arrived refugees have joined Rwandese, Somali, and other refugees that have lived in Uganda for decades. Due to the large number of refugees, the range of countries of origin, and the varying lengths of displacement, there are key information gaps on how access to or lack of housing, land, and property (HLP) for refugees impact their potential for sustainable livelihoods.

In partnership with Norwegian Refugee Council (NRC), REACH conducted an assessment from 3 December 2018 to 15 March 2019 to collect baseline data on refugees’ access to livelihoods and HLP. The assessment aims to provide a better understanding of the conditions of refugee access to livelihoods and HLP, the linkages, and other factors influencing sustainable livelihoods and potential movement within Uganda.

**Methodology**

A mixed methods approach was used, driven by a household-level structured survey, semi-structured key informant interviews (KIIs) and focus group discussions (FGDs). The quantitative household-level survey produced results representative for the refugee population in 30 refugee settlements (considered as 25 due to five combined settlements in Adjumani) across 11 districts, as well as select divisions of Kampala (Makindye, Kampala Central, and Kawempe) with a 95% confidence level and 10% margin of error at the settlement level for all questions asked to the entire sample size. A total of 3,165 households were interviewed for this assessment. All questions referring to a subset are footnoted.

KIIs and FGDs were used to triangulate the data and provide context to quantitative findings. KIIs targeted settlement leadership, including Office of the Prime Minister (OPM) commanders and UNHCR staff, refugee welfare committee leaders, district local government officials, and key partners working in relevant sectors. Semi-structured FGDs were stratified by gender and conducted with refugee and host community groups in each location.

Findings in this factsheet are representative of refugee households living in Nyumanzi refugee settlement. A total of 114 refugee households were interviewed in Nyumanzi.

**Brief Overview of Nyumanzi in Adjumani District**

After opening in January 2014, Nyumanzi has become the largest refugee settlement in Adjumani district in terms of population size. Despite their relatively recent arrival, residents are already well-established and a strong community has emerged in which refugee households actively collaborate with each other to share resources.

**Population Profile of Refugees in Uganda**

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Female</th>
<th>Age</th>
<th>Male</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female</td>
<td>2%</td>
<td>60+</td>
<td>1%</td>
</tr>
<tr>
<td>20%</td>
<td>18-59</td>
<td>16%</td>
<td></td>
</tr>
<tr>
<td>8%</td>
<td>12-17</td>
<td>9%</td>
<td></td>
</tr>
<tr>
<td>13%</td>
<td>5-11</td>
<td>13%</td>
<td></td>
</tr>
<tr>
<td>9%</td>
<td>0-4</td>
<td>9%</td>
<td></td>
</tr>
</tbody>
</table>

**Displacement Demographic**

Top countries of origin:

1. South Sudan (65%)
2. DRC (27%)
3. Burundi (3%)
4. Somalia (2%)

**HHs with Vulnerable Members**

<table>
<thead>
<tr>
<th>Vulnerable Members</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unaccompanied/separated child, orphan</td>
<td>54%</td>
</tr>
<tr>
<td>Disabled members</td>
<td>71%</td>
</tr>
<tr>
<td>Pregnant / lactating women</td>
<td>51%</td>
</tr>
<tr>
<td>Female-headed HHs</td>
<td>96%</td>
</tr>
</tbody>
</table>

HHs reporting member with persons with specific needs (PSN) card: 69%

**Top 3 HLP Challenges**

<table>
<thead>
<tr>
<th>Challenge</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>35%</td>
</tr>
<tr>
<td>Property</td>
<td>33%</td>
</tr>
<tr>
<td>Land accessed for housing</td>
<td>25%</td>
</tr>
</tbody>
</table>

1 Figures based on United Nations High Commissioner for Refugees (UNHCR) and Office of the Prime Minister (OPM)/population figures updated as of April 2019.

2 This question was only asked to the 70% of respondents facing HLP challenges. The level of confidence may thus be lower than 95%.

3 Respondents could answer more than one option for this question.
HHs perceiving themselves at risk of eviction: 100%

TENURE ARRANGEMENTS
% of HHs by shelter tenure:
- 85% Owned by the head of the household
- 14% Owned jointly between household members
- 1% Owned by the spouse

0% of HHs have documentation proving ownership or legal occupancy of shelter.

% of HHs by methods of shelter acquisition:
- Construct 99%
- Acquire 1%

Of the 99% of HHs that reported constructing their shelter, most commonly reported ways of acquiring materials:
- Nature 75%
- Purchased 69%
- Assistance 13%

SHELTER CHALLENGES
96% of HHs reported shelter damage. Of those, the most commonly reported parts of the shelter damaged are:
- Damage to roof 98%
- Damage to windows and/or doors 13%
- Damage to wall material 11%

44% of HHs reported not being able to conduct repairs. Of those, the most commonly reported reasons include:
- No money for repair 88%
- Material not available 38%
- No technician/labor available to repair 2%

% of HHs reporting members do not feel safe in their current shelter:
- Female 42%
- Male 36%

ACCESS TO LAND
% of HH reporting:
- Accessing land where shelter is located 100%
- Accessing land in a separate plot 4%

Method of accessing land around shelter plot:
- 98% OPM/UNHCR allocation
  - 1% The household owns the land
  - 1% Renting to access someone else’s land

4% of HHs reported accessing land outside their shelter. Of those, the most commonly reported methods of accessing that land are:
- OPM/UNHCR allocation 60%
- Accessing someone else’s land for free 40%

USE OF LAND FOR CULTIVATION
94% of HHs reported using their shelter plot for cultivation. Of those, the following reported on sufficiency of the land to provide food for the HH in the most recent harvest:
- 100% Insufficient
- 0% Sufficient

FORMAL AGREEMENTS
Of the 2% that access land around shelter plot through renting, free access, or ownership, 0% of HHs that have a formal agreement to access the land
Of the 40% of land accessed outside of shelter plot through renting, free access, or ownership, 0% are accessed through formal agreement

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*4 The Government of Uganda allocates land for residential and agricultural purposes, to refugees, irrespective of ethnicity and origin. This is done via OPM with the support of UNHCR.
**HLP Challenges**

70% of HHs reported facing HLP challenges. Of those:

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

<table>
<thead>
<tr>
<th>Housing</th>
<th>35%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property</td>
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</tr>
<tr>
<td>Land accessed for housing</td>
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</tr>
</tbody>
</table>

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

| Plot given was unusable | 44% |
| Destruction | 27% |
| Theft | 25% |

**HLP ISSUE RESOLUTION**

35% of the 96 HLP issues reported were attempted to be resolved by the household.

Out of the HLP issues that HHs attempted to resolve, the following mechanisms were used:³

| Refugee Welfare Committee | 60% |
| Help desk | 38% |
| Family | 12% |

30% of the HLP issues reported were resolved.

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**PROPERTY**

24% of HHs reported having no property at all. Out of the 76% who do:

**HHs with income-generating property:** 23%

Most commonly reported type of property:

| Livestock | 66% |
| Solar panel | 24% |
| Bicycle | 4% |

95% of property items are owned by one owner.

Proportion of those by sex of owner:

- 84% Female
- 16% Male

8% of HHs that own property/assets reported having documentation proving ownership or legal access.

% of HHs owning number of income-generating property items:

- 77% Zero income-generating items
- 23% One income-generating item

**ACCESS TO INFORMATION**

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

<table>
<thead>
<tr>
<th>Source</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Refugee Welfare Committee</td>
<td>75%</td>
</tr>
<tr>
<td>Family and friends</td>
<td>55%</td>
</tr>
<tr>
<td>Religious leaders</td>
<td>32%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Food distribution</td>
<td>95%</td>
</tr>
<tr>
<td>Registration</td>
<td>87%</td>
</tr>
<tr>
<td>Availability of services</td>
<td>64%</td>
</tr>
</tbody>
</table>

97% of HHs reported trusting the information they receive.

Most commonly reported information needs of HHs by area:³

| Availability of services | 62% |
| Food distribution | 52% |
| Registration | 43% |
LIVELIHOODS SOURCES
Out of the 100% of HHs who reported having a source of income, the most commonly reported sources are:³

- Cash assistance: 90%
- Remittances: 27%
- Selling assistance: 14%

Most commonly reported livelihood groups HH members participate in:³

- Farmers’ group: 38%
- Village Savings and Loan Associations: 21%
- Farmer field school (FFS)/Pastoral Field School (PFS): 15%

Most commonly reported livelihoods challenges:³

- Lack of credit to start/continue a business: 72%
- Lack of work opportunities: 50%
- Lack of skills/qualifications: 40%

Skills and Aspirations
87% of HHs have men of working age and 99% of HHs have women of working age. Of those:

Most commonly reported livelihoods skills gained in country of origin:³

- Farming: 77%
- Livestock: 65%
- Domestic work in the home: 39%

Most commonly reported livelihoods aspirations:³

- Health worker: 26%
- NGO or social work: 21%
- Teacher: 21%
- Street trade: 43%
- Tailoring: 33%
- Farming: 24%

Movements Within Uganda

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

- 11%

Of those:

Types of destinations:

<table>
<thead>
<tr>
<th>Urban area</th>
<th>Rural area</th>
</tr>
</thead>
<tbody>
<tr>
<td>58%</td>
<td>8%</td>
</tr>
<tr>
<td>another refugee settlement</td>
<td>another site in same refugee settlement</td>
</tr>
</tbody>
</table>

Most commonly reported reasons for moving:³

- Presence of education services: 58%
- Presence of health services: 17%
- Joining other family members: 8%

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

- 0%