

ANNEXES



ANNEX 1 – TERM OF REFERENCE**Specific Terms of Reference**

**Evaluation of the
EU-funded housing reconstruction programmes
in Sri Lanka implemented by UN-Habitat
(Aid to Uprooted People programmes AUP-2010 and AUP-2012)**

FWC COM 2011 - LOT 1**1. BACKGROUND**

Until 2009, two decades of conflict left nearly 365,000 houses fully or partially damaged in the Northern and Eastern Provinces of Sri Lanka. This further aggravated the consequences over populations previously affected by the Tsunami in December 2004 which also provoked massive destruction throughout most of Sri Lanka's coastline, notably in the East and North-East.

After the declared end of the conflict in May 2009 the international community reinforced efforts in assisting Sri Lanka reconstruct social infrastructure and livelihoods mainly in conflict-affected areas. These have involved a new wave of permanent housing reconstruction led mainly by donors such as the EU, Australian Aid, Swiss Development Cooperation and more recently the High Commission of India. Housing reconstruction has been building up on experiences from the post-tsunami such as the "Home Owner-Driven" approach earlier consolidated by UN-Habitat in Sri Lanka.

Since 2005, EU support to housing reconstruction in Sri Lanka has already resulted in 16,000 houses benefiting over 64,000 people. Four programmes have involved the following Implementing Partners in chronological order: the World Bank (2005-2008), ASB (2008-2013) and UN-Habitat (2010-2014 and 2013-2015). By 2015, the EU expects to have contributed to funding the reconstruction of 20,000 houses (approximately 10,000 in the North and 10,000 in the East).

Other donor activities

So far, the EU remains the donor having assisted reconstruct most houses in Sri Lanka, although the Government of India is currently financing the reconstruction of up to 50,000 houses⁷⁴ and hence will shortly take over. This is the largest ever development cooperation programme run by India and marks its emergence as an international donor. The most important allocation of the Indian-funded programme is being implemented by UN-Habitat also, which simplifies donor-coordination at the field level. Other Indian-funded implementing partners are the International Federation of the Red Cross in partnership with Sri Lanka Red Cross, Habitat for Humanity and the National Housing Development Agency of Sri Lanka.

From post-emergency to development

In January 2010 the 'International Monetary Fund' (IMF) upgraded Sri Lanka to 'Middle Income Emerging Markets'. And recently, the Government of Sri Lanka, has declared that the "humanitarian phase is over". Accordingly, a number of humanitarian donors (e.g.: ECHO) and many INGOs have withdrawn and 'Official Development Assistance' (ODA) has been shifting focus from post-emergency (e.g. transitional shelter and WATSAN) to development (e.g. permanent housing and flanking measures). Development agencies such as DfID have recently withdrawn their permanent offices from Colombo. However, according to the 'Sri Lanka Human Development Report 2012': "Development opportunities are skewed towards a few urban centres, resulting in migration to cities and poor living standards in several rural provinces. Prevailing inequalities and disparities have adversely impacted the growth potential as well as the equitable human development of all

⁷⁴ See <http://www.hcicolombo.org/page/display/170>

people living in the country". Growth and infrastructure development in the richer Western Province where almost half of the national GDP is accounted for, contrasts with progress in the North and the East.

Whilst Government has committed to undertake large social permanent housing programmes nationwide, low-cost housing reconstruction in the North and East remains mainly dependant on ODA and diaspora remittances. Despite international efforts, ODA will not cover the gap in housing needs on a "house-for-a-house" basis estimated for 2015 to remain between 60,000 and 100,000 in the North only. UN-Habitat guesses that another 20,000 houses are needed in the Eastern District of Batticaloa. Community-building, livelihood development and access to basic social infrastructure for the poorest in rural areas remain a crucial developmental challenge requiring local sustainable solutions.

Current situation in the reconstruction sector

Large-scale infrastructure (e.g. national roads and energy supply network) are quickly spreading in the South West and steadily reaching the North and East. Housing reconstruction for IDPs has also been determined as top priority for Government but advances are yet to materialise. The wide-spread location of returnee villages throughout rural areas does not make it easier. Returnee immigration, such as many among the 50,000 Sri Lankan refugees in India, puts pressure on land resources. There are concerns over instances of interventionism in land dispute resolutions and the number of landless remains a serious challenge to be addressed. Whilst beneficiary selection has been managed with scoring systems accounting for vulnerability, the rise of political interventions and favouritism in allocations to particular communities needs to be carefully monitored.

The recent elections of 21 September Northern, Central and North-West provinces have resulted in a representational victory of Tamil communities winning 30 out of 36 seats in the North. The practical implications of this are yet to be seen.

Whilst ODA can claim humanitarian successes on many fronts in conflict-affected Sri Lanka, the combination of economic devastation caused by armed conflict with an accrued form of donor-dependency have not helped towards the creation of a local and reliable construction market nor of the industrial or entrepreneurial fabric necessary to supply low-cost housing in the North and East. Implementing Partners involved in reconstruction have even struggled attract labour to the construction sector. In addition, construction resources (labour and materials) inflation has led to prohibitive costs for individuals left without assistance. The average size of construction contractors remains small and their reliability low as compared to a more competitive and functional market in the South and West.

The EU-funded 'Aid to Uprooted People' housing programmes in Sri Lanka

The post-tsunami emergency context of 2005 led the European Commission to undertake major commitments to support social-infrastructure and livelihood projects. Housing reconstruction, in particular, has been financed under the EU's regional facility called 'Aid to Uprooted People' (AUP).

The first two AUP programmes for housing reconstruction in Sri Lanka contributed with EUR 6,000,000 in 2005 and EUR 10,000,000 in 2006 to the '**North East Reconstruction Programme**' (NEHRP) led by the World Bank and Government. By that stage, the '**Home Owner Driven**' approach had already been consolidated as the main implementation approach. This programme set out clear standards⁷⁵ for housing construction partly as a reaction to the plethora of spontaneous housing projects that had emerged from international solidarity response to the tsunami. Whilst the respect of these standards are a condition *sine qua non* for implementation, a critical analysis of the same in view of pointing at ways to upgrading them are necessary particularly in view of accommodating more flexibly the remaining housing needs.

⁷⁵ An important document to be reviewed: 'Technical Guideline for Owner-driven housing construction strategy-North East Housing Reconstruction Programme' prepared by Eng. A. E. R. Suresh Miranda.



Figure 1 NEHRP permanent house next to transitional shelter, Ampara District, 2007



Figure 2 Woman-headed household beneficiaries of NEHRP in Ampara District, 2007

In 2008 the EU committed an additional EUR 12,000,000 to housing reconstruction implemented by INGOs **ASB** (EUR 10.1M) and supporting flanking measures by **ZOA** (EUR 1.9M) to meet the needs of Internally Displaced People (IDPs) in Vavunya District, namely around the refugee camp Menik Farm. The housing programme completed in mid-2013 has led to the reconstruction of 2,794 (accommodating 11,473 individuals) under the "Home Owner-Driven" approach, 5,514 beneficiaries improved their livelihoods thanks to additional capacity building measures, 455 beneficiaries improved their capabilities in terms of construction processes and 31 brick producers are making a living out of it.



Figure 2 Exterior of a completed house built under ASB guidance in Vavuniya, 2012



Figure 3 Subsequent veranda extension financed and built by owners, 2012

The programmes to be evaluated

In 2010 the EU allocated another EUR 12,000,000 to the '**Support to Conflict Affected People through Housing**' programme (referred to as **AUP-2010** or **UN-Habitat housing Phase-I**) in the North⁷⁶ in collaboration with Australian Aid (AusAID/DFAT), and Swiss Development Cooperation (SDC) implemented by UN-Habitat as well as SDC. With a total joint provision of EUR 15,958,000 this programme has already led to the full reconstruction of 2,830 houses and of 1,929 repairs (totalling 4,759 families), 3,111 beneficiaries assisted in resolving land tenure issues. AusAID/DFAT has placed additional EUR 1.4 million, which remain outside the Contribution Agreement contract, to build an additional 248 full houses.

⁷⁶ See <http://www.unhabitat.lk/project7a.html>



Figure 4 EU-funded permanent house being extended by owners, Mussali village Mannar, 2013



Figure 5 House with veranda made of former temporary shelter tin sheets in Kilinochchi, 2012

Technical assistance and guidance for reconstruction is provided to beneficiaries by field-based UN-Habitat and SDC teams. Vulnerable groups such as female-headed households, elderly and disabled persons are given priority assistance in order to ensure their safety and welfare. Due to destruction and loss of documents during the conflict, many families have difficulty in proving their ownership of land and it is anticipated that approx. 2,400 families will benefit from assistance to establish security of tenure through the project.

Finally, in 2012 the EU and the same donor partners decided to replicate the previous programme⁷⁷ this time called '**Improving Living Conditions in Returnee Areas of Sri Lanka through Housing**' (AUP-2012, known also as **UN-Habitat Housing Phase-II**) with another EUR 12,000,000. With the contributions of AusAID/DFAT and SDC the total provision is of EUR 15,294,700 in view of attending more than 100 villages in the four target districts including this time a target of 1,000 households in Batticaloa in the East. The target is the full reconstruction of 3,000 fully damaged houses, and the major repair of approximately 1,000 damaged ones. Through a "Home Owner Driven" approach, it seeks to empower the beneficiary families to take charge of their own recovery process. Additional AusAID/DFAT funding is being contractually integrated with the EU-UN-Habitat Contribution Agreement.

2. DESCRIPTION OF THE ASSIGNMENT

➤ Global objective

Empower key stakeholders involved in EU-funded housing reconstruction programmes in Sri Lanka with knowledge or skills identified through programme evaluations necessary to undertake well-informed decisions, corrective measures or complementary activities to better attain EU development cooperation objectives.

➤ Specific objectives

1. *Identify relevant areas for potential improvement as well as examples of good practice in the implementation and design of the programmes concerned;*
2. *Disseminate the relevant findings in the form of practical and feasible recommendations;*
3. *Mainstream, to the relevant stakeholders, practical methods, skills or approaches to follow up on the recommendations.*

➤ Requested services, including suggested methodology

Note: as part of the tender, the Consultant is expected to **submit a concise methodology (max five pages) including an indicative description of the performance and impact evaluation surveys (max three pages)**. Evaluation methods will be reviewed at the inception phase of each mission and consolidated with the Contracting Authority prior to commencing the field activities.

These are the indicative services and evaluation methods required:

⁷⁷ See <http://www.unhabitat.lk/project14.html>

1. 'Performance' and 'Impact Evaluations':

First of all, throughout the exercise, the evaluators are expected to **check on the compliance of beneficiaries selected with respect to the relevant eligibility criteria** set out in coordination with the Presidential Task Force (PTF). Please note that Phase-I and Phase-II differ in so far as the first was not subjected to scoring.

Then, '**performance evaluations**' need to account for the methods described by DEVCO and available on-line⁷⁸. The following evaluation criteria⁷⁹ correspond to the traditional practice of evaluation of development aid formalised by the OECD-DAC (the first five criteria), and to the specific EC requirements (the last two criteria).

Relevance

- *Extent to which the objectives of the development intervention are consistent with beneficiaries' requirements, country needs, global priorities and partners' and EC's policies.*

Effectiveness

- *Extent to which the development intervention's objectives were achieved, or are expected to be achieved, taking into account their relative importance.*

Efficiency

- *Extent to which the outputs and/or desired effects have been achieved with the lowest possible use of resources/inputs (funds, expertise, time, administrative costs, etc.).*

Sustainability

- *Extent to which the benefits from the development intervention continue after termination of the external intervention, or the probability that they continue in the long-term in a way that is resilient to risks.*

Impact

- *Positive and negative, primary and secondary long-term effects produced by a development intervention, directly or indirectly, intended or unintended.*

Coherence

- *Extent to which activities undertaken allow the European Commission to achieve its development policy objectives without internal contradiction or without contradiction with other Community policies. Extent to which they complement partner country's policies and other donors' interventions.*

Community value added

- *Extent to which the project/programme adds benefits to what would have resulted from Member States' interventions in the same context.*

The '**impact evaluation**' component is to develop on the 'impact' component of the 'performance evaluation' and is to be addressed through randomised assessments as further specified below:

a. Final Evaluation of the AUP-2010 programme (Phase-I)

The programme was subject of a Mid-Term Evaluation in 2012 and hence the '**performance evaluation**' of the Implementing Partners *vis-à-vis* the recommendations therein will have to be thoroughly assessed. The Consultants are invited to critically question those recommendations and add theirs as necessary.

The Consultant is expected to undertake extensive field data collection in view to undertake a meaningful '**impact evaluation**' addressing qualitatively and quantitatively the extent to which "positive and negative, primary and secondary long-term effects produced by a development intervention, directly or indirectly, intended or unintended". Namely, whether the living conditions and social cohesion of beneficiaries and hosting communities have actually been improved, should be addressed. This will involve both a qualitative enquiry as to "what is the good life for the beneficiaries" and contrast it with usual development indicators, as well as a more quantitative survey and analysis of the factual conditions of the household prior and following the programme.

For the purpose of the tender, a commitment to survey **at least 100 beneficiary households** of AUP-2010 is expected. The more households the tender can commit to survey the more convincing it will be for the Contracting Authority when selecting the winning tender. The Consultant might

⁷⁸ See http://ec.europa.eu/europeaid/how/evaluation/methodology/index_en.htm

⁷⁹ See page 27 of the 'Guidelines for project and programme evaluation' available at http://ec.europa.eu/europeaid/evaluation/methodology/examples/guide3_en.pdf

consider **subcontracting data collection** in view to increase the sample size. In addition, a statistically relevant number of non-beneficiaries should be documented for comparison. Please note, that in the absence of a baseline survey (implementation started in 2010), the Consultant is to find best possible relevant elements of comparison with non-beneficiaries (e.g.: households under equivalent original circumstances) in order to appraise the incidence of the Implementing Partners' work (e.g. households could be grouped by typologies and then equivalent non-beneficiary households associated to each typological group). Emphasis on gender issues will be considered important. Each household surveyed needs to be photographed and geo-referenced. A map and database with the geo-coordinates and illustrations of each household should be annexed to the report.

The recommendations that might arise from the findings will be directed towards the replica Phase-II (e.g.: ways of overcoming shortcomings which could compromise the intended results, ways of furthering the environmental or cost-efficiency of construction, testing improvements in community-building processes, needs for better mainstreaming gender issues, potential adjustments to eligibility matrix, etc...).

b. Evaluation of 'Improving Living Conditions in Returnee Areas of Sri Lanka through Housing' programme (AUP-2012 housing, Phase-II):

i. Mid-Term Evaluation (MTE)

The first field mission being held in early 2014 many beneficiaries would not have started construction, offering the Consultant the opportunity to collect actual **baseline data**. A sample of **200 beneficiary houses should be surveyed** in view of completing the 'impact evaluation' for AUP-2012 in the later final evaluation report. As above, this part might benefit from subcontracting some data collection in view of reaching more households. Each household surveyed needs to be photographed and referenced. A database with the geo coordinates and illustrations of each household should be annexed to the report.

A second field mission in year 2 should allow the Consultant to observe progress and produce the Mid-Term-Evaluation. This Mid-Term-Evaluation will be the last chance for the Consultant to really influence the Implementing Partners' work. Hence, recommendations should be prioritised at this stage.

ii. Final Evaluation

This phase will be more about synthesis and pointing at policy recommendations (including to Sri Lankan authorities) in view of addressing housing reconstruction challenges. It will be built on all data collected, all analytical work and should assess whether recommendations have been followed and, if so, whether they have led to improvements. If the EU is at that stage in the process of contracting or implementing an additional housing programme, the recommendations should be aimed to improve that new programme.

The AUP-2012 housing programme will, in principle, conclude on 30 June 2015. Again, UN-Habitat and SDC will have six months to submit the final report. Hence, fieldwork should start in the third quarter of that year (might have to be anticipated should UN-Habitat close down offices) such that the Consultant can share preliminary findings prior to the submission of the Implementing Partners' Final Report. The last quarters of the evaluation contract should allow for revisions of the Final Evaluation Report on the basis of donors' comments.

2. Build stakeholders capacity to improve programmes' impact

Under this component it is expected that the Consultant makes sure that evaluation recommendations reach out to the intended targets and that they are duly informed as to how to undertake the corresponding remedial or additional actions. For the purpose of tendering, the Consultant is expected to commit to organising **at least three workshop events (one during each mission) in Colombo or elsewhere in a relevant District of Sri Lanka. Each should be estimated with an input of least 4 man-days**. The Consultant will cover the running expenses as reimbursable costs. In the tender, a one page proposal of possible capacity building sessions should be presented based on the expertise of the experts. Indicatively these could concern:

1. Manageable social research methods for needs assessment of rural livelihoods;
2. How to measure 'impact' and development indicators in rural context: 'impact evaluations' and randomised trials;

3. On mainstreaming beneficiary acceptance of alternative low-cost and environmentally-friendly construction methods (e.g.: Stabilised compressed Earth Block construction, filler-slab, rat-trap bond, soil-cement, etc...);
4. Participatory low-cost housing design and designing for better incremental growth;
5. Best practices in 'Community Action Planning' relevant for Village Reconstruction Committees;
6. Promoting entrepreneurship for small construction service providers;
7. Identifying potential improvements in the NEHRP technical guidelines for owner driven housing construction;
8. Village Reconstruction Committee management: including better gender mainstreaming.
9. Etc...

Concerning the target stakeholders:

a. Beneficiaries

The Consultant is not encouraged to directly interfere with beneficiaries beyond data collection, surveys and interviews. However, it is expected that recommendations be complemented with descriptions of plausible actions for the Implementing Partners to induce the recommended change. Accordingly, it is expected from the Consultant to assist Implementing Partners in punctually running or devising focused capacity building approaches or sessions (e.g.: drafting a relevant training strategy or running a particular session on sensitisation about the role of women in Community Reconstruction Committees, or on how to reduce material wastage in construction).

b. Local Authorities

The Consultant should assess the role of Local Authorities (Division Secretariats) particularly concerning the process of identification of needs, beneficiary selection to the delivery of assistance. If the Consultant concludes that a particular message should be conveyed to a Local Authority, again, it is not expected that they establish a bilateral dialogue with them but it will be positively valued that the Implementing Partners are assisted strategically in getting the relevant message, data, knowledge or skills across.

c. Implementing Partners

The Consultant should undertake capacity building sessions with key officers of Implementing Partners (UN-Habitat and SDC), beyond the mere debriefing of findings and recommendations. As indicated above these could include workshops or lectures on how to further develop the scope of alternative low-cost or environmentally sound construction materials, or case-studies illustrating how to improve social research methods, or data collection on needs, etc... Participation of the Consultant to conferences on the programme organised by the Implementing Partners is required.

d. Donors

Finally, donors could also be subject to more than debriefing. Beyond evaluation recommendations they could exchange experiences on state of the art methods for improving programme design and undertaking developmental needs assessments.

3. Identification of AUP-2014 housing programme (should such programme be decided)

Subject to the pending Implementing Decision of the European Commission on the programming cycle for 2014-2020 concerning the Asia Regional DCI Programme, the Consultant might be requested to assist the EU-Delegation in drafting the Identification Documents for an additional 'Aid to Uprooted People' housing programme for Sri Lanka (AUP-2014 or AUP-2015). *A priori* (subject to recommendation) the intention would be to keeping up the inertia of "Home-Owner Driven" reconstruction whilst ensuring a smooth transition from donor dependency in housing reconstruction to local self-reliance by promoting the sustainability of local service providers.

The Consultant should tentatively allocate **12 man-days for this purpose**. Should this component not be required, then the man-days will be reallocated to the other expected services.

➤ **Required outputs**

1. Each evaluation is expected to result eventually in **state-of-the-art publishable final report** that will be disseminated to the public at large. Hence, it is requested to distinguish '**progress reports**' (of administrative nature) from the '**evaluation reports**'. Each 'evaluation report' will comprise of

three parts described in **Section 5** below. The Contracting Authority will place more importance on quality and readability than on quantity of pages produced. All additional information should be covered in annexes, each presented with the same high standards as the body text.

2. The capacity building dimension should materialise in the form of **workshops** as described above and **compilations of the corresponding teaching material** should be included in the form of annexes to the evaluation reports or as separate reports should it be considered more appropriate.
3. The Identification of AUP-2014 housing programme will require assistance in the production of a **short indicative document**. Specification will be defined as and when necessary.
4. **PowerPoint presentations** of the drafts and final reports for debriefing and discussion purposes are expected as necessary.

3. EXPERTS PROFILE OR EXPERTISE

➤ Number of requested experts per category and number of man-days per expert

Three (3) experts out of which at least **one (1) Senior expert** for sixty-two (62) man days and **two (2) junior** for sixty-six (66) man days each.

Profile or expertise required (education, experience, references and category as appropriate)

Qualifications and skills	Expert			Requirement
	1	2	3	
- Development housing specialist or development economist (or equivalent) with authoritative credentials/qualifications in social research methods applied to development contexts and with capacity to undertake quantitative analysis.				At least one expert. This expert should preferably be the Team Leader .
- Architect or civil engineer (or equivalent) with authoritative credentials/qualifications in low-cost construction, alternative construction methods, environmental design and participatory processes.				At least one expert
- Humanitarian/development/community building/data analyst specialist with credentials from any background relevant to the assignment e.g.: rural development, sociology or anthropology of development, humanitarian action, emergency, climate change, risk-reduction, etc...)				Optional
-Relevant academic qualifications or professional accreditations (e.g.: Post-graduate specialisations, Masters, PhD, Post-doc, fellowship, lectureships, professorships, LEAD, BREAM, FIDIC, PMI, Prince 2, etc...) in issues relevant to low-cost participatory housing reconstruction in development context.				will be positively considered
General professional experience				
- 10 years of experience in addressing international development through project management or research.				At least one including the Team Leader
-relevant experience in evaluation or studies services for international donors;				At least one expert
-practical/operations project management experience in developing contexts;				At least one expert
-relevant experience in development cooperation programme evaluation .				At least one expert
-relevant experience in undertaking large field research projects				At least one expert
- international publications concerning issues relevant to the assignment;				Advantage
-extensive experience in consultancy services for ODA donors				Advantage
Specific professional experience				
-directing quantitative analysis research in development contexts ;				At least one expert
-undertaking qualitative research on social cohesion/living conditions in development contexts or work on development indicators;				At least one expert
-field data collection with rural communities in developing contexts;				At least one expert
-in undertaking impact evaluations (randomised).				At least one expert
-in low-cost construction management/design/research involving alternative construction materials ;				At least one expert
-in social or post-emergency housing , participatory planning or construction processes, development planning, social infrastructure in developing contexts;				At least one expert
- participatory design/community building in post-emergency context;				At least one expert
- capacity building of stakeholders of development projects;				At least one expert
-in data collection and processing ;				At least one expert
- Gender issues mainstreaming in development;				Advantage
- environmental sustainability management/design/consultancy;				Advantage
- extensive relevant publications record namely on issues relevant to the challenges faced by Sri Lankan IDPs;				Advantage
- practical or research experience in the region .				Advantage

➤ **Working languages**

English will be the main working language vis-à-vis the Contracting Authority and Implementing Partners. However, **Tamil** will be essential for fieldwork namely to interact with most beneficiaries and some Local Authorities. The Consultant will have to make arrangements for a high-standard **Tamil - English** translation service for the experts. **Sinhala** will be necessary for some beneficiary communities and Local Authorities.

4. LOCATION AND DURATION

➤ **Starting period**

The indicative start of the assignment is **February 2014**.

➤ **Foreseen finishing period or duration**

The duration of the assignment is **27** months from the actual date of commencement.

➤ **Planning**

A proposed allocation of man-days will be presented by the tender with the methodology. Then, it will be agreed upon with Contracting Authority prior to every mission. Below is an indicative timetable:

Result	Year 1				Year 2				Year 3
	Term 1	Term 2	Term 3	Term 4	Term 1	Term 2	Term 3	Term 4	Term 1
1.a.	Field data collection (min 100 households +non-beneficiaries)	Data processing and reporting (field/home)	Data processing and reporting (home)	Completing evaluation report (home)					
1.b.	Field Baseline data collection (min 200 households)				Data collection (field)	Processing and reporting (home)			
1.c.							Data collection (field)	Processing and reporting	Processing and reporting
2.	Workshop 1 (field)				Workshops 2 (field)		Workshops 3 (field)		
3.	TC								

➤ **Locations of assignment**

The Consultant shall undertake a minimum of **three missions to Sri Lanka** involving the full-time dedication of the three experts. That requires a minimum of 120 man-working days in Sri Lanka (including travel). The rest of the time the Consultant is allowed to work from home.

Villages involving beneficiaries of AUP-2010 and AUP-2012 housing programmes include the District of Kilinochchi, Mullaitivu, Vavuniya, Mannar in the Northern Province and Batticaloa District in the Eastern Province.

5. REPORTING

➤ **Content**

There are two main categories of reports:

a. Progress reports (essentially of administrative nature)

Very succinct (max 10 pages) description of activities undertaken and estimated achievements mainly to provide an overview of progress in view to substantiating payment requests. They should include time-sheets, lists of outputs, budgets and indicative forecast of activities.

b. Evaluation reports (of technical nature)

The final evaluation reports are primarily produced for donors and Implementing Agencies but they should be publishable and comprehensible for other organisations undertaking housing

reconstruction in Sri Lanka and the public at large. Hence, it is expected that they be produced as state of the art documents both in terms of content quality as well as presentation.

The text of the report should be properly referenced (comparable but not necessarily as densely referenced as academic standards) and illustrated with maps, graphs and tables; a geo-referenced map and corresponding data tables of the surveyed households is required (to be attached as Annex).

Each evaluation report will be consolidated as chronologically as follows:

1. **Evaluation methods consolidation report** (of maximum 10 pages) at the latest after 5 days from the start of the Country Missions. In the report the Consultant will include updated evaluation methods on the basis of the latest events, findings or requirements of the Contracting Authority. It should also include a clear work programme of foreseen activities and updated strategies;
2. **Draft final report** (of maximum 30 pages excluding annexes). Besides answering the evaluation questions, the draft final report should also synthesise all findings and conclusions into an overall assessment of the project and will detail the comments received from the stakeholders. The report should be presented short after the field missions and prior to the submission of the Final Report by the Implementing Partner.
4. **Final report** (of maximum 30 pages excluding annexes) with the same specifications as mentioned above, incorporating any comments received from the concerned parties on the draft report, to be presented within 20 days of the receipt of these comments.

The reports should include a **preamble** (context of the evaluation assignment), an **executive summary** (max 1.5 pages with the very key recommendations and findings), the '**performance evaluation**' and '**impact evaluation**' studies (including methodology), following the above mentioned points a series of '**recommendations**' and '**conclusions**'. The **annexes** should include the **questionnaires**, **surveys**, additional **maps** (including geo-referencing data) and **illustrations**, **technical annexes** (including construction drawings), the **capacity building material**, etc...

Each operational recommendation should lead to a clear description of how it could be implemented. When appropriate, the recommendation could be the subject of a capacity building workshop. The corresponding training material should be included as an annex.

➤ **Language**

English

➤ **Submission/comments timing**

a. Progress reports:

Two progress reports will be submitted with each payment request following the approval of the corresponding due outputs. One will be the '**Interim Progress Report**' and the other the '**Final Progress Report**'.

b. Evaluation reports:

For 1.a. Final Evaluation of the AUP-2010 programme

The implementation period of the 'Support to Conflict Affected People through Housing' programme is expected to end by 30 March 2014 and the corresponding Final Report should be submitted within 6 months by Implementing Partners. The evaluation of this programme should start before implementation end and should be completed after the submission of the final report from the Implementing Partners.

- **Methods consolidation report:** at the latest 5 days from the start of the country mission.

- **Draft final report** is indicatively expected to be submitted by June 2014 such that the Implementing Partners can take due consideration of the preliminary observations prior to completing their final report. The final draft report will be expected by October such that the Consultants will have seen UN-Habitat's Final report.

- **Final report:** expected by end of third Quarter of 2014 following the submission of the final report from the Implementing Partners and comments on the draft.

For 1.b Evaluation of AUP-2012 housing programme (Phase-II):

i. Mid-Term Evaluation (MTE)

- **Methods consolidation report** at the latest 5 days from the start of the second mission.

-**Draft final report** should be indicatively submitted during the second quarter of year two of the evaluation assignment.

-**Final report:** during the third quarter of year two of the evaluation assignment.

ii. Final Evaluation

- **Methods consolidation report** after 5 days from the start of the third country mission.

-**Draft final report** should be indicatively submitted during the third or fourth quarter of year two of the evaluation assignment.

-**Final report:** at the latest by the first quarter of year three of the evaluation assignment.

➤ **Number of report(s) copies**

Each draft-final and final evaluation report should be submitted in **5 colour copies**, printed back to front and should comprise ideally of no more than 30 pages (excluding annexes).

The Consultant is expected to provide soft copies as requested by the Contracting Authority. Each printed copy should include a DVD with all the corresponding soft versions of the report.

6. ADMINISTRATIVE INFORMATION

➤ **Interviews if necessary indicating for which experts/position**

The Team Leader and the architect/civil engineer might be interviewed by telephone or video-conference if deemed necessary by the Contracting Authority.

➤ **Other authorised items to foresee under 'Reimbursable'**

International travel costs, per diems and services such as interpretation, translation, data collection, rental of equipment for sampling or to perform laboratory tests, the organisation of workshops (consider at least EUR 3,000 per workshop for the purpose of tendering) can be allocated to the 'reimbursable' budget allocation. Note that all local travel costs are to be covered by the *per diem*.

➤ **Operational conditionality for intermediary payment if any**

The intermediary payment is conditioned to the approval of the

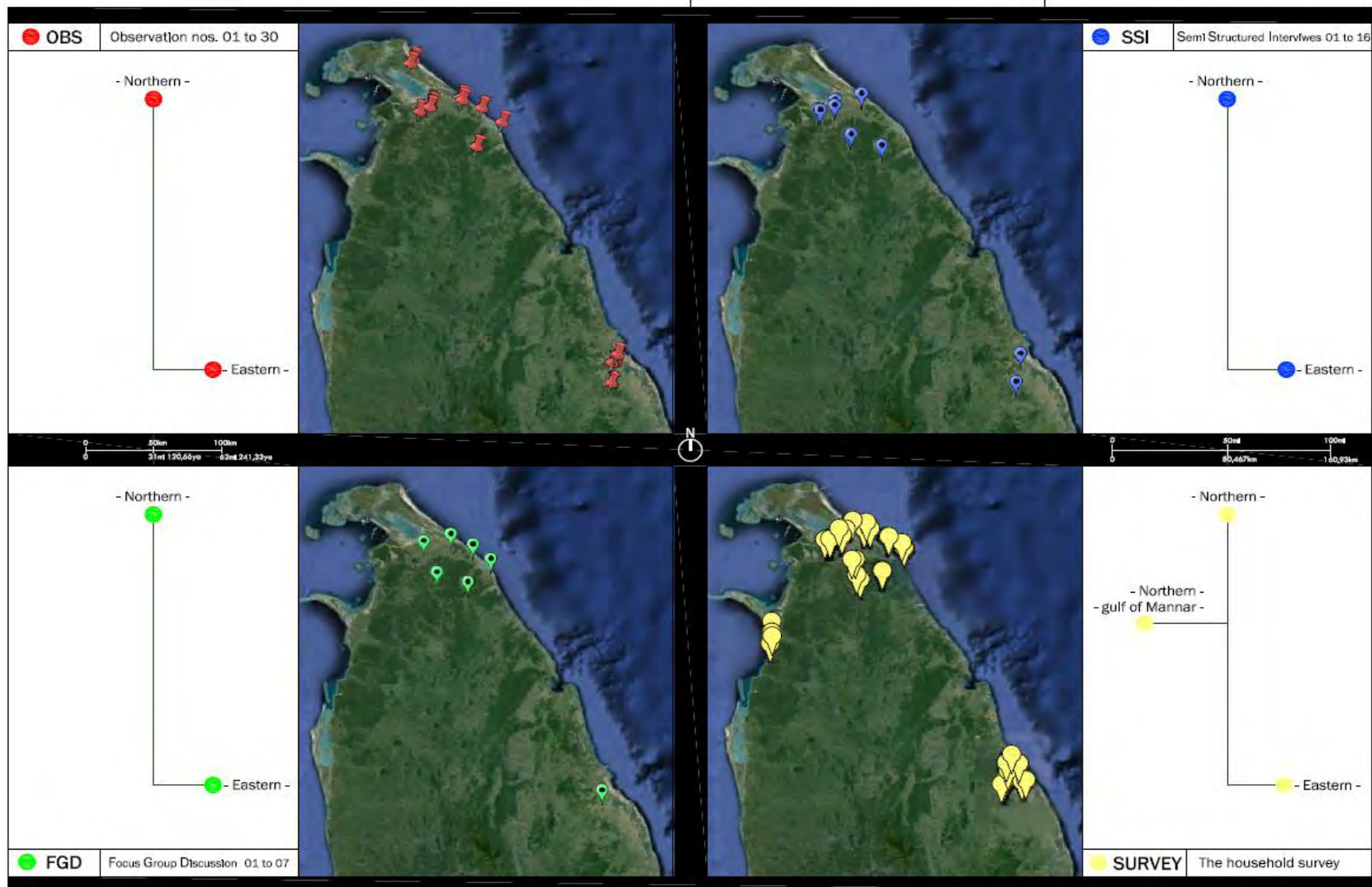
➤ **Tax arrangements**

N/A

ANNEX 2 – ITINERARY

Month	Day	Place	Description
SEPTEMBER 2014	01	Colombo	Team members' arrival at Colombo airport with different schedules. Taxing to Colombo hotel. Team meeting (preparation for EUD meeting)
	02	Colombo	Meeting with Task Manager at EU Delegation. Meeting with UNH and SDC representatives at UN Office
	03	Colombo	Interview with SDC, NBRO. ICTAD and UNH representatives in separate SSI. Meeting with HCI representative
	04	Colombo / Anuradhapura	Meeting with ZOA staff members. Car rental; Team moves to Anurhadapura en route to Jaffna. Survey preparation meeting.
	05	Anuradhapura / Kilinochchi / Jaffna	Travel to Kilinochchi; meeting with Survey team + SDC T.Os. Site visiting and Pilot Survey in Kilinochchi surroundings (soldiers stop Team's activities). Travel to Jaffna.
	06	Jaffna	Meeting with SDC, UNH and Survey team representatives.
	07	Jaffna / Mullaitivu	Meeting with District Secretary. Government Agent, Mullaitivu, Mr. Nagalingam Vethanayahan.
	08	Jaffna / Kilinochchi / Mullaitivu	Meeting with UN-Habitat Staff Kilinochchi. Meeting with UN-Habitat Staff Mullaitivu. Interviewing with Ms. K. Balathas, Gender and Environment Associate, Mr. Rahmathullah, Monitoring & Reporting Officer.
	09	Jaffna	Selection of villages (GNs) and respondents in each district for questionnaire survey. Meeting with SDC Technical Staff Jaffna. SSI at Karaichchi GN division and UN-Habitat staff presentations. Methodology Completion Report drafted and sent to STEM-VCR.
	10	Jaffna	Interviewing with SDC partner NGOs: KKM, Terre des Hommes, SAH, VDF, and Ms. D. Mahandran, National Project Officer, SDC (Jaffna). Interview, Mr. N. Vijayakumar (UNDP) Meeting with GS&MB, NHDA, Suppliers. SSI at three construction material suppliers, Senior Engineer PTK Mullaitivu and FGD with VRC Iranapalai Women
	11	Jaffna / Kilinochchi	Interviewing with Government Agent, Kilinochchi. Interview with Mr. Hameed, UNH. Meeting with UNH Project Office staff; and GA+Director Planning Kilinochchi; Meeting with UNH Land Tenure Specialist. Workshop logistical organisation.
	12	Jaffna / Kilinochchi	Focus Group Discussions, Vivekanandanagar & Uthayanagar West (Kilinochchi). Workshop organisation and site visiting (Two NPOs). Case Studies - three beneficiaries
	13	Jaffna	Reviewing FDG, SSI and NPO outcomes. Workshop lectures preparation.
	14	Jaffna	Workshop preparation
	15	Jaffna / Kilinochchi	Focus Group Discussions, Akkarayankulam & Mayalapuram (Kilinochchi); Mr. Jaime Royo-Olid (EUD) observed a group discussion. Site visiting (Six NPOs); EUD Task Manager observed two NPOs. Case Studies – Five beneficiaries.
	16	Jaffna / Kilinochchi	Workshop organisation and site visiting (Four NPOs). Case Studies – three beneficiaries.
	17	Jaffna / Kilinochchi	Workshop: Capacity building session (Evaluation Team; UNH staff; SDC staff; SDC partners staff; ZOA; GoSL agents; Moratuwa University lecturers).
	18	Jaffna / Kilinochchi	Visiting SDC flanking measures; also Focus Group Discussions, Kilali (Kilinochchi) and Palampasi (Mullaitivu). Interviewing with Mr. A. Khan, District Manager, UN-Habitat, Kilinochchi. Site visiting (Five NPOs) and Laboratory tests. FGD Palampasi; SSI/Case Studies two beneficiaries and one non-beneficiary.
	19	Jaffna / Mullaitivu / Trincomallee	Focus Group Discussion, Iranaipalai (Mullaitivu). Interviewing Mr. J. Jeyamaran, District Manager, UN-Habitat, Mullaitivu. Site visiting (Three NPOs). Consolidating field information at UN-Habitat Kilinochchi; FGD with Olumadu VRC Mullaitivu. Travel to Trincomallee
	20	Trincomallee	Team Meeting - Debriefing session issues preparation
	21	Trincomallee / Batticaloa	Travel to Batticaloa
	22	Batticaloa	Focus group discussion in Velikakandy, Batticaloa. Site visiting (Four NPOs). Case Studies – three beneficiaries. Team visits a sand quarry.
	23	Batticaloa	Interviewing with Habitat for Humanity, NAITA and Kallady Vocational Training Centre Site visiting (Six NPOs). FGD with VRC Veppavettuvan, Batticaloa
	24	Batticaloa/ Colombo	Travel to Colombo.
	25	Colombo	Team meeting. Debriefing preparation. Interviewing with Dr. Vagisha Gunasekara, CEPA. Debriefing at UNH premises (EUD Task Manager; UNH and SDC staff members; stakeholders)
	26	Colombo	Debriefing: EUD Task Manager and Head of Operations: AUP-2010 and AUP-2012. Separate session with EUD Task Manager: AUP-2014. Final Team Meeting. RS leaves Sri Lanka
	27	Colombo	MM leaves Sri Lanka
	28	-	-
	29	-	-
	30	-	-
Oct	01		MK leaves Sri Lanka

ANNEX 3 – THE HOUSEHOLD SURVEY – I



ANNEX 4 – THE HOUSEHOLD SURVEY - II

This Annex presents a synthesis of the household survey's results. It starts with an overview of how the respondents were distributed amongst the different AUP-2010 and AUP-2012 programmes and categories of household (e.g. female-headed or aged) and then explains some of the difficulties faced by the enumerators in carrying out their work. The data from the survey are then presented.

1 Distribution of Respondents

The household survey carried out for this evaluation used the sampling frame presented in Annex 13 of this report. This led to the following distribution of respondents to whom questionnaires were administered comprising beneficiaries and non-beneficiaries in AUP-2010 and beneficiaries in AUP-2012.

Table 1.1: Distribution of Respondents	
Respondents	Number
AUP-2010 Beneficiaries	243
AUP- 2010 Non Beneficiaries	98
AUP- 2012 Beneficiaries	250
Total	591

It had been intended that there be 250 respondents from the AUP-2010 programme and 100 non-beneficiaries. However, in some villages in Kilinochchi the beneficiaries to be surveyed were not available and alternative names were not provided⁸⁰. The survey team attempted to make up the numbers as they would have done for a quota sample but military security personal did not permit questioning of anyone not appearing on the list.

The following table shows the distribution of Beneficiary and non-Beneficiary respondents by District.

The survey sample was drawn up to ensure a representative sample of female-headed households, disabled and aged heads of household. Table 1.3 shows how the respondents fit in these categories. The table also shows how many respondents did not fall into any of these categories (i.e. the statistically 'normal' category).

Table 1.2: Distribution of Respondents by District		
District	Programme and Type of Respondent (Beneficiary or Non- Beneficiary)	Number of Sample
Kilinochchi	AUP-2010 Beneficiaries	122
	AUP-2010 Non Beneficiaries	48
	AUP-2012 Beneficiaries	56
Mullaitivu	AUP-2010 Beneficiaries	102
	AUP-2010 Non Beneficiaries	43
	AUP-2012 Beneficiaries	17
Vavuniya	AUP-2010 Beneficiaries	10
	AUP-2010 Non Beneficiaries	4
	AUP-2012 Beneficiaries	0
Mannar	AUP-2010 Beneficiaries	9

⁸⁰ This was an oversight on the part of the evaluation team. In all other cases alternate names were provided in case a listed respondent was unavailable.

Table 1.2: Distribution of Respondents by District		
District	Programme and Type of Respondent (Beneficiary or Non- Beneficiary)	Number of Sample
Batticaloa	AUP-2010 Non Beneficiaries	3
	AUP-2012 Beneficiaries	9
	AUP-2010 Beneficiaries	0
	AUP-2010 Non Beneficiaries	0
	AUP-2012 Beneficiaries	168
	Total	591

There are two types of grant in the AUP programmes: one for the full rebuilding of a house (known as “Full House”) and grants made for the repair of houses (known as “Repair Houses”). The sample design included both these categories as is shown in Table 1.4 below.

Table 1.3: Number of Female, Aged and Disabled Headed Household Respondents (Beneficiaries and Non-Beneficiaries) and Respondents Belonging to None of These Categories amongst all AUP-2010 and AUP-2012 Respondents								
Programme and Type of Respondent	Female Headed	Aged	Female Headed and Aged	Disabled	Aged and Disabled	Female Headed and Disabled	Female Headed, Aged and Disabled	Not Female-Headed, Aged or Disabled
AUP-010 (Beneficiaries)	47	22	1	16	1	2	1	153
AUP-2010 (Non Beneficiaries)	7	9	0	3	0	1	0	78
AUP-2012 (Beneficiaries)	61	15	1	15	1	1	0	156
Percentage of all Respondents	19%	8%	0%	6%	0%	1%	0%	65%

Figure 1.4: Respondents by Type of Housing Grant Received		
Programme	Full House	Repair House
AUP-2010	156	87
AUP-2012	175	75
Total	331	162

2 Constraints Encountered

2.1 Security Clearance and Delay

The project areas remain sensitive in terms of security and security personnel were present in all the villages in which the survey was carried out. At the start of the survey, the evaluation exercise had not been properly cleared by the relevant authorities. This resulted in the survey team being interrupted by the military and prevented from continuing its work. This happened while the pilot survey was being carried out. By the time adequate clearance was obtained, a week had passed. It was decided by the Team Leader that, in order not to lose any more time, the pilot would not be carried out any further than it had already been. This had some negative results on the survey. The fact that the piloting did not take place properly is reflected in some of the answers received from respondents. For example, in both AUP-2010 and AUP-2012 nearly every respondent reported that s/he had received training and that this had

been delivered in a formal training centre. This seems unlikely and probably results from respondents not having understood the question and/or what a formal training centre was. This type of misunderstanding is what a pilot survey is intended to correct.

Another effect of the delay was that some of the enumerators, who work only part time but were available for the planned survey period, became unavailable after a week. This led to the remaining enumerators having to bear the burden of additional work in a shortened time period. The consequences are to be found in answers to some questions where the enumerator should have spent more time eliciting clearer and more detailed responses to open-ended questions (see, for example, the explanations given by respondents for how they ranked their level of satisfaction).

2.2 GPS Photographs


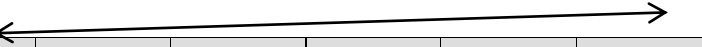
The enumerators sometimes found difficulty in obtaining suitable geo-referenced photographs. They reported that for the camera to be properly identified by satellite they had to hold it pointing at the object for an extended period of time. This attracted the attention of security personnel who questioned whether the enumerators were filming rather than taking photographs. Video photography had, according to them, not been authorized. This took a lot of time but almost all the photographs were in any case obtained, which is a credit to the survey team.

What follows are the results of the survey.

AUP 2012 BASELINE (MID-TERM) SURVEY

BENEFICIARY HOUSEHOLDS	(Instruction to enumerator: if the grantee is unavailable, interview any senior household member who says they are familiar with the programme)	
District:	GN (name):	
Respondent number	AUP beneficiary code	
(survey code number)	Date of application	
Name of respondent	Date of acceptance	
Relationship of the respondent to the grantee (if different)	Type of housing assistance received (indicate which apply)	
	Full house	Repairs
Does the respondent fall into any of these categories?		
Female headed household		
Aged (60 years and over)		
Disabled		
None of the above		

Questions

			Not at all  Greatly									
			1	2	3	4	5	6	7	8	9	10
1	How much do you feel the provision of permanent housing in this project has improved your living conditions? (Instruction to enumerator: place this on a scale of 1-10)	AUP-2010	2.5%	0.0%	0.8%	4.1%	2.5%	7.4%	13.6%	16.5%	3.3%	48.1%
		AUP-2012	0.4%	0.8%	0.4%	0.4%	0.0%	5.2%	4.4%	8.4%	22.0%	57.2%
2	How much do you feel the provision of permanent housing has improved your relationships with other members of the community you are living in? (Instruction to enumerator: place this on a scale of 1-10)		Not at all  Greatly									
			1	2	3	4	5	6	7	8	9	10
		AUP-2010	2.1%	0.0%	0.8%	4.6%	6.6%	9.5%	10.0%	6.6%	5.4%	54.4%
		AUP-2012	0.4%	0.4%	0.8%	0.8%	1.6%	4.4%	18.8%	4.0%	9.2%	58.8%

3	What would you say are the most important benefits you have obtained from this project?		Strained Neighbour Relations (Jealousy)	Incomplete House	Secured house + Assimilation in Society	Independent Life	Improved Neighbour Relations	Peaceful Life	Secured House			
		AUP-2010	2.1%	4.5%	1.2%	2.1%	11.5%	14.0%	63.4%			
		AUP-2012	-	2.4%	0.8%	-	16.8%	35.6%	42.8%			
4	How satisfied are you with the benefits you have received? (Instruction to enumerator: place this on a scale of 1-10)		<div>Not at all<div>←</div>Greatly<div>→</div></div>									
			1	2	3	4	5	6	7	8	9	10
		AUP-2010	2.5%	0.8%	1.3%	1.7%	4.6%	4.6%	7.1%	16.7%	7.5%	53.1%
		AUP-2012	0.8%	0.8%	1.2%	0.8%	0.0%	0.8%	6.4%	9.2%	17.2%	61.6%
5	Please explain response to 4.		Unhappy	Inadequate Other Support	Given Money Inadequate	Incomplete House	Protected from Natural Disasters	Good Supervision & Guidance	Basic Needs Fulfilled	Repaired Perm House	Perm. House	N/A/ Do not Know
		AUP-2010	8.6%	1.6%	0.4%	-	2.5%	7.0%	0.4%	0.4%	76.1%	2.9%
		AUP-2012	1.2%	0.4%	1.6%	2.8%	-	2.0%	-	-	86.0%	6.0%
6	How far do you feel that you have played a part in deciding how your house is designed and built? (Instruction to enumerator: place this on a scale of 1-10)		<div>Not at all<div>←</div>Greatly<div>→</div></div>									
			1	2	3	4	5	6	7	8	9	10
		AUP-2010	1.7%	1.2%	0.8%	0.8%	5.8%	4.1%	6.2%	17.8%	8.7%	52.9%
		AUP-2012	0.8%	0.8%		1.2%	3.2%	6.0%	9.6%	3.2%	4.8%	69.6%
7	Please explain (Instruction to enumerator: prompt for answer to why they rated their participation as low, medium or high)		Plan not shown for our acceptance	Our concerns disregarded	Completed with our involvement	All construction aspects as desired and with our involvement	All aspects as desired	Plan shown & accepted	N/A/Don't know			
		AUP-2010	2.5%	0.8%	39.5%	2.9%	22.5%	27.5%	4.9%			

		AUP-2012	0.4%	0.4%	3.6%	0.4%	3.6%	88.0%	3.2%
8	Do you or any of your household work together with other members of the community in improving your house or theirs?	AUP-2010	YES 40.3%	NO 59.7%					
		AUP-2012	85.6%	14.0%					
9	If YES, please explain (Instruction to enumerator: ask who is doing what with whom)	AUP-2010	Assisted in the Cost Process 22.2%	Assisted in the purchasing of materials -	Assisted Neighbours' Cost 7.0%	Labour Assistance 10.7%	N/A 60.1%		
		AUP-2012	16.4%	0.8%	-	68.0%	14.8%		
10	Has anybody in this household received any training as part of the project? (Instruction to enumerator: prompt for formal construction training or intensive on-site training in the community)	2010	YES 77.0%	NO 22.6%					
		2012	90.8%	8.0%					
11	If so, whom? (Instruction to enumerator: ask for relationship to respondent)	AUP-2010	HH Head 69.1%	Spouse 1.6%	Son 4.1%	Other Member 2.1%	N/A 23%		
		AUP-2012	77.6%	1.6%	11.6%	-	9.2%		
12	Which type of training? (formal construction training OR on-site training in the community OR other type of training- to be specified) (Instruction to enumerator: check each type of training for each person mentioned in previous question)	AUP-2010	Formal Const. Training 63.4%	Onsite Training 12.8%	N/A 23.8%				
		AUP-2012	87.2%	3.6%	9.2%				
13	Since completing the training have they used it to get a job? (Instruction to enumerator: check "yes" or "no" for	AUP-2010	YES 3.7%	NO 93.8%	N/A 2.5%				

	each person mentioned in previous question)	AUP-2012	3.2%	94.4%	2.4%				
14	When did they get the job? (Instruction to enumerator: fill in month and year for each person mentioned as getting a job in previous question)	AUP-2010	2011 0.8%	2012 2.5%	2014 -	N/A 96.7%			
		AUP-2012	0.4%	0.4%	2.4%	96.8%			
15	How long did they do that job? (Instruction to enumerator: fill in number of years and months for each person mentioned in previous question)	AUP-2010	4 years 0.8%	1 yea 2.5%	6 months -	4 months -	N/A 96.7%		
		AUP-2012	-	2.4%	0.4%	0.4%	96.8%		
16	Did you receive any kind of technical assistance or guidance to build this house? (Instruction to enumerator: if respondent doesn't seem to know, prompt by asking if they received house plans and monitoring visits by project staff)	AUP-2010	YES 93.4%	NO 5.8%	N/A 0.8%				
		AUP-2012	96.8%	2.8%	0.4%				
17	If so, what was it? (Instruction to enumerator: fill in type of technical assistance or guidance)	AUP-2010	Continuous Supervision 18.5%	Continuous Supervision & Advise 1.2%	Quality Check 13.2%	Technical Guidance 39.5%	Roofing Techniques 19.3%		
		AUP-2012	4.8%	0.4%	1.6%	16.8%	72.4		
18	How good do you think it was?	AUP-2010	Poor 0.0%	Fair 5.3%	Good 25.9%	Very good 61.3%	N/A 7.4%		
		AUP-2012	0.4%	0.8%	28.8%	66.8%	3.2%		
19	Please explain your answer:	AUP-2010	Continuous Supervision	Technical Assistance	Community Consultation for Decisions	Don't Know	N/A		

			13.2%	67.9%	4.1%	2.1%	12.8%			
		AUP-2012	2.4%	87.2%	-	-	10.4%			
20	Apart from housing and training, has the project provided you with any other support?	AUP-2010	YES 46.9%	NO 51.9%	N/A 1.2%					
		AUP-2012	83.6%	16.0%	0.4%					
21	(Instruction to enumerator: prompt for agricultural, livelihoods support or support in obtaining security of land title).	AUP-2010	Toilet 46.1%	Other 0.4%	Livelihood -	N/A 53.5%				
		AUP-2012	62.8%	-	17.6%	19.6%				
22	How good do you think it was?	AUP-2010	Poor 0.0%	Fair 1.6%	Good 11.9%	Very good 33.7%	N/A 52.7%			
		AUP-2012	0.8%	1.6%	25.6%	55.6%	16.4%			
23	Please explain your answer.	AUP-2010	Useful 0.4%	Sanitation Improvement 42.0%	Secured Toilet 3.3%	N/A 54.3%				
		AUP-2012	11.2%	68.4%	2.8%	17.6%				
24	Was there any other kind of support that you would have liked but you did not receive?	AUP-2010	YES 72.8%	NO 24.7%	N/A 2.5%					
		AUP-2012	86.8%	12.4%	0.8%					
25	If so, what?	AUP-2010	More Money	More Livelihood Assist	Employment	Balance Money	Electricity	Well & Water	Other	N/A

			52.3%	8.2%	1.2%	-	4.9%	3.7%	3.3%	26.3%
		AUP-2012	44.8%	37.6%	1.2%	2.0%	-	0.4%	0.4%	13.2%
26	If you were asked what would you suggest to improve the project?	AUP-2010	Housing with Livelihood	Housing with Livelihood & more Money	More Money	Don't Know	They did well	Good enough if house completed	N/A	
			18.9%	0.4%	54.3%	11.5%	-	-	14.8%	
		AUP-2012	28.4%	0.8%	43.2%	9.6%	2.4%	10.4%	5.2%	
27	Would you rather have stayed in the urban area where you were provisionally accommodated if you had received the same grant?	AUP-2010	YES	NO	N/A					
			8.2%	88.1%	3.7%					
		AUP-2012	2.0%	97.2%	0.8%					
28	Have you had to borrow money to build your house in the housing project?	AUP-2010	YES	NO	N/A					
			83.1%	16.9%	-					
		AUP-2012	68.0%	31.6%	0.4%					
29	Has this caused you any problems?	AUP-2010	YES	NO	N/A					
			56.8%	37.9%	5.3%					
		AUP-2012	64.4%	15.6%	20.0%					
30	If so, which?	AUP-2010	Unnecessary conflicts in the Household	Lost Pawned items	Lost Livelihood	Difficult to repay loan	N/A			
			0.4%	16.5%	2.9%	37.9%	42.4%			
		AUP-2012	-	54.8%	6.0%	4.0%	35.2%			

AUP 2010 FINAL EVALUATION

NON-BENEFICIARY HOUSEHOLDS	(Instruction to enumerator: if the applicant is unavailable, interview any senior household member who says they are familiar with the programme)
District:	GN (name):
Respondent number	AUP applicant code
(survey code number)	Date of application
Name of respondent	
Relationship of the respondent to the grant applicant (if different)	
Does the respondent fall into any of these categories?	
Female headed household	
Aged (60 years and over)	
Disabled	
None of the above	

AUP-2010 FINAL EVALUATION										Non-Beneficiary Households														
Survey Questions																								
1	How did you find out about the (AUP) housing project? (Instruction to enumerator: ask respondent to explain where they found out about the AUP)							Community Meeting with GS		Neighbours		Project Officials		Housing Activity in the village		From GN & UN-Habitat's Mobilisers		Did Not Know		N/A				
								43%		8%		29%		2%		9%		10%		7%				
2	Was it easy to get more information about the project?							YES		NO														
								86.7%		12.2%														
3	Was it easy to apply for housing assistance?							YES		NO														
								79.6%		19.4%														
4	If no, please explain (Instruction to enumerator: ask respondent to explain what was difficult about it)							The question has been posed to all interviewed, instead of those answering negatively to previous question as required. Hence, invalid.																
5	Which documents did you have to produce when applying? (Instruction to enumerator: ask respondent to list the documents s/he had to produce when applying for housing assistance) 1. Land Deed 2. Land Deed + Living Certificate 3. Land Deed + Living Certificate + ID Copy 4. Land Deed + GN Recommendation 5. Land Deed + GN Recommendation + Family list 6. Land Deed + GN Recommendation + Family list 7. Land Deed + GN Recommendation + ID Copy 8. Land Deed + Family List 9. Land Deed + Family List + Living Certificate 10. Land Deed + Family list + ID Copy + Bank Book 11. Land Dee+ ID copy 12. Land Deed+ GN Recommendation + ID Copy 13. Land Deed + Family List + ID Copy + Bank Book 14. GN Recommendation + Family list + ID Copy 15. Don't know 16. They did not ask anything from us 17. Not Answered							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
								15.3	2.0	1.0	1.0	14.3	4.1	4.1	12.2	1.0	13.3	12.2	2.0	1.0	1.0	4.1	1.0	10.2
6	Was it clear to you why your application was unsuccessful?							YES		NO		N/A												
								55.1%		39.8%		5.1%												
7	Do you think the decision was fair?							YES		NO		N/A												
								39.8%		59.2%		1.0%												
8	If not, why not? (Instruction to enumerator: ask respondent to explain why s/he thought the decision was unfair)							The question has been posed to all interviewed, instead of those answering negatively to previous question as required. Hence, invalid.																
9	Are you aware of any procedure to appeal against the assessment of your application?							YES		NO		N/A												
								85.7%		13.3%		1.0%												

10	Do you use any of the (infrastructure) built by the AUP housing project?	YES 25.5%	NO 49.0%	N/A 25.5%							
11	If so, which? (Instruction to enumerator: list which AUP-built infrastructure is used by respondent)	Community Building 18.4%	Well 1.0%	Other 1.0%	N/A 79.6%						
12	What contribution has it made to your living standards? (Instruction to enumerator: place this on a scale of 1-10)	None		A little		A fair amount		Quite a lot		Very much indeed	
		1 2.0	2 11.2%	3 4.1%	4 2.0%	5 8.2%	6 1.0%	7 7.1%	8 3.1%	9 0.0%	10 13.3%
13	Have you noticed any differences in the availability or cost of building materials or the quality of contractors since the AUP project started?	YES 30.6%	NO 65.3%	N/A 4.1%							
14	Please explain. (Instruction to enumerator: ask respondent to explain any differences s/he has detected)	Construction Material Price Increased 29.6%		Construction Labour Demand increased 1.0%		N/A 69.4%					
15	Do you or any of your household work together with other members of the community in improving your house or theirs?	YES 24.5%	NO 74.5%	N/A 1.0%							
	Thank you for your time and cooperation.										

Phase - 1

Support to Conflict Affected People through Housing Sri Lanka 2010

**Implemented by UN-HABITAT
Funded by European Commission**

Settlement Improvement Plan

**GN Division: Piramanthanaru
DS Division: Kandawalai
District: Kilinochchi**

Introduction to the workshop

Settlement Improvement Planning (SIP) Workshop for the community of Piramanthanaru in Kandavalai DS division was conducted on 4th December 2012 at multipurpose building in the settlement. Piramanthanaru is one of the adversely affected village in the district by the civil war prevailed over three decades. The resettled IDPs in the village are in the need of basic facilities for restarting their lives. Inhabitants in the settlement, representatives from RDS, WRDS and farmers organizations, were participated in the workshop. The workshop was facilitated by UN-Habitat Community Mobilization Assistant.

The workshop was conducted by adopting different methodologies for encouraging community to actively participate in the workshop. The participants worked together to identify the prevailing issues affecting their day to day life as well as social benefit, strategies to overcome those issues and planning for implementation. The participants were actively involved in the assigned task in the workshop.

At the end of the workshop the settlement improvement Plan was presented by the participants who provide the list of problems identified by the community, recommended solution and step-by-step actions necessary to implement the agreed plan to overcome such issues. The implementation of SIP is required several funds, technical support and advices from different stake holders, Non Governmental organizations and UN Organizations. The communities require facilitation from UN-Habitat to follow up and implement the plan.

Settlement Improvement Plan – Piramantharu

Problems	Identified Solutions	Expected Action / demand	Committee in charge	Cooperation	Counterpart	Considerable Period	Considerable Fund	Funding
Theme: 1 Infrastructure development								
1.1 Parents are facing several problems in providing formal primary education to their children due to absence of permanent building for pre school	Repair the roof the existing temporary preschool building.	Approach NGO through AGA to get financial support for renovation	RDS	WRDS, GS,	INGOs, NGOs	Immediately	INGOs, NGOs	
	Constructing new building for the preschool with kinder garden facilities in order to provide better learning environment for children	Identify bare land in the settlement reserved for common amenities and approach potential organization through AGA for financial and technical support	RDS	WRDS,GS	INGOs, Economic Development Ministry	Jan 2013	INGOs	
1.2 Lack of adequate basic facilities in the existing multipurpose building, causes inconvenience for the dwellers in using the building	Increasing its facilities by providing water and sanitation, Extending the area of the building by adding a verandah (Porch) in order to include maximum number of people during their gathering.	Get support from the community and NGOS for renovate existing toilet door, construct drinking water well in the building premises, construct verandah and parapet wall.	RDS	WRDs, GS, Farmers organization	Lions club, rotary club, NGOs	December to May 2013	INGOs, Civil society organizations	

1.3 Most of the roads in the village are damaged and it causes difficulties in daily transport	Renovation of identified roads with gravel through people process.	Request the AGA to link 'Food for work/ Cash for work' programme for the village which will encourage people's active participation in recovery from disaster.	RDS	GS, WRDS, Farmers organization, youth	UNDP, WFP, World vision	immediately	INGOs, UN agencies, District secretariat	
	Converting gravel road to concrete road and increase road network in the settlement. Establish proper drainage network too.	Approach NGOs and ministry of economic development through GA to introduce community participating Road development programme to the village	RDS	GS, AGA	Pradhesiya shaba, RDA	2013	INGOS	
1.4 Poor postal services are obtained by the people due to unavailability of sub post office in the settlement. As the result, inhabitants in the settlement and adjoin villages are unable to receive timely mail services.	Distribute public alone monthly assistance (PAMA) to the elders through Social service officer in the settlement rather than inviting them to receive their payment at the post office located far away from the settlement. Distribute post through GN office.	Discuss with DS, SSO and GN for making arrangement to distribute post at the village through accepted reliable mechanism	RDS	WRDS, GN, Villagers	Divisional secretariat	Gover nment	Immediately	
	Appoint post-man in charge to the village Construct a sub post office in a central place which will provide access to timely postal services to the people from Piramanthanaru, Kallaru, Mayilvaganapuram, Kolunthupilavu and Punnaineeravi	Request ministry of postal services through AGA Appeal the ministry of postal services through AGA for establishment of sub post office in the settlement	RDS	GS, AGA, Politicians	Divisional secretariat	Gover nment	2013	

Theme : 2 Housing Reconstruction								
2.3 240 families are without access to permanent houses.	Providing further assistance to resettle the families in temporary shelters	Identify the most needy families and link them with aid agencies for further assistances	RDS	Villagers, GN, WRDs	IOM, NRC,	Immediately	NRC, IOM	No
	Providing financial assistance for the families to construct permanent house under owner driven housing programme.	Approach UN-HABITAT through GA or AGA for allocation of required number of houses under the Indian Housing programme	RDS	GN, AGA, Villagers	UN-Habitat,	Dec 2012	Indian High Commission, EC, AusAid, Arab Countries	No
Theme: 3 Health promotion and sustainable Environment Development								
3.1 Lack of maternal-child primary care center in the settlement and inadequate access to approach government hospital located in other areas. As the result , pregnant mothers and children are unable to get timely treatment and suffering over many	Conducting pre medical clinics twice in a month in the existing community hall.	Fix a date for the clinics every months and keep the multipurpose building reserved on those days,	RDS	WRDS,VRC, Villagers, AGA	Health department	Nov 2012	Ministry of Health	Yes
	Conducting medical camp for general patients	Request Health department to conduct mobile medical camp monthly basis , Organize eye clinic for visually impaired persons.						
	Construction of maternal-child primary care centers in the village ,	Appeal Ministry of health and for allocation of resources.	RDS	Villagers, GN, AGA	Pradhesiya shab	2013	Arab countries, Religious	No

decades.	Renovation of Kallaru Hospital which can be easily access by the inhabitants.						based organizations	
3.2 Inadequate access to drinking water as water wells are simply dried during summer.	Renovation of small reservoirs for increasing its water containing capacity will ensure water availability in the water wells even summer period.	Approach irrigation department through AGA for renovation of ponds.	Farmers organization	RDS, GS, AGA	Irrigation department	2013	FAO, UNDP, INGOs, Irrigation department	
	Introduce mini water supply scheme, putting up dug wells in places where safe and clean drinking water available	Identify common place for put up big wells and approach aid agencies for financial and technical assistances.	RDS	AGA, GN,	Pradhesiya shaba	2013	INGOS	
3.3 The risk of infectious diseases among children is rapidly increasing due to environmental pollution.	Alleviating mosquito breeding places and keep the environment clean through shramadhana campaign, Planting saplings in public places and household environment to mitigate green house effect.	Organize community shramadhana programme to clean and destroy mosquito breeding places in collaboration with MOH office. Get supports from civil society organization for community cleaning campaign Increase household awareness to be safe from dengue and other infectious diseases by keeping their environment always clean.	RDS	WRDS, GN, Youth, Students	Environmental development authority, Pradhesiya shaba	2013	INGOS, UNOPS, Pradhesiya shaba	

		Organize tree planting in collaboration with Divisional secretariat and environmental development authority						
Theme: 4 Livelihood Improvement								
4.1 Farmers are unable to get reasonable prices for their products due to unavailability of market facilities. They are lack in capacity to compete with the existing market which is dominated by the products from other part of country.	Identifying new market opportunities – establish weekly fair, construction of public market provides access to vulnerable groups for selling their products. Promoting cultivation and marketing through the intervention for private partnership. Cultivating crops which have highest demand in the local community Increasing farmer's capacity and knowledge and encouraging them to practice new methods and modern technologies in cultivation and marketing.	Identify the potential farmers and link them with private companies for assistance to resume cultivation and marketing their products Organize session to educate farmers to overcome competitive market.	Farmers society	RDS, Villagers, GS	AGA, Business communities, private companies engage in agriculture development	From now onwards		

4.2 Lack of financial capacities to resume livelihood activities.	Establishment of revolving fund which provides immediate and safe financial access to women.	Approach INGOs through AGA to provide fund and increase capacity of Women rural development societies in terms of finance and management to establish and manage revolving fund for long term	WRDS/RDS	GN, Villagers	INGOS, Poverty alleviation	2013	INGOS	
	Increasing household self sustainability in terms of finance.	Introduce programme through RDs/WRDS to encourage inhabitants to keep aside saving from their income.	WRDS/RDS	GN, Villagers	INGOS, Poverty alleviation, Finance institutions	2013	INGOS	
Theme: 5 Social Problems								
5.1 Problems of increasing household violence against women and children due to lack of knowledge and understanding family life	Introducing effective prevention and early intervention programmes to reduced domestic violence and abuse against women and child	Empower the civil society organization to record and provide statistics on prevailing violence in the community specially against women and children Organize campaign to raise awareness and community based preventive initiatives to prevent domestic violence	WRDS/RDS	GN,AGA, Child probation officer	Violence prevention institutions	immediately	INGOS, World vision	



While starting the workshop with silent respect



GN Mr. S. Chandran delivers welcome speech & introduction to the workshop.



Participants were divided into three groups and assigned task to identify issues affecting their lives solutions and strategies to overcome such issues.



While a mother presents the group findings in the workshop



CMA of UN-Habitat explains planning for implementation of SI

ANNEX 6 – LIST OF FOCUS GROUP DISCUSSIONS

The following are the focus group discussions which the evaluation team undertook.

Date	District	Village	AUP-2010 or AUP-2012	Full Houses (FH) or Repairs (RH)
12.9.14	Kilinochchi	Uthayanagar West	AUP-2012	FH & RH
	Kilinochchi	Vivekanandanagar	AUP-2010 & AUP-2012	RH
15.9.14	Kilinochchi	Akkarayankulam	AUP-2010	FH & RH
	Kilinochchi	Malayalapuram	AUP-2010	RH
16.9.14	Kilinochchi	Piramanthanaru	AUP-2010	FH
18.9.14	Kilinochchi	Kilali	AUP-2012	FH
	Mullativu	Olumadu	AUP-2010	FH
	Mullativu	Palampasi	AUP-2010	FH
19.9.14	Mullativu	Iranaippalai	AUP-2012	FH & RH
	Mullativu	Chilawathai	AUP-2010	RH
22.9.14	Batticaloa	Velikakandy	AUP-2012	FH & RH
	Batticaloa	Mylavettuwan	AUP-2012	RH
	Batticaloa	Veppavettuwan	AUP-2012	FH

ANNEX 7 – AUP BENEFICIARIES INTERVIEWED FOR CASE STUDIES

Annex 7 - AUP Beneficiaries Interviewed for Case Studies										
	Date	District	DS Division	Village	Beneficiary	DAT No.	AUP	Full/Repair	Sp. Status	Photos Folder
1	05-set	Kilinochchi	Poonakari	SDC						Pilot Study
2	12-set		Karaichi	Vivekanandanagar	U. Arunthavaselvi	KIL/KAR/VIV/0003	2012	R	FHH	
3	12-set		Karaichi	Uthayanagar	K. Mohanarasa	KIL/KAR/UTW/0005	2012	R		Mohanarasa
4	15-set		Karaichi	Malayalapuram	S. Mageswary	KIL/KAR/MPM/0004	2010	R	D	Mageswari
5	15-set		Karaichi	Malayalapuram	Antony Katherin	KIL/KAR/MPM/0013	2010	R	FHH	Antony Katherin
6	15-set		Karaichi	Ganeshapuram	S. Sathish	KIL/KAR/GNP/0024	2012	F	Mason	Mason
7	15-set		Karaichi	Akkarayankulam	Ramaling Annaluxmi	KIL/KAR/ALL/0041	2010	F	FHH	Annaluxmi
8	15-set		Karaichi	Akkarayankulam	Velu Vijayakumar	KIL/KAR/ALL/0060	2010	F		Vijayakumar
9	15-set		Karaichi	Akkarayankulam	Sutharshini Yogaling	KIL/KAR/ALL/0162	2010	F		Sutharshini
10	16-set		Kandawalai	Piramanthanaru	S. Vasanthakumari	KIL/KAN/PLU/0131	2010	F	FHH	Vasanthakumari
11	18-set	Mullaitivu	Oddusuddan	Olumadu	A. Raveendran	MUL/ODD/OLU/0022	2010	F		VRC President
12	18-set		Oddusuddan	Olumadu	A. Rajeswari	MUL/ODD/OLU/0037	2010	F	FHH	A. Rajeswari
13	18-set		Oddusuddan	Olumadu	S. Meenatchi				Non-BenifG.Iranji MIL	A. Rajeswari's MIL
14	18-set		Oddusuddan	Palampasi	G. Iranjinidevi	MUL/ODD/PPA/0020	2010	F	FHH	
15	18-set		Oddusuddan	Palampasi	V. Thanapalasingham	UN-M-OD-PS-0065	2012	F		Onion_Tobacco
16	22-set	Batticaloa	Eravurpattu	Welikakandy	B. Pathmanathan	BAT/ERP/WGK/0005	2012	F		
17	22-set		Eravurpattu	Welikakandy	R. Chandramohan	BAT/ERP/WGK/0027	2012	F		
18	23-set		Eravurpattu	Mylavettuwan	T. Komaleswari	BAT/ERP/MWD/0013	2012	R	FHH	
19	23-set		Eravurpattu	Mylavettuwan	K.Sarajini	BAT/ERP/MWD/0014	2012	R	FHH	

ANNEX 8 – OBSERVATIONS

Table of Observation no. 01



OBS. No.- Date	Location / Geo- reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
01-12/09/2014	Kilinochchi/ Karaichchi/ Vivekanandanagar – N 9°;21';41,81"; E 80°;24';8",55 h asl: m. 51,50	Beneficiary: Mr. I. Yogarathnam Hindu KIL/KAR/VIV/0001 – AUP 2012 Repaired house; 250,000 LKR	7 Very high	4-5 months	Y; 6 months left; Suppliers' credit (no interests)	External plastering; 2 external doors (main and toilet); Windows sashes	Electricity boards and wires	N ; No neighbours involved in building at that time	Beneficiary's relative / Women contributed to the work /LKR/person/day 1,200-1,000 + meals
NOTES: <ul style="list-style-type: none">Three salvaged window-frames will be used for future extensionInternal plastering is of good quality.			<div></div> <div></div>						

Table of Observation no. 02 – RH - Kilinochchi

OBS. No.- Date	Location / Geo- reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
02-12/09/2014	Kilinochchi/ Karaichchi/ Uthayanagar – N 9°;22';8",95; E 80°;23';51",49 h asl: m. 54,90	Beneficiary: Mr. I. Yogaratnatnam Hindu KIL/KAR/UTW/000 4 – AUP 2012 Repaired house; 250,000 LKR	7 Very high	7-8 months	N (because the beneficiary is skilled labour)	External and internal plastering; Toilet door;	Electricity boards and wires	N (Seven scattered beneficiaries occasionally grouped)	Beneficiary himself / Women did not contributed to the work LKR/person/day 0,00-1,000 + meals

NOTES:

- Works got stopped for two months due to monsoon season
- Roof slope has been significantly raised (see picture)
- Blocks for anchoring future expansion are present
- Plaster bands are present
- Women did not contributed to the work due to sickness and school attendance
- Anchoring iron-bars and wall-plate was a good technique, Beneficiary said



Kilinochchi / Karaichchi/
Uthayanagar –
N 9°;22';8",95;
E 80°;23';51",49
h asl: m. 54,90



Table of Observation no. 03 – RH - Kilinochchi



OBS. No.- Date	Location / Geo- reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time take to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
03-15/09/2014	Kilinochchi/ Karaichchi/ Malayalapuram – N 9°;20';29",57; E 80°;23';37",73 h asl: m. 47,55	Beneficiary: Mrs. S. Sumitha Hindu KIL/KAR/MPM/002 1 – AUP 2010 Repaired house; 250,000 LKR	7 High	Do not remember	Y; 100,000 LKR (pawning jewellery); unknown	Completing external plaster;	Veranda with salvaged corrugated metal sheets	Y (Tiles)	Beneficiary's father / Women contributed to the work / LKR/person/day 1,200 -1,000 + meals
<p>NOTES:</p> <ul style="list-style-type: none"> VRC supported in bulk purchasing Works got stopped for two months due to monsoon season Spine wall is 4,46 meter high, really excessive waste of blocks, mortar and money; the same for external walls (height m. 3,10) Surface: internal m. (9,40 x 5,80)= sqm 54,50 = 605,00 sq. ft. LKR (250,000 + 100,000)= 350,000 / 605= approx. 578 LKR/sq. ft. 			 <p>Kilinochchi / Karaichchi/ Malayalapuram – N 9°;20';29",57; E 80°;23';37",73 h asl: m. 47,55</p>						

Table of Observation no. 04 – RH - Kilinochchi



OBS. No.- Date	Location / Geo- reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
04-15/09/2014	Kilinochchi/ Karaichchi/ Malayalapuram – N 9°;20';25",62; E 80°;23';37",07 h asl: m. 67,80	Beneficiary: Mr. R. Shanmugam Hindu KIL/KAR/MPM/000 6 – AUP 2010 Repaired house; 250,000 LKR	8 High	6-7 months	Y; 75,000 LKR (pawning jewellery); unknown	Completing external plaster;	Rudimental collecting rain water system	Y (Tiles)	Known from the Village / Women contributed to the work / LKR/person/day 1,200 -1,000 + meals
<p>NOTES:</p> <ul style="list-style-type: none">• VRC is unknown to the Beneficiary's wife• Expenses were badly recorded• Spine wall only reaches external wall level (good for ventilation and saving-money system)• A new deep well is present (foreign donor: USAID?)• Surface: internal m. (8,10 x 5,95)= sqm 48,20 = 535,00 sq. ft. LKR (250,000 + 75,000)= 325,000 / 535= approx. 607 LKR/sq. ft.			<div></div> <p>Kilinochchi / Karaichchi/ Malayalapuram – N 9°;20';25",62; E 80°;23';37",07 h asl: m. 67.80</p>						

Table of Observation no. 05 – RH - Kilinochchi



OBS. No.- Date	Location / Geo- reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
05-15/09/2014	Kilinochchi/ Karaichchi/ Malayalapuram – N 9°;20';48",34; E 80°;23';42",51 h asl: m. 56,15	Beneficiary: Mr. V. Subramaniyar Hindu KIL/KAR/MPM/000 5 – AUP 2010 Repaired house; 250,000 LKR	7 High	6-7 months	N; 75,000 LKR added to grant (selling 40 paddy-bags)	Completing external plaster;	Veranda with salvaged corrugated metal sheets	Y (Tiles)	Known from the Village / Women contributed to the work / LKR/person/day 1,200 -1,000 + meals
<p>NOTES:</p> <ul style="list-style-type: none"> • VRC supported to bulk purchasing (Tiles) • Drawing is partly wrong (kitchen enlargement is not drawn) • Expenses were badly recorded • Beneficiary went for gable roof due to economy • A few cracks in the walls • Surface: internal m. (9,30 x 6,00)= sqm 56,00 = 620,00 sq. ft. LKR (250,000 + 75,000)= 325,000 / 620= approx. 524 LKR/sq. ft. 			 <p>Kilinochchi / Karaichchi/ Malayalapuram – N 9°;20';48",34; E 80°;23';42",51 h asl: m. 56,15</p>						

Table of Observation no. 06 – RH - Kilinochchi



OBS. No.- Date	Location / Geo- reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
06-15/09/2014	Kilinochchi/ Karaichchi/ Malayalapuram – N 9°;20';47",83; E 80°;23';33",23 h asl: m. 52,10	Beneficiary: Mr. V. Munusamy Hindu KIL/KAR/MPM/000 2 – AUP 2010 Repaired house; 250,000 LKR	6 High	5-6 months	N; 25,000 LKR added to grant (his own savings)	Completing external plaster;	-	Y (Tiles)	Known from the Village / Women did not contributed to the work / LKR/person/day 1,200 -1,000 + meals
NOTES: <ul style="list-style-type: none"> • VRC supported during construction period • Drawing is partly wrong (store is not drawn) • Expenses were not recorded • Timber from his own land (cutting permission from G.A.) • A crack in the gable wall (see picture) • Surface: internal m. (8,90 x 5,95)= sqm 53,00 = 588,40 sq. ft. • LKR (250,000 + 25,000)= 275,000 / 588= approx. 467 LKR/sq. ft. 			 <p>Kilinochchi / Karaichchi/ Malayalapuram – N 9°;20';47",83; E 80°;23';33",23 h asl: m. 52,10</p>						

Table of Observation no. 07 – FH - Kilinochchi

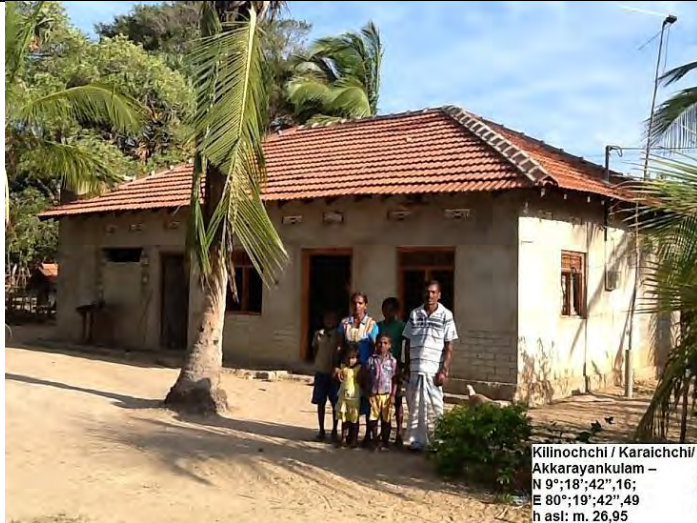

OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
07-15/09/2014	Kilinochchi/ Karaichchi/ Akkarayankulam – N 9°;18';42",16; E 80°;19';42",49 h asl: m. 26,95	Beneficiary: Mr. V. Rajebtyram Hindu KIL/KAR/ALL/0008 – AUP 2010 Full house; 500,000 LKR	7 High	Do not remember	N; 150,000 LKR added to grant (his own money)	Completing external plaster;	Finishing external plaster in main façade	Y (Tiles)	Known from the Village / Women did not contributed to the work / LKR/person/day 1,200 -1,000 + meals
NOTES: <ul style="list-style-type: none"> • VRC supported during construction period • Drawing is partly wrong (store is not drawn) • Expenses were duly recorded • Timber from his own land (cutting permission from G.A.) • Surface: internal m. (10,60 x 6,15)= sqm 65,20 = 724 sq. ft. • LKR (500,000 + 150,000)= 650,000 / 724= approx. 900 LKR/sq. ft. 									

Table of Observation no. 08 – FH - Kilinochchi

OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
08-15/09/2014	Kilinochchi/ Karaichchi/ Akkarayankulam – N 9°;18';42",37; E 80°;19';47",57 h asl: m. 40,85	Beneficiary: Mrs. M. Thanaladsumi Hindu KIL/KAR/ALL/0081 – AUP 2010 Full house; 500,000 LKR	6 High	Do not remember	N; 400,000 LKR added to grant: 200,000 from loans and 200,000 from NHDA*	No doors and windows sashes; Completing external plaster; No plaster bands.	Finishing external plaster in main façade	Y (Tiles)	Known from the Village / Women contributed to the work / LKR/person/day 1,200 -1,000 + meals

NOTES:

- Beneficiary is a member of VRC; VRC supported beneficiaries in supplying materials (cement, tiles)
- House was designed according to Vashtu Sashtam
- Using debris for floor filling was good technique, Beneficiary said; corner columns and the ring beam also very much impressed the family members
- Expenses were duly recorded
- Surface: internal m. (9,50 x 6,50)= sqm 61,75 = 686 sq. ft.
- LKR (500,000 + 400,000)= 900,000 / 686= **approx. 1,311 LKR/sq. ft.**
- The money was partly spent in a new well which "comes first ,then doors and windows because of livelihood", Beneficiary said
- *NHDA= National Housing Development Authority




Table of Observation no. 09 – FH - Kilinochchi

OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary’s family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
09-16/09/2014	Kilinochchi/ Karaichchi/ Piramanthanaru – N 9°;24’;12”,56; E 80°;34’;40”,32 h asl: m. 25,65	Beneficiary: Mr. S. Themethiu. Christian KIL/KAN/PLU/0037 – AUP 2010 Full house; 500,000 LKR	8 High	Do not remember	N; 400,000 LKR added to grant: 200,000 from savings and 300,000 from loan – 5 years to recover loan (interest roughly 8/10%)	Toilet badly finished; No plaster bands.	Installing solar panels and water tank; gardening.	Y (Tiles)	Beneficiary himself /Women contributed to the work / LKR/person/day 1,200 -1,000 + meals

NOTES:

- VRC “facilitated Beneficiaries to accomplish our tasks”
- Drawings are different from as-built
- Foundation screed concrete was good technique, Beneficiary said; corner columns and 6” external walls also very impressing the family members
- Expenses were not recorded
- Salvaged materials from an abandoned village nearby was used
- Three solar photovoltaic panels donated by relatives
- Foundation dug up to bottom level during Observation, to check materials and measurements (see picture)
- Surface: internal m. (11,20 x 6,15)= sqm 68,90 = 765 sq. ft.
- LKR (500,000 + 500,000)= 1,000,000 / 765= **approx. 1,307 LKR/sq. ft.**








Table of Observation no. 10 – RH - Kilinochchi



OBS. No.- Date	Location / Geo- reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
10-16/09/2014	Kilinochchi/ Kandawalai/ Piramanthanaru – N 9°;24';15",94; E 80°;34';40",01 h asl: m. 11,38	Beneficiary: Mr. T. Rasarathinam Hindu KIL/KAR/MPM/000 2 – AUP 2010 Repaired house; 250,000 LKR	6 High	4-5months	N; 150,000 LKR added to grant (loan from bank) – 1 year left to recover	Completing external and internal plaster.	-	Y (Tiles)	Known from the Village / Women contributed to the work / LKR/person/day 1,200 -1,000 + meals
NOTES: <ul style="list-style-type: none"> • VRC supported during construction period • Drawing is partly wrong (store is not drawn) • Expenses were not recorded • Salvaged materials from an abandoned village nearby was used • Rafters and purlins salvaged from old house (see picture) • Surface: internal m. (10,00 x 6,00)= sqm 60,00 = 666 sq. ft. • LKR (250,000 + 150,000)= 400,000 / 666= approx. 600 LKR/sq. ft. 			 <p>Kilinochchi / Kandawalai/ Piramanthanaru – N 9°;24';15",94; E 80°;34';40",01 h asl: m. 11,38</p>						

Table of Observation no. 11 – FH - Kilinochchi




OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
11-16/09/2014	Kilinochchi / Karaichchi / Piramanthanaru – N 9°;24';19",41; E 80°;35';10",94 h asl: m. 40,60	Beneficiary: Mr. V. Sithiraraja Hindu KIL/KAN/PLU/0217 – AUP 2010 Full house; 500,000 LKR	9 High	6 months	N.	Complete plastering; external and internal doors; No plaster bands.	Installing solar photovoltaic panel; Veranda with salvaged corrugated metal sheets.	N; Suppliers transported materials to the site without additional charges	Beneficiary himself /Women contributed to the work / 0,00-1,000 LKS/day +meals
<p>NOTES:</p> <ul style="list-style-type: none"> No idea of VRC's role All family labour contribution allowed that grant was sufficient to complete the house, without any change (in fact, it is a sort of Model house) Corner columns and 6" external walls very impressed the family members Expenses badly recorded Salvaged materials from an abandoned village nearby was used Solar photovoltaic panel cost: LKR 54,000 (1 year to pay) Surface: internal m. (6,90 x 6,60)= sqm 45,50 = 506 sq. ft. LKR (500,000 + 0,00)= 500,000 / 506= approx. 988 LKR/sq. ft. 			 <p>Kilinochchi / Karaichchi / Piramanthanaru N 9°;24';19",41; E 80°;35';10",94 h asl: m. 40,60</p>						 

Table of Observation no. 12 – FH - Kilinochchi



OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
12-16/09/2014	Kilinochchi / Karaichchi / Piramanthanaru – N 9°;23';9",02; E 80°;35';24",26 h asl: m. 13,75	Beneficiary: Mrs. V. Pusparani Hindu KIL/KAN/PLU/0159 – AUP 2010 Full house; 500,000 LKR	9 High	Do not remember	Y; 100,000 loan (pawning jewellery)	-	Installing solar photovoltaic panel; Veranda with salvaged corrugated metal sheets.	Y; a few people from the Village helped them in purchasing after father died	Known from the Village / Women contributed to the work / Do not remember
<p>NOTES:</p> <ul style="list-style-type: none"> • VRC helped in purchasing materials • House is oriented according to Vastu Sasthram • Corner columns impressed the family members • Expenses badly recorded • Salvaged materials from an abandoned village nearby was used • Surface: internal m. (6,90 x 6,60)= sqm 45,50 = 506 sq. ft. • LKR (500,000 + 100,00)= 600,000 / 506= approx. 1,185 LKR/sq. ft. 			 <p>Kilinochchi / Karaichchi / Piramanthanaru N 9°;23';9",02; E 80°;35';24",26 h asl: m. 13,75</p>						

Table of Observation no. 13 (SDC) – FH - Kilinochchi



OBS. No.- Date	Location / Geo-reference	Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled	
13- 18/09/2014	Kilinochchi / Palai / Kilali – N 9°;37';8",33; E 80°;16';12",26 h asl: m. 4,35	Beneficiary: Mr. A.J. Sepasthyampillai Christian KLL/045 – AUP 2012 Full house; 550,000 LKR	10 High	Do not remember	Y; 750,000 added by beneficiary (300,000 his own money; 450,000 pawning jewellery)	-	Tiling; Veranda (reinforced concrete columns cm. 20x20, iron bars 2Ø10mm).	Y; only for tiles purchasing	Known from the Village / Women did not contributed to the work / 1,200-1,000 LKR/day + meals	
<p>NOTES:</p> <ul style="list-style-type: none">• VRC helped in some activities• House is oriented according to Vastu Sasthram• Corner columns and screed concrete impressed the family members• 22 Palmyra trees cut from his own land nearby, for roofing structure• Expenses badly recorded• Surface: internal m. (10,15 x 6,25)= sqm 63,45 = 705 sq. ft.• LKR (550,000 + 750,00)= 1,300,000 / 705= approx. <u>1,844 LKR/sq. ft.</u>										

Table of Observation no. 14 SDC – FH - Kilinochchi


OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
14- 18/09/2014	Kilinochchi / Palai / Muhamalai – N 9°;38';46",76; E 80°;17';26",66	Beneficiary: M. Appukuddi MUH048 – AUP 2012 Full house; 550,000 LKR	Ongoing (approaching ring beam level). High	Ongoing	Data not available	-	Data not available	Data not available	Data not available
NOTES: • Manual blocks crush tests carried on with satisfactory results • Both white and grey gravel are used • External walls are 4" thickness (see picture)									

Table of Observation no. 15 – FH - Mullaitivu




OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
15- 18/09/2014	Mullaitivu / Oddusuddan / Palampasi MUL/ODD/PPA/003 1 – N 9°;5';19",56; E 80°;40';45",47 h asl: m. 69,10	Beneficiary: Mr. K. Balasubramaniyam Hindu – AUP 2010 Full house; 500,000 LKR	7 High	7-8 months	N.	External and internal doors and windows; plastering;	Electrical elements ready to connect to CEB (20,000 LKR)	Y; mostly for sand, cement gravel and tiles purchasing	Known from the Village / Women contributed to the work / 1,000-800 LKR/day + meals
<p>NOTES:</p> <ul style="list-style-type: none"> • Spine structural wall is built with bricks (9" thickness wall – see picture) • VRC helped in many activities • House is oriented according to Vastu Sasthram • Corner columns and screed concrete impressed the family members • Expenses records lost • Surface: internal m. (7,25 x 6,30)= sqm 45,70 = 508 sq. ft. • LKR (500,000 + 20,00)= 520,000 / 508= approx. 1,023 LKR/sq. ft. 			  						

Table of Observation no. 16 – NON-Beneficiary - Mullaitivu


OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
16- 18/09/2014	Mullaitivu / Oddusuddan / Palampasi – N 9°;5';26",62; E 80°;40';40",17 h asl: m. 46,20	NON-Beneficiary: Mrs. K. Ketheesvary Hindu – AUP 2010 (also IHP)	N/A Frustrated but aware about selection process	N/A	N/A	N/A	N/A	N/A	N/A
NOTES: <ul style="list-style-type: none"> No idea about VRC's role Beneficiary scored 9 in IHP list (no scoring system in AUP-2010) 2,000 LKR and 5 working days lost for application process One son died during the war Husband worked three months in a Cash for work activities nearby (650 LKR/day) 									

Table of Observation no. 17 – NON-Applicant - Mullaitivu


OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
17- 18/09/2014	Mullaitivu / Oddusuddan / Palampasi – N 9°;5';31",55; E 80°;40';38",06 h asl: m. 43,10	NON-Applicant: Mr. P. Ganasamma Hindu – Currently applying with IHP 3 rd round	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES: • No idea about VRC's role • The family recently resettled • Aware about selection process and scoring system									

Table of Observation no. 18 – NON-Beneficiary - Mullaitivu


OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
18- 19/09/2014	Mullaitivu / Puthukudiruppu / Irannaipallai NPI: 54114237V – N 9°;20';2",29; E 80°;42';39",07 h asl: m. 7,70	NON-Beneficiary: Mr. A. Chandrasegaram Christian – AUP 2012	N/A Frustrated and with feelings of unfair selection criteria	N/A	N/A	N/A	N/A	N/A	N/A
<p>NOTES:</p> <ul style="list-style-type: none"> • VRC provided assistance during application process • Applicant scored 9,4 (3 adult children) • Grievance committee only motivated scoring • 0,00 LKR and only a few hours lost for application process • Husband worked 15 days as unskilled labour in house building activity nearby (1,000 LKR/day) 									

Table of Observation no. 19 – FH (Special case) - Mullaitivu






OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled	
19- 19/09/2014	Mullaitivu / Puthukudiruppu / Irannaipallai MUL/PTH/IRP/0227 – N 9°;20';14",80; E 80°;40';42",42 h asl: m. 9,00	Beneficiary: Ms. S. Jeyakumar Christian - AUP 2012 Full house; 550,000 LKR	Ongoing High	Ongoing (approaching wall plate level)	Y; 300,000 more (pawning jewellery) so far; 2 years to recover it	Ongoing	Internal toilet (see picture)	N.	Known from the Village / Women contributed to the work / 1,350-1,000 LKR/day + meals	
<p>NOTES:</p> <ul style="list-style-type: none">Ms. Jeyakumar acts as guardian (see document) in favour of her cousins (aunt died and uncle abandoned the family)Due to the special case, VRC helped in many activitiesHouse is oriented according to Vastu SasthramExpense records lostSurface: internal m. [(8,70 x 6,40)+(2,70 x 2,20)]= sqm61,90 = 685 sq. ft.LKR (550,000 + 300,00)= 850,000 / 685= approx. 1,240 LKR/sq. ft.									   	

Table of Observation no. 20 – RH - Mullaitivu




OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled	
20- 19/09/2014	Mullaitivu / Maritimepattu / Chilawathai MUL/MAR/CHW/00 25 – N 9°;14';35",83; E 80°;49';56",05 h asl: m. 10,20	Beneficiary: Mrs. M. Nijuddan Christian - AUP 2010 Repair house; 250,000 LKR	8 High	Do not remember	Y; 100,000 more (pawning jewellery); already recovered	-	New veranda and main entrance (see picture)	Y; cement and timber	Known from the Village / Women contributed to the work / Meals provided to labourers	
<p>NOTES:</p> <ul style="list-style-type: none">• Sewalanka reconstructed the house after tsunami• Due to beneficiary's son's absence, much data was not available at the date of Observation• VRC supported in purchasing timber and cement• Plaster bands• House is oriented according to Vastu Sasthram• Expense records lost• A few materials (door frames) salvaged• A tractor comes monthly from Municipality to collect plastic									 	

Table of Observation no. 21 – FH - Batticaloa




OBS. No.- Date	Location / Geo-reference	Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
21- 22/09/2014	Batticaloa / Eravurpattu / Welikakandy BAT/ERP/WGK/003 – N 7°;35';14",02; E 81°;29';27",26 h asl: m. 50,25	Beneficiary: Mrs. M. Nijuddan Christian - AUP 2012 Full house; 550,000 LKR	8 High	7-8 months	Y; 50,000 more (their savings)	Completing external plaster	Veranda is made by salvaged metal sheets	Y; gravel, sand, cement, timber, tiles	Known from the Village / Women contributed to the work / Lumpsum (<i>Poruththam</i> , in Tamil language) / Meals provided to labourers
<p>NOTES:</p> <ul style="list-style-type: none">• Divisional Secretariat provided land after serious injuries due to mine blasting• Due to beneficiary's son's absence, a few data were not available at the date of Observation• VRC supported in many activities, very proactive; also VRC organised a sort of bidding process to select skilled labourers• House is oriented according to Vastu Sastram• Expenses are properly recorded and available• Filling with debris and carefully spacing the block-rows, are interesting techniques, Beneficiary said• Toilet is attached to the house• Roof slope is 31°• Surface: internal m. (7,20 x 6,50)= sqm 46,80 = 520 sq. ft.• LKR (550,000 + 50,000)= 600,000 / 520= approx. 1,153 LKR/sq. ft.			<div></div> <div></div>						

Table of Observation no. 22 – NON-Beneficiary - Batticaloa


OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
22- 22/09/2014	Batticaloa / Eravurpattu / Welikakandy – N 7°;35';21",69; E 81°;29';28",19 h asl: m. 37,30	NON-Beneficiary: Mrs. K. Nagarasa Hindu – AUP 2012	N/A Frustrated and not sure about scoring system fairness	N/A	N/A	N/A	N/A	N/A	N/A
NOTES: • Applicant does not remember about scoring • One nephew living with applicant did not score • 1,400 LKR and 6 working days lost for application process (back and forth to/from Divisional Secretariat) • Applicant worked 15 days in road construction activities nearby: 1,000LKR/day									

Table of Observation no. 23 – RH - Batticaloa





OBS. No.- Date	Location / Geo-reference	Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
23- 22/09/2014	Batticaloa / Eravurpattu / Mylawettuvan BAT/ERP/MWD/00 20 – N 7°;35';14",02; E 81°;29';27",26 h asl: m. 50,25	Beneficiary: Mrs. M. Vallipillai Christian - AUP 2012 Repair house; 250,000 LKR	7 High	Do not remember	N.	Completing external plaster	Veranda is made by salvaged metal sheets	Y; many materials	VRC pre-qualified skilled labourers / Women contributed to the work / 1,300-800 LKR/day + meals
<p>NOTES:</p> <ul style="list-style-type: none">• Drawings are largely wrong• Bad quality concrete (see picture)• New room has foundation raised up to 30cm (see picture)• VRC was very proactive in supporting purchases and instructing about money management• House does not take Vastu Sasthram into account• Expenses are badly recorded• Selecting the suitable materials for blocks and carrying on blocks crush tests was interesting, Beneficiary said• Prahadesha Sabha collects plastic monthly• Surface: internal m. (9,00 x 5,70)= sqm51,30 = 570 sq. ft.• LKR 250,000 / 570= approx. 438 LKR/sq. ft.			<div></div> <div></div> <div></div> <div></div>						

Table of Observation no. 24 – NON-Beneficiary - Batticaloa


OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
24- 22/09/2014	Batticaloa / Eravurpattu / Mylawettuvan – N 7°;46';19",04; E 81°;31';41",87 h asl: m. 55,65	NON-Beneficiary: Mrs. A. Sahila Hindu – AUP 2012	N/A Frustrated but aware about selection process	N/A	N/A	N/A	N/A	N/A	N/A
NOTES: • Area is annually flooding-prone, up to 60 cm height • Applicant does not remember about scoring, however only childless parents at that time so that scoring was <10 • VRD helped during application process • 300 LKR and 1 working day lost for application process									

Table of Observation no. 25 – FH - Batticaloa




OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete / Date of completion	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
25- 23/09/2014	Batticaloa / Eravurpattu / Veppavedduwan BAT/ERP/VPP/0045 – N 7°;43';3",71; E 81°;29';56",87 h asl: m. 33,15	Beneficiary: Mr. A. Marikkar Muslim - AUP 2012 Full house; 550,000 LKR	7* High	9 months / 14 May 2014	N; 50,000 LKR (his own money)	Completing external plaster. Replacing fake corner column	-	Y; almost all materials	VRC pre-qualified skilled labourers / Women contributed to the work / Lumpsum + meals
<div>NOTES:</div> <div><ul style="list-style-type: none">• *House is solid and properly constructed but there is a structural defect: a corner column is a fake (not linked to the ring beam: it is to be demolished and re-cast – see pictures)• House is built of bricks, properly laid• Plaster bands are present• Toilet is attached to the house• Drawings are not updated• VRC was very proactive in organizing bulk purchases• Skilled labourers were pre-selected by Div.Sec.• House is oriented according to Vastu Sasthram• Expenses records are not available• Using debris for filling and waste oil for timber treatment was something new, Beneficiary said• Surface: internal m. (7,20 x 6,50)= sqm46,80 = 520 sq. ft.• LKR 600,000 / 520= approx. 1,153 LKR/sq. ft.</div> <div></div>									

Table of Observation no. 26 – FH - Batticaloa





OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete / Date of completion	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
26- 23/09/2014	Batticaloa / Eravurpattu / Veppavedduwan BAT/ERP/VPP/0028 – N 7°;41';32",35; E 81°;31';15",56 h asl: m. 20,75	Beneficiary: Mr. A. A. Majeeth Muslim - AUP 2012 Full house; 550,000 LKR	8 High	9 months / 4 May 2014	N; 25,000 LKR (his own money)	Completing external and internal plaster.	Incremental volumes	Y; almost all materials	VRC pre-qualified skilled labourers / Women did not contribute to the work / Lumpsum + meals
<p>NOTES:</p> <ul style="list-style-type: none">House is built of bricks, properly laidPlaster bands are presentToilet is attached to the house and not used due to being opposite the main road; during Observation a metal-sheet fence was erected and toilet was used from that momentBig incremental volumes are present, by salvaged metal sheets; a new store-room is currently being constructed, attached to the house but foundation height is insufficient to protect by flooding (lesson learnt was neglected – see picture)Drawings are not updatedVRC was very proactive in organizing bulk purchasesSkilled labourers were pre-selected by Div. Sec.House is oriented according to Vastu SasthramExpenses badly recordedUsing debris for filling and raising foundation > 1" was something new, Beneficiary saidSurface: internal m. (7,20 x 6,50)= sqm46,80 = 520 sq. ft.LKR 575,000 / 520= approx. 1,105 LKR/sq. ft.			   						

Table of Observation no. 27 – FH - Batticaloa






OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete / Date of completion	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
27- 23/09/2014	Batticaloa / Eravurpattu / Veppavedduwan BAT/ERP/VPP/0032 – N 7°;43';12",68; E 81°;29';49",67 h asl: m. 26,40	Beneficiary: Mr. K. Thineskumar Hindu – AUP 2012 Full house; 550,000 LKR	8 High	8 months / 14 May 2014	N; 35,000 LKR (his own money)	Completing external and internal plaster; properly binding reinforcement.	Veranda by salvaged metal sheets; a new well is under construction	Y; almost all materials	Technical Officers introduced skilled labourers / Women contributed to the work / Lumpsum + meals
<p>NOTES:</p> <ul style="list-style-type: none"> Two reinforcement bars are not bent around the wall plates (see picture) House is built of bricks, properly laid A corner column is made by bad concrete mix Rafters are too widely spaced (see picture) Plaster bands are present Toilet is attached to the house Chimney is 2' wide (instead than 3') Drawings are not updated VRC helped in bulk purchasing House is oriented according to Vastu Sashtam Expenses badly recorded Surface: internal m. (7,20 x 6,50)= sqm46,80 = 520 sq. ft. LKR 585,000 / 520= approx. <u>1,125 LKR/sq. ft.</u> 									   

Table of Observation no. 28 – NON-Applicant - Batticaloa


OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
28- 23/09/2014	Batticaloa / Eravurpattu / Veppavedduwan – N 7°;43';11",42; E 81°;29';46",51 h asl: m. 22,35	NON-Applicant: Mr. S. Suthakaram Hindu – Recently resettled	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<p>NOTES:</p> <ul style="list-style-type: none"> • He was not resettled in the village yet at the time of application • Wife went abroad to earn money but there has been no news for 2 and ½ years • Disabled: (partly deaf), with two children • No idea about VRC's role • Aware about selection process and scoring system • Willing to apply if a new housing programme arises 									

Table of Observation no. 29 – FH - Batticaloa






OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
29- 23/09/2014	Batticaloa / Eravurpattu / Veppavedduwan BAT/ERP/VPP/0017 – N 7°;43';37",90; E 81°;30';56",25 h asl: m. 27,65	Beneficiary: Mrs. Seethadevi Hindu – AUP 2012 Full house; 550,000 LKR	6 High	8 months	Y; 30,000 LKR (pawning jewellery); no idea about recovering	Paving a room; Completing external and internal plaster; properly binding reinforcement.	-	Y; many materials	Div. Sec. and G.S. introduced skilled labourers / Women contributed to the work / Lumpsum + meals
<p>NOTES:</p> <ul style="list-style-type: none"> • A room is not paved yet (see picture): instructions have been given to IP and Beneficiary to complete it as soon as possible to avoid injury to children living in the house • Two reinforcement bars are not bent around the wall plates (see picture) • Rafters are too widely spaced (see picture) • Plaster bands are present • Toilet is attached to the house • VRC helped in bulk purchasing • House is oriented according to Vastu Sashtam • Expenses were badly recorded • Surface: internal m. (7,20 x 6,55)= sqm47,15 = 524sq.ft. • LKR 580,000 / 524= approx. 1,106 LKR/sq. ft. 									 

Table of Observation no. 30 – FH - Batticaloa

OBS. No.- Date	Location / Geo-reference	Beneficiary / Non- Beneficiary: Name / Religion / Code / Programme – Intervention and grant	Overall technical quality of completed house (from 0 to 10) – Level of beneficiary's family satisfaction	Time taken to complete	Loan used: Y/N; repayment period; type of loan	Important elements missed	Modifications made by Beneficiary	Bulk purchase: Y/N Reason (why Y or N)	Labourers / Women contribution / Daily wage for skilled/unskilled
30- 23/09/2014	Batticaloa / Eravurpattu / Veppavedduwan BAT/ERP/VPP/0017 – N 7°;43';30",69; E 81°;30';56",14 h asl: m. 25,45	Beneficiary: Mrs. P. Thilagawathi Hindu – AUP 2012 Full house; 550,000 LKR	7 High	8 months	N; SAVED 50,000 LKR	Completing external and internal plaster; windows sashes.	-	Y; many materials	Div. Sec. and G.S. introduced skilled labourers / Women contributed to the work / Lumpsum + meals
NOTES: • Beneficiary saved some 50,000 LKR by using sand for mortar from the plot and personally casting all blocks • Plaster bands are present • Toilet is attached to the house • VRC helped in bulk purchasing and in market analysis • House is oriented according to Vastu Sasthram • Expenses were badly recorded • Surface: internal m. (7,20 x 6,55)= sqm47,15 = 524 sq. ft. • LKR 500,000 / 524= approx. 954 LKR/sq. ft.									

ANNEX 9 – EVALUATION QUESTION MATRIX: AUP-2010 FINAL & AUP-2012 MID-TERM

Evaluation Criteria & Questions	Sources of Information						Evaluation Methods
	GoSL ⁸¹	Donors & IPs ⁸²	NGOs ⁸³	Private Sector ⁸⁴	Communities ⁸⁵	Documents	
Relevance							
<i>To what extent are the global and specific objectives of AUP-2010 and AUP-2012 consistent with beneficiaries' requirements, country needs, global priorities and partners' and EC's policies?</i>	PTFRD & SNP / NERDC	EUD UN-Habitat SDC UNDP	DRC ZOA		VRCs (HC)	AUP-2010 Strategic / Operational Plan(s) SL National Development Plan Europe Aid, HABITAT and SDC strategy documents for Sri Lanka. AUP-2010 logical framework	Documentary analysis Focus group discussions (communities) Semi-structured Interviews (GoSL, donors, NGOs)
<i>Are the activities and outputs of AUP consistent with the achievement of its global and specific objectives?</i>						AUP-2010 logical framework	Documentary analysis
<i>Is the logframe clear and well structured?</i>						AUP-2010 logical framework Mid-Term Evaluation	Documentary analysis
<i>Is project design largely authored and owned by partners?</i>		EUD UN-Habitat SDC ASB IFRC / Sri Lanka Red Cross NHDA	DRC ZOA			AUP -2010 Strategic / Operational Plan(s)	Semi-structured interviews
<i>Have practical and strategic gender interests been adequately considered in the project strategy?</i>		EUD UNDP ECHO (India Office)	Women & Media Collective (or NGO with knowledge of		VRCs (HC)	AUP -2010 Strategic / Operational Plan(s) Operations Manual	Documentary analysis Focus group discussions Semi-structured Interviews (donors, NGOs)

⁸¹ GoSL (Government of Sri Lanka): NHDA (National Housing Development Authority), NERDC (...) Presidential Task Force for Resettlement, Development and Security for the Northern Province (PTFRD&SNP), NAITA (National Apprentice and Industrial Training Authority), ICTAD (Institute for Construction Training & Development), CHPB (Centre for Housing, Planning & Building), NBRO (National Building Research Organisation), local governments (DS and GN) in Northern and Eastern Provinces.

⁸² Donors: EU Delegation, SDC, AusAID, Indian High Commission, DFID (has closed office in SL), ECHO, UNDP.

IPs (Implementing Partners): ASB (Arbeiter-Samariter-Bund), UN-Habitat, IFRC (international Federation of the Red Cross), Sri Lanka Red Cross (SLRC), Habitat for Humanity (HH), National Housing Development Authority (NHDA)

⁸³ NGOs: DRC (Danish Refugee Council), ZOA (Dutch Christian Post-Conflict and Natural Disaster Organisation), Architecture Sans Frontieres, Auroville Earth Institute, Women & Media Collective (SL), Centre for Environmental Justice (CEJ), Green Movement of Sri Lanka (GMSL), Sevalanka Foundation (SLF), Help Age Sri Lanka, Handicap International

⁸⁴ Private Sector: Chamber of Construction Industry of Sri Lanka, National Construction Association of Sri Lanka (NCASL) (Northern and Trincomalee branches), local builders / contractors.

⁸⁵ Communities: Beneficiary households (BHs), non-beneficiary households (NBHs), Village Reconstruction Committees (VRCs) in hosting communities (HCs), VRCs in non-hosting communities (NHCs).

		OCHA	project)				Non-participant observation (in field)
<i>Does the project respect environmental needs?</i>		UNDP	Centre for Environmental Justice (CEJ) / Green Movement of Sri Lanka (GMSL) / Sevalanka Foundation		VRCs (HC)	AUP -2010 Strategic / Operational Plan(s) Operations Manual	Documentary analysis Focus group discussions Semi-structured Interviews (donors, NGOs) Non-participant observation (in field)
<i>Has (good) governance been mainstreamed in the project/programme (P/P)?</i>	GNs NERDC	EUD UN-Habitat UNDP	DRC ZOA		VRCs (BC)	AUP -2010 Strategic / Operational Plan(s) Operations Manual	Documentary analysis Focus group discussions Semi-structured Interviews (GoSL, donors, NGOs) Non-participant observation (in field)
<i>Does the project actively contribute to the promotion of human rights?</i>		EUD UN-Habitat UNDP ECHO (India Office) OCHA	DRC ZOA		VRCs (BC)	AUP -2010 Strategic / Operational Plan(s) Operations Manual	Documentary analysis Focus group discussions Semi-structured Interviews (GoSL, donors, NGOs) Non-participant observation (in field)
Effectiveness							
<i>To what extent have AUP-2010's global and specific objectives been achieved, or are they expected to be achieved?</i> <u>GO:</u> Contribute to a sustainable resettlement in the place of origin for the returnees and their host communities in North Sri Lanka <u>SO:</u> To improve the living conditions and social cohesion of displaced people, returnees and their host communities in the North through provision of permanent housing.	NERDC	EUD UN-Habitat SDC ASB IFRC	DRC ZOA		BHs VRCs (HCs) VRCs (NHCs)	AUP -2010 Strategic / Operational Plan(s) AUP-2010 annual reports AUP-2010 monitoring reports UN-Habitat Vulnerability Survey (health condition of beneficiaries) Mid-term evaluation	Documentary analysis Household survey Focus group discussions Semi-structured interviews Non-participant observation
<i>GO: what is the total number of returnees benefiting directly from improved housing, flanking infrastructure, training on construction or tenure title regularisations as a result of the action?</i>					BHs	UN-Habitat programme's database Project outputs and outcomes as encoded in the 3W reporting system of OCHA. Mid-term evaluation	Documentary analysis Household survey
<i>SO: what is the share of the total number of beneficiaries who consider their living conditions and social cohesion as having substantially improved upon project completion?</i>					BHs	UN-Habitat Vulnerability Survey (health condition of beneficiaries) Mid-term evaluation	Documentary analysis Household survey
<i>What are the major factors influencing the achievement or non-achievement of the</i>	NERDC	EUD UN-Habitat SDC	DRC ZOA		BHs VRCs (HCs) VRCs (NHCs)	AUP-2010 annual reports AUP-2010 internal monitoring reports	Documentary analysis Household survey Focus group discussions

objectives?		ASB IFRC				Mid-term evaluation	Semi-structured interviews
To what extent have the recommendations of previous evaluations been acted upon?	NERDC	EUD UN-Habitat				Mid-term evaluation AUP -2010 Annual Operational Plan(s)	Documentary analysis Semi-structured interviews
GENERAL (PRINCIPAL) QUESTION <i>To what extent have beneficiaries' livelihoods, living conditions and security of tenure been improved (including vulnerable groups such as female headed households, elderly and disabled persons)?</i>		UN-Habitat	ASB / IFRC / DRC / ZOA, Women & Media Collective, Help Age Sri Lanka, Handicap International		BH	AUP annual reports External evaluation reports	Documentary analysis Household survey Focus group discussions Semi-structured interviews Non-participant observation
SPECIFIC SUB-QUESTIONS							
How many people (including women-headed households, disabled) and families are benefiting from the project by having moved to permanent housing meeting the established minimum construction standards?		EUD UN-Habitat				Project field monitoring data Monthly district reports EC monitoring and evaluation mission reports Mid-term evaluation	Documentary analysis
How many houses have been built and how many houses damaged by conflict or disaster have been repaired?		EUD UN-Habitat				Project field monitoring data Monthly district reports EC monitoring and evaluation mission reports Mid-term evaluation	Documentary analysis
What % of houses constructed in the AUP comply with the adopted minimum construction standards?		EUD UN-Habitat				Project field monitoring data Monthly district reports EC monitoring and evaluation mission reports Mid-term evaluation	Documentary analysis Non-participant observation
How far have eligibility criteria been set up on the basis of transparency, equal opportunities, vulnerability assessment and fair potential access to the project and to what extent have they been correctly applied?	GNs	EUD UN-Habitat			NBHs VRCs (HC) VRCs (NHCs)	Project field monitoring data Monthly district reports EC monitoring and evaluation mission reports Mid-term evaluation	Documentary analysis Household survey Focus group discussions Semi-structured interviews
What % of people and families benefiting from the AUP have been strictly and correctly selected under the established eligibility conditions?		EUD UN-Habitat			BHs	Project field monitoring data Monthly district reports EC monitoring and evaluation mission reports. Mid-term evaluation	Documentary analysis Household survey
How many people and households are benefiting from regularisations of deeds/documents of legal land ownership or other documents providing security of tenure through the project?	GNs					UN-Habitat programme's database Land allocation records of the Government Agent	Documentary analysis
How many individuals, having completed formal construction training and intensive on-site immersion	NAITA ICTAD	UN-Habitat			BHs	Livelihood assessment reports	Documentary analysis Household survey

training then use their acquired skills as a mid-term livelihood profession?							Semi-structured interviews
How many individuals have been trained in and utilising disaster-resilient building methods in housing construction?	NAITA ICTAD	UN-Habitat			BHs	Livelihood assessment reports	Documentary analysis Household survey Semi-structured interviews
How many man-days have been paid for to implement the project for temporary employment?		UN-Habitat SDC					Semi-structured interviews
How many and what % of people (including those not receiving housing assistance) and villages are actively benefiting from flanking measures?	GNs	UN-Habitat ASB / IFRC / SLRC / Habitat for Humanity / NHDA				Monitoring reports Technical specifications and illustrations of infrastructure as built.	Documentary analysis Non-participant observation
<i>How satisfied are beneficiaries with the AUP programmes?</i>			ASB / IFRC / DRC / ZOA, Women & Media Collective, Help Age Sri Lanka, Handicap International		BHs VRCs (HC)	AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions
<i>How far has the social cohesion of beneficiaries and host communities been improved?</i>	GNs				BHs VRCs (HC)	AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews
<i>What is the quality of technical assistance and guidance for reconstruction provided by Implementing Partners?</i>	GNs		ASB / IFRC / DRC / ZOA		BHs VRCs (HC)	AUP operational plans AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews Non-participant observation
<i>What is the quality and adequacy of administrative and overall support provided by the IPs to the beneficiaries?</i>	GNs		ASB / IFRC / DRC / ZOA		BHs VRCs (HC)	AUP operational plans AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews
<i>What is the quality of M&E and learning processes within the programmes, to what extent do they inform management and implementation and to what extent are stakeholders involved in them?</i>		EUD UN-Habitat	ASB, IFRC, DRC, ZOA		VRCs (HC)	AUP strategy M&E plan AUP operational plans AUP annual reports AUP monitoring reports Mid-term evaluation report	Documentary analysis Focus group discussions Semi-structured interviews
Efficiency							
<i>To what extent have the outputs and desired effects been achieved with the lowest possible use of resources/inputs (including funds, expertise, time, administrative costs.)?</i>	NHDA	EUD	ASB / IFRC / DRC / ZOA			Mid-term evaluation report Project budgets Audit reports	Documentary analysis Semi-structured interviews
<i>Were resources available on time, within budget, managed transparently and respectful of rules</i>		UN-Habitat ASB / IFRC/	ASB, IFRC, DRC, ZOA		BHs VRCs (HC)	AUP operational plans AUP monitoring reports	Documentary analysis Household survey

<i>and procedures?</i>		SLRC / HH / NHDA				Mid-term evaluation report Activity and resource schedules	Focus group discussions Semi-structured interviews
<i>Were activities implemented on schedule, based on activity and resource plans, clearly linked to the programme intervention logic and regularly monitored?</i>	NERDC/ PTFRD&SN P	EUD			BH VRCs (HC)	AUP operational plans (logframe) AUP annual reports AUP monitoring reports Mid-term evaluation report Audit reports Activity schedules	Documentary analysis Household survey Focus group discussions Semi-structured interviews
<i>Were outputs and desired effects achieved on time?</i>	NERDC/ PTFRD&SN P	EUD			BH VRCs (HC)	AUP operational plans AUP annual reports AUP monitoring reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews Non-participant observation
<i>Were outputs delivered of good quality and contributing to outcomes as planned?</i>	NERDC/ PTFRD&SN P	EUD			BH VRCs (HC)	AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews Non-participant observation
<i>Do inter-institutional structures allow all relevant stakeholders to fully participate in project monitoring and steering?</i>	NERDC / PTFRD&SN P, GNS	EUD, UN-Habitat SDC, AUSAID/DFAT	ASB / IFRC / DRC / ZOA		BH VRCs (HC)	AUP-2010 strategy AUP operational plans AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews Non-participant observation
<i>Do all partners fulfil their commitments?</i>	NERDC / PTFRD&SN P, GNS	EUD, UN-Habitat SDC, AUSAID/DFAT	ASB / IFRC / DRC / ZOA		BH VCRs (HC)	AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews
Sustainability							
<i>To what extent are the benefits of AUP-2010 and AUP-2012 likely to continue after their termination?</i>	NERDC / PTFRD&SN P, GNS	EUD, UN-Habitat SDC, AUSAID/DFAT	ASB / IFRC / DRC / ZOA		BHs VRCs (HC)	AUP-2010 strategy AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews
<i>What are the major factors influencing the achievement or non-achievement of sustainability?</i>	NERDC / PTFRD&SN P, GNS	EUD, UN-Habitat SDC, AUSAID/DFAT	ASB / IFRC / DRC / ZOA		BHs VRCs (HC)	AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews
<i>Has sustainability been incorporated in AUP planning and activities and, if so, since when (and in what way)?</i>		EUD, UN-Habitat, SDC, AUSAID/DFAT				AUP-2010 strategy AUP annual reports Mid-term evaluation report	Documentary analysis Semi-structured interviews
<i>Have agreements been reached with organisations to take over the various components of the programme? If so, which?</i>	NERDC / PTFRD&SN P, GNS	EUD, UN-Habitat SDC, AUSAID/DFAT	ASB / IFRC / DRC / ZOA		VRCs (HC)	AUP annual reports Copies of agreements	Documentary analysis Focus group discussions Semi-structured interviews

<i>Are the AUP programmes affordable to the authorities assuming responsibility for their sustainability? Is there a financial phase-out strategy?</i>	NERDC / PTFRD&SN P, GNs	EUD	ASB / IFRC / DRC / ZOA		VRCs (HC)	AUP-2010 strategy Mid-term evaluation report Project budgets	Documentary analysis Focus group discussions Semi-structured interviews
<i>What is the level of ownership by target groups and will it continue after EU ends?</i>			ASB / IFRC / DRC / ZOA		BHs VRCs (HC)	AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured Interviews
<i>To what extent is the programme perceived by target populations and state and non-state organisations as successful (effective)?</i>	NERDC / PTFRD&SN P, GNs		ASB / IFRC / DRC / ZOA		BHs NBHs VRCs (HC) VRCs (NHC)	Websites of state organisations AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews
<i>What is the level of policy support for AUP?</i>	NERDC / PTFRD&SN P, GNs	EUD, UN-Habitat SDC, AUSAID/DFAT				Websites of state organisations AUP annual reports Mid-term evaluation report	Documentary analysis Semi-structured interviews
<i>Does AUP have strong external champions?</i>	NERDC / PTFRD&SN P, GNs	EUD, UN-Habitat SDC, AUSAID/DFAT (Press / Media Officers)	ASB / IFRC / DRC / ZOA	CCI-SL / NCASL		National press	Semi-structured interviews
<i>How well is AUP contributing to institutional and management capacity of IOs, NGOs, communities?</i>	NERDC / PTFRD&SN P, GNs	EUD, UN-Habitat	ASB / IFRC / DRC / ZOA		VRCs (HC)	AUP-2010 strategy AUP operational plans AUP annual reports Mid-term evaluation report	Documentary analysis Focus group discussions Semi-structured interviews
Impact							
<i>What have been the positive and negative, primary and secondary long-term effects produced by AUP-2010 and AUP-2012, both directly and indirectly, intended and unintended?</i>	NERDC / PTFRD&SN P, GNs	EUD, UN-Habitat , SDC / AUSAID/DFAT	ASB / IFRC / DRC / ZOA, Women & Media Collective, Help Age Sri Lanka, Handicap International, CEJ / GMSL / Sevalanka Foundation	CCI-SL / NCASL	BHs VRCs (HC)	AUP annual reports Mid-term evaluation report	Documentary analysis Household survey Focus group discussions Semi-structured interviews Non-participant observation
<i>To what extent has the housing delivery environment (the local construction market, cost and availability of labour and materials, size and reliability of contractors) been improved as a result of AUP programmes?</i>	NHDA NAITA ICTAD CHPB GNs	EUD, UN-Habitat, SDC / AUSAID/DFAT	ASB / IFRC / DRC / ZOA, Women & Media Collective, Help Age Sri Lanka, GMSL / Sevalanka Foundation	CCI-SL / NCASL	BHs NBHs VRCs (HC) VRCs (NHC)	AUP annual reports External evaluation reports Housing sector data (construction market, materials production, labour)	Documentary analysis Household survey Focus group discussions Semi-structured interviews
Coherence							
<i>To what extent do the activities undertaken by AUP-2010 and AUP-2012 allow the European</i>		EUD				EU strategy document for Sri Lanka/ the region	Documentary analysis Semi-structured interviews

<i>Commission to achieve its development policy objectives without internal contradiction and without contradiction with other Community policies?</i>						AUP-2010 strategy Mid-term evaluation report	
<i>To what extent do these activities complement the GoSL's policies and other donors' interventions?</i>	PTFRD&SN P / NERDC, NHDA	UNDP EUD				EU strategy document for Sri Lanka/ the region SL National Development Plan Mid-term evaluation report	Documentary analysis Semi-structured interviews
Community Value Added							
<i>To what extent has AUP added benefits to what would have resulted from Member States' interventions in the same context</i>		EUD				EuropeAid policy and strategy documents for Sri Lanka and the region	Documentary analysis Semi-structured interviews

ANNEX 10 – EVALUATION QUESTION MATRIX AND SUMMARY OF ANSWERS: AUP-2010 FINAL & AUP-2012

MID-TERM

Relevance	
<p><i>To what extent are the global and specific objectives of AUP-2010 and AUP-2012 consistent with beneficiaries' requirements, country needs, global priorities and partners' and EC's policies?</i></p>	<p><u>The global objectives of AUP-2010-GO are:</u> To contribute to a sustainable resettlement in the place of origin for the returnees and their host communities in North Sri Lanka</p> <p><u>The specific objectives of AUP-2010 are:</u> To improve the living conditions and social cohesion of displaced people, returnees and their host communities in the North through provision of permanent housing.</p> <p><u>The global objectives of AUP-2012 are:</u> to address medium term rehabilitation needs of returnees and their host communities in the North and East of Sri Lanka</p> <p><u>The specific objectives of AUP-2012 are:</u> To improve the living conditions and social cohesion of displaced people, returnees and their host communities in the North and East through provision of permanent housing</p> <p><u>Beneficiaries' requirements:</u> these are consistent with beneficiaries' requirements.</p> <p><u>Country needs:</u> according to GoSL's Vaddakin Vasantham Programme for Northern Province (2009-2012) and its Joint Plan for Assistance of Northern Province 2012, these objectives have been consistent with the country's needs throughout the period of AUP-2010 and AUP-2012.</p> <p><u>Global priorities:</u> insofar as global priorities concern resettlement and re-housing of internally displaced people's these objectives are consistent with them.</p> <p><u>EC policies:</u> The EU Country Strategy Sri Lanka, 2007-13 identifies "A critical social aspect of Sri Lanka's recurrent conflict [as] the issue of Internally Displaced Persons (IDPs)"(p.9). It also states (p. 21) that "the main focus of EC funds 2007-13 to be on integrated district development in one or two districts of the North and East ...This shall comprise an infrastructure component, including roads and associated community infrastructure, such as housing".</p>
<p><i>Are the activities and outputs of AUP consistent with the achievement of its global and specific objectives?</i></p>	<p>AUP-2010 Outputs (which are not called outputs but "outcomes") are:</p> <ul style="list-style-type: none"> • improved housing for the most vulnerable; • improved tenure security of beneficiary communities; • improved livelihood capacity and • improved community access to social infrastructure. <p><u>Activities:</u> these are too many to list but are consistent with the achievement of its global and specific objectives?</p> <p>AUP-2012 Outputs (called "Results") are:</p> <ul style="list-style-type: none"> • improved housing for the most vulnerable using the 'Home Owner Driven' approach in a conflict-sensitive and equitable manner. • improved tenure security of beneficiary communities • improved livelihood capacity locally and poverty alleviated through temporary / new job opportunities, vocational training and capacity building. • improved community access to social infrastructure (flanking measures) <p><u>24 "Activities"</u> are defined spread over the various phases of the project from preparation to implementation of the different result areas, visibility, evaluation and audits;</p>

	These activities are consistent with the achievement of its global and specific objectives except for those identified for Result 2 where four of the eight activities bear little relation.
<i>Is the logframe clear and well structured?</i>	The logframes for both AUP-2010 and AUP-2012 contain some indicators which lack clarity and therefore of limited use in measurement. See first of the questions under “Effectiveness” below. However, they represent an improvement over the original logframes which were submitted as part of UN-Habitat’s proposal. The AUP-2012 OVIs appear in a revised logframe in Addendum No. 1 to Grant Contract No. DCI-Asie/2012/296-666. The original version of this contained numerous indicators which were not SMART (specific, measurable, attainable, realistic and time-bound). The present version represents a significant improvement which allows for better tracking of progress (the same is true for the revised AUP-2010 logframe).
<i>Is project design largely authored and owned by partners?</i>	Yes, both for AUP-2010 and AUP-2012. In 2009-10 Housing Technical Working Groups (HTWGs) were established to which approximately 30 agencies involved in housing reconstruction in the target districts were invited (including the EU, ASB, HABITAT, NERHP, IHP and many other small and large organisations). Co-chaired by UN-Habitat and UNHCR they defined the plans and prioritized GNs, agreed which agencies would cover which GNs in order to avoid duplication, design of the beneficiary selection system, criteria for prioritisation and the amount of the grant. This was supported fully by the GAs. Partners (IPs) made the project design which was submitted in the proposals to the EUD.
<i>Have practical and strategic gender interests been adequately considered in the project strategy?</i>	Practical Gender Needs (PGNs) are identified by women within their socially defined roles, as a response to an immediate perceived necessity . PGNs usually relate to inadequacies in living conditions such as water provision, health care and employment, and they do not challenge gender divisions of labour and women’s subordinate position in society ⁸⁶ . Strategic Gender Interests (SGIs) are identified by women as a result of their subordinate social status , and tend to challenge gender divisions of labour power and control, and traditionally defined norms and roles. SGIs vary according to particular contexts and may include such issues as legal rights, domestic violence, equal wages, and women’s control over their bodies ⁸⁷ . The AUP-2010 logframe: includes a Result (1a) which is Improved housing for the most vulnerable which include women-headed households with a target of 10 per cent of all beneficiaries being women-headed households. This addresses a practical gender need. The AUP-2012 logframe has a specific indicator and target for women-headed households as housing beneficiaries. It sets a target of 1,000 women-headed households out of a total of 4,350. As a percentage this is more than double the target for AUP-2010. In beneficiary selection FHHs (widows, separated wives) are given more weight in the points system Both AUP-2010 and AUP-2012 have addressed strategic gender needs. Amongst elements of the two programmes which do this are: <ul style="list-style-type: none"> • leadership training for women’s organisations (e.g. public speaking) • establishing joint bank accounts • setting the rule that 50% of VRC leaders have to be women
<i>Does the project respect environmental needs?</i>	Here we take “environmental” to include natural disasters. The two programme have incorporated important design elements related to Disaster Risk Reduction such as: <ul style="list-style-type: none"> • the pitched roofs (hip-roof or gable-roof); • the insertion of plaster-bands on the rooftop to minimize risks of the roof blowing off in high winds. (though these are not optimally placed – see Chapter Nine: The Construction Process)

⁸⁶ Vainio-Mattila, A. *Navigating Gender: A framework and a tool for participatory development*. Helsinki: Finland Ministry for Foreign Affairs, 1999.
http://global.finland.fi/julkaisut/taustat/nav_gender/glossary.htm

⁸⁷ Ibid

	<p>Regarding environmental damage <i>per se</i> there are some concerns but actions have also been recorded on the part of other actors in the housing programmes if not the IPs themselves.</p> <p>The MTE expressed fears of depletion of natural resources (sand, timber, rock) and these have been echoed by the Geological Survey & Mines Bureau (Jaffna Branch), with respect to sand, gravel and rubble stone mining.</p> <p>Regulations are in place to control both timber logging and mineral mining, and that beneficiaries have to request permission from the GA even to cut trees on their own land.</p> <p>Illegal logging and sand mining activities are present in different areas such as witnessed during a visit close to Mylawettuvan village (Batticaloa district), where illegal river sand mining was going on to supply the many construction activities in the area.</p> <p>However we found no evidence to support the MTE view that “ ... <i>many forests have been destroyed and the native species Palmyra is practically extinct (few mature trees are left)</i>.⁸⁸ as we found plenty of forests of Palmyra trees, and beneficiaries were allowed to cut many of them.</p> <p>UN-Habitat has facilitated the planting of tens of thousands of trees by beneficiaries of the housing programmes.</p> <p>HABITAT Technical Officers also mobilise beneficiaries to keep their environments clean and carry out home gardening.</p>
<i>Has (good) governance been mainstreamed in the project/programme (P/P)?</i>	<p>We assume that a project which has good project governance will do the following:</p> <ul style="list-style-type: none"> • Outline the relationships between all internal and external groups involved in the project • Describe the proper flow of information regarding the project to all stakeholders • Ensure the appropriate review of issues encountered within each project • Ensure that required approvals and direction for the project is obtained at each appropriate stage of the project. • A mechanism to assess the compliance of the completed project to its original objectives • Identifying all stakeholders with an interest in the project • An agreed specification for the project deliverables • The appointment of a project manager • Clear assignment of project roles and responsibilities • A current, published project plan that spans all project stages from project initiation through development to the transition to operations. • A system of accurate upward status- and progress-reporting including time records. • Both programmes meet these criteria.
<i>Does the project actively contribute to the promotion of human rights?</i>	<p>Yes. The two programmes aim to resettle displaced and homeless people. International human rights law recognises everyone's right to an adequate standard of living, including adequate housing. Adequate housing was recognised as part of the right to an adequate standard of living in the 1948 Universal Declaration of Human Rights and in the 1966 International Covenant on Economic, Social and Cultural Rights (UN-Habitat & UNCHR, 2009).</p>
Effectiveness	
<p><i>To what extent have AUP-2010's and AUP-2012's global and specific objectives been achieved, or are they expected to be achieved?</i></p> <p><u>The global objectives of AUP-2010-GO are:</u> To contribute to a sustainable resettlement in the place of origin for the</p>	<p>Here we consider the indicators of achievement in the logframes of the respective programmes.</p> <p>For AUP-2010 these are:</p> <p>(Global Objective) Number of returnees benefiting directly from improved housing, flanking infrastructure, training in construction or tenure title regularisations as a result of the action (target: 19,600 people)</p> <p>(Specific Objective) Estimated share of the total number of beneficiaries who consider their living conditions and social cohesion as</p>

⁸⁸ MTE, page 48

<p>returnees and their host communities in North Sri Lanka</p> <p><u>The specific objectives of AUP-2010 are:</u> To improve the living conditions and social cohesion of displaced people, returnees and their host communities in the North through provision of permanent housing.</p> <p><u>The global objectives of AUP-2012are:</u> to address medium term rehabilitation needs of returnees and their host communities in the North and East of Sri Lanka</p> <p><u>The specific objectives of AUP-2012 are:</u> To improve the living conditions and social cohesion of displaced people, returnees and their host communities in the North and East through provision of permanent housing</p>	<p>having substantially improved on project completion (target: 75% of 19,600)</p> <p>These have been partly achieved, notably regarding total number of beneficiaries, numbers of houses built and repaired and tenure security. Objectives relating to the result areas of using construction training for livelihoods and selection criteria were not achieved. More details are given for both AUP-2010 and AUP-2012 in Chapter 12.</p> <p>The AUP-2012 global and specific objectives are likely to be largely achieved. The areas where they look like they may not concern the use of construction skills for livelihoods and the selection system (likely to be partly achieved).</p>
<p><i>GO: what is the total number of returnees benefiting directly from improved housing, flanking infrastructure, training on construction or tenure title regularisations as a result of the action?</i></p>	<p><u>AUP-2010:</u> 25,300 persons</p> <p><u>AUP-2012:</u> 44,097 persons identified by 30th September 2014</p>
<p><i>SO: what is the share of the total number of beneficiaries who consider their living conditions and social cohesion as having substantially improved upon project completion?</i></p>	<p>Since the programmes have no indicators of “social cohesion” the household survey measured it in terms of whether relationships with other community members. These are the survey results.</p> <p><u>AUP-2010:</u> 66.9% of beneficiaries felt their living conditions had improved greatly and 66.4% that their relations with other community members had improved greatly as a result of the programme.</p> <p><u>AUP-2012:</u> 87.6% of beneficiaries felt their living conditions had improved greatly and 72.6% that their relations with other community members had improved greatly as a result of the programme</p>
<p><i>What are the major factors influencing the achievement or non-achievement of the objectives?</i></p>	<p>Not applicable since the global and specific objectives cannot be measured using the logframe indicators.</p>
<p><i>To what extent have the recommendations of previous evaluations been acted upon?</i></p>	<p>The following are the recommendations of the mid-term evaluation of AUP-2012 with brief comments on the extent to which they have been acted upon as far as the evaluation team was able to ascertain.</p> <p>RECOMMENDATION 1: Improve the grievance redress system</p> <ul style="list-style-type: none"> • The grievances should not be restricted to the beneficiary selection process, but should encompass all stages of the implementation process; YES • The NEHRP guidelines prescribe that an appeal should not be directly addressed to a party directly involved in the selection process, i.e. the DS, GN, or a representative of the IP. This should be addressed at a higher level, for instance by the GA; NO • There should be an explicit guarantee of non-discrimination against the person filing the complaint. YES <p>RECOMMENDATION 2: Ensure consistency of log-frame with project description YES-enough</p> <ul style="list-style-type: none"> • The log-frame should reflect the appropriate hierarchical levels, i.e. from activities-outputs (efficiency), to results (effectiveness) and outcomes (impact); YES • The log-frame should adequately address the actual project focus on the construction of houses; and YES • Clarify the actual efforts made in flanking in terms of hardware (community infrastructure) and software (community development); • Update and improve on the indicators, including providing indicators for strengthened livelihoods and social cohesion and targets, also in view of the increased programme funding.

	<p>RECOMMENDATION 3: Adopt pro-active and forward-looking planning</p> <ul style="list-style-type: none"> The project management should adopt pro-active planning and should anticipate possible shortfalls, constraints and opportunities directly related to house reconstruction in a particular village or area. This requires improvements in the current “village profiles” at the micro level, and the use of planning tools, such as critical path analysis and precedence Gantt planning, at the overall project level. <p>RECOMMENDATION 4: Expand monitoring to measurement of results - NO</p> <ul style="list-style-type: none"> Monitoring should be expanded to include the measurement of results, i.e. strengthened social cohesion NO improved livelihood perspectives among beneficiaries and the engagement of complementary programmes. <p>RECOMMENDATION 5: Update the Operations Manual -YES in 2013</p> <ul style="list-style-type: none"> The Operations Manual should be updated; not only conceptually, but also as regards the “how-to” and construction specifications made, so that TOs, craftspeople and beneficiaries can make good use of it. <p>RECOMMENDATION 6: Employ community mobilisers” - YES</p> <ul style="list-style-type: none"> UNH needs to establish a continuous community presence. It is recommended to employ community mobilisers, either as project staff or among the attended beneficiaries (paying them an allowance). Alternatively UNH could employ a small mobile social team that works with the TOs in the respective DS in order to ensure adequate coverage of non-construction aspects. However, the latter option does not have the advantage of continuous presence in the communities. <p>RECOMMENDATION 7: Allocate funds for community infrastructure</p> <ul style="list-style-type: none"> The original allocation in the budget for community infrastructure (€477,000) should be adhered to. The funds provided for common wells should be used to ensure the availability of washing and flushing water for toilets for the beneficiaries, a facility which is not always readily available close to the house. <p>RECOMMENDATION 8: Anticipate effects of the housing scheme funded by the High Commission of India</p> <ul style="list-style-type: none"> UNH, as the Lead agency for permanent housing, should ensure that an Emergency Market Mapping Analysis (EMMA) is initiated in association with the housing agencies. This process will likely highlight areas in need of attention and possible solutions in a systematic manner; UNH should take the lead in setting up an easily accessible database on the availability and pricing of building materials and local craftspeople. Some kind of guarantee by the project is required in order to overcome barriers in the communities to working with craftspeople from outside. Done through GA <p>RECOMMENDATION 9: Report on achievements and targets - NO</p> <ul style="list-style-type: none"> UNH should report on the physical progress of house construction and on whether targets set for the reporting period are met. If they are not, UNH should explain the reasons for this and specify what will be done to solve issues. UNH should provide details in its quarterly reports on the bank transfers made to beneficiaries for housing grants, in order to enable a realistic overview of actual expenditure on housing. The main report can be kept concise, while details can be included in the annexes. <p>RECOMMENDATION 10: UNH should take measures to reduce construction time - NO</p> <ul style="list-style-type: none"> UNH should introduce a Beneficiary Agreement that explicitly spells out the time in which the house has to be completed and which specifies the responsibilities and liabilities of all parties involved. <p>RECOMMENDATION 11: improve quality through intensified mentoring</p> <p>Engineers and TOs should:</p> <ul style="list-style-type: none"> maintain possible defects at a “non-critical” level, i.e. not affecting structural integrity and durability; improve the dissemination of techniques to the beneficiaries and artisans;
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	<ul style="list-style-type: none"> • increase the detail level of technical drawings and consult the more detailed NEHRP specifications; • maintain pro-active quality assurance and intensify mentoring by and of field staff. <p>RECOMMENDATION 12: Strengthen the functions of VRCs in house construction</p> <ul style="list-style-type: none"> • Be more pro-active in assisting VRCs in bulk purchasing and ensuring the availability of craftspeople; • Consider the VRCs as temporary housing working groups and do not seek their formalisation or registration; • Implement Village Settlement Plans only for a selected number of villages where conditions are favourable (it is better to do less more intensively and with the prospect of follow-up, than to do more superficially and with little prospect of follow-up). <p>RECOMMENDATION 13: Increase training to beneficiary households and craftspeople</p> <ul style="list-style-type: none"> • More training should be provided to local craftspeople (RPL); • More illustrations and details of technical solutions and options should be made available to the beneficiaries; • More use should be made of extension materials such as posters, brochures and construction logbooks, which should be made available in the villages and at household level; • Better use should be made of the available best practices and guidelines of international and local organisations; • The mentoring and quality assurance of TO staff should be intensified. <p>RECOMMENDATION 14: Intensify efforts in promoting the use of alternative materials (through “Heavy promotion of fair-face block-work, recycled materials, precast frames, soft wood roofing timbers)</p> <ul style="list-style-type: none"> • From the very outset, beneficiaries should be made aware of the availability of, and should be encouraged to use, alternative materials that are cheaper and more environmentally friendly (win-win situation); • When alternative materials are used it is important to verify if the design of the house needs to be adapted; • The alternative of hollow sandcrete blocks, as well as the feasibility of a low-cost and low-maintenance rainwater harvesting system that beneficiaries could operate, should be investigated further. <p>RECOMMENDATION 15: Consider environmental and DRR aspects more extensively</p> <ul style="list-style-type: none"> • The project should promote the use of improved cooking stoves and dried wood, as well as the installation of improved ventilation and chimneys to reduce smoke (this should be a joint task of the environmental and gender specialists); • DRR awareness needs to be enhanced and measures properly implemented; • An environmental impact assessment should be conducted of all project areas and alternatives should be sought if exploitation is unsustainable.
<p>GENERAL (PRINCIPAL) QUESTION</p> <p><i>To what extent have beneficiaries’ livelihoods, living conditions and security of tenure been improved (including vulnerable groups such as female headed households, elderly and disabled persons)?</i></p>	<p>The household survey found that:</p> <p><u>AUP-2010</u>: 66.9% of beneficiaries felt their living conditions had improved greatly as a result of the programme. It is not known how many beneficiaries experienced an improvement in livelihoods but 22% of those asked how they thought the programme could be improved answered “housing with livelihood” (providing housing with livelihood support). In all the focus group discussions nearly all beneficiaries of both programmes said that they had received “land titles” under the programme and therefore security of tenure,</p> <p><u>AUP-2012</u>: 87.6% of beneficiaries felt their living conditions had improved greatly as a result of the programme. It is not known how many beneficiaries experienced an improvement in livelihoods but 43% of those asked how they thought the programme could be improved answered “more livelihood assistance”.</p> <p>In all the focus group discussions nearly all beneficiaries of both programmes said that they had received “land titles” under the programme and therefore security of tenure</p>
SPECIFIC SUB-QUESTIONS	
<i>How many people (including women-headed households, disabled) and families are benefiting from the project by</i>	<p>AUP-2010: approx. 20,000 beneficiaries moved to new constructed or repaired houses</p> <p>AUP-2012: as at 30/06/2014 approx.: (1,426 x 4)= more than 5,700 persons moved to new constructed or repaired houses</p>

<i>having moved to permanent housing meeting the established minimum construction standards?</i>	
<i>How many houses have been built and how many houses damaged by conflict or disaster have been repaired?</i>	AUP-2010: 5068 houses in total (breakdown between FH and RH was not found). AUP-2012 targets a number of 3,960 full houses and 643 repair houses (4,282 FHE); as at 30/06/2014 a total of 1,426 houses (1,052 FH and 374 RH) have been completed. Hundreds are ongoing
<i>What % of houses constructed in the AUP comply with the adopted minimum construction standards?</i>	100% of houses, both FH and RH meet minimum construction standard (unless a 20% approx. which would be entitled to little repairs or further improvements, i.e.: unsealed tiles or ridge tiles, missed doors and windows, unpaved floor, ...); in 2 out 30 Observation, two significant defects have been noted
<i>How far have eligibility criteria been set up on the basis of transparency, equal opportunities, vulnerability assessment and fair potential access to the project and to what extent have they been correctly applied?</i>	Chapter Three critiques the selection process and criteria applied.
<i>What % of people and families benefiting from the AUP have been strictly and correctly selected under the established eligibility conditions?</i>	The evaluation did not obtain this information..
<i>How many people and households are benefiting from regularisations of deeds/documents of legal land ownership or other documents providing security of tenure through the project?</i>	AUP-2010: no data collected. AUP-2012: by September 2014 1,992 households had been assisted by the programme of whom 391 had received title deeds, 560 an occupancy permit and 429 a "letter" from the District Secretary
<i>How many individuals, having completed formal construction training and intensive on-site immersion training then use their acquired skills as a mid-term livelihood profession?</i>	The household survey found that 77% of AUP-2010 beneficiaries and 91% of those in AUP-2012 stated that they received training, of whom, 63% of AUP-2010 and 87% of AUP-2012 received training in construction related activities. However, less than 4% in each of the programmes had attempted to make a career out of the skills they had acquired. There is no data in the M&E system on numbers of trainees who received employment after training.
<i>How many individuals have been trained in and utilising disaster-resilient building methods in housing construction?</i>	Apart the day-to-day technical instruction on site, none of interviewees were trained out of 30 NPO; one can say that households learnt about disaster-resilient methods during the construction phase. AUP-2010: a number of 88 trained and certified by NAITA; also a number of 272 masons trained in better construction practices including DRR measures. AUP-2012: 13 youth (12 females and 01 male) have completed construction training in Mullaitivu; 831 beneficiaries have been trained incorporating disaster risk reduction measures.
<i>How many man-days have been paid for to implement the project for temporary employment?</i>	AUP-2010: assuming similar rates than AUP-2012, some 490,000 man-days had been paid for by beneficiaries during the whole project. AUP-2012: a total of 137,564 man-days have been paid for by beneficiaries during the first 18 months of the project (average: 137,564 / 18= 7,642/month)
<i>How many and what % of people (including those not receiving housing assistance) and villages are actively benefiting from flanking measures?</i>	AUP-2010: directly benefitting approximately 25,300 persons AUP-2012: 11,372 persons from 124 villages will benefit from flanking measures; 2,015 of these beneficiaries will also benefit from housing assistance
<i>How satisfied are beneficiaries with the AUP programmes?</i>	<u>AUP 2010</u> : according to the household survey 77.3% of beneficiaries were very satisfied or more with the programme. <u>AUP-2012</u> : the project has not been completed but according to the household survey 88.7% of beneficiaries were very satisfied or more with the programme. These data are corroborated by those from the focus group discussions.

<i>How far has the social cohesion of beneficiaries and host communities been improved?</i>	<p>Since the programmes have no indicators of “social cohesion” the household survey measured it in terms of whether relationships with other community members. These are the survey results.</p> <p><u>AUP-2010</u>: 66.4% of beneficiaries reported that their relations with other community members had improved greatly as a result of the programme.</p> <p><u>AUP-2012</u>: 72.6% of beneficiaries reported that their relations with other community members had improved greatly as a result of the programme</p>
<i>What is the quality of technical assistance and guidance for reconstruction provided by Implementing Partners?</i>	<p>The quality of T.A. was high across all districts (during field phase of Evaluation, T.O.s and engineers were very warmly welcomed in all the beneficiaries’ houses and could observe that a sincere and fruitful relationship had been established during the construction time).</p> <p>The beneficiaries fully trusted both the Engineers and T.O.’s recommendations and duly followed their instructions and technical explanations.</p>
<i>What is the quality and adequacy of administrative and overall support provided by the IPs to the beneficiaries?</i>	<p>Beneficiaries witnessed a fully supportive attitude from IPs representative in all aspect of the construction/repair phase. Technical Officers, Community mobilisers and engineers oriented applicants, beneficiaries and non-beneficiaries in tackling administrative and overall issues</p>
<i>What is the quality of M&E and learning processes within the programmes, to what extent do they inform management and implementation and to what extent are stakeholders involved in them?</i>	<p>Monitoring and evaluation is systematic and good but incomplete. Data is gathered on Result Areas (‘outputs’), gender, visibility and numerous aspects of environment but there is no measurement of strengthened social cohesion or livelihoods</p> <p>There is a clear reporting schedule: TOs report weekly to the District Manager (DM) via the M&E Officer. The DM sends the report received to DPM (District Project Manager, Technical) at HQ who combines the reports of all the districts and sends to National Project Manager who shares it with the CTA.</p> <p>Data base operators (Monitoring & Reporting Assistants) feed the data base weekly (using the TO reports)</p> <p>Problems identified by TOs in these reports are discussed by the DM and the TOs, Engineers and Assistant Engineers (who also carry out random monitoring).</p> <p>Two-weekly meetings are held with TOs to identify problems and agree solutions.</p> <p>There are also monthly Divisional Programme meetings (co-chaired by HABITAT District Manager and Divisional Secretary) as well as District Monthly Progress meeting which the GA chairs.</p> <p>Annual Retreats are held as learning reviews. The last was held in Batticaloa in February 2014. (Unfortunately the only document the team was able to obtain in this area was the action list (two pages) of the June 2103 meeting so is unable to comment on the review process.</p>
Efficiency	
<i>To what extent have the outputs and desired effects been achieved with the lowest possible use of resources/inputs (including funds, expertise, time, administrative costs.)?</i>	<p>Housing construction/repair took too much time to be achieved, so that an unnecessary waste of time and resources should be highlighted; this also included a potential wastage of materials (materials deteriorating by being badly protected and exposed to external elements) and loss of enthusiasm and team spirit. Moreover labourers moved back and forth from site to site with tools.</p>
<i>Were resources available on time, within budget, managed transparently and respectful of rules and procedures?</i>	<p>All beneficiaries stated that instalments were timely available in the bank accounts once prior works completed and recommended by IPs representatives. No misuses or unnecessary behaviours were reported during interviews.</p>
<i>Were activities implemented on schedule, based on activity and resource plans, clearly linked to the programme intervention logic and regularly monitored?</i>	<p>The evaluation team did not obtain data on this.</p>
<i>Were outputs and desired effects achieved on time?</i>	<p>The evaluation team did not obtain data on this.</p>
<i>Were outputs delivered of good quality and contributing</i>	<p>As the quality of both FH and RH is good, outputs could be considered of good quality.</p>

<i>to outcomes as planned?</i>	
<i>Do inter-institutional structures allow all relevant stakeholders to fully participate in project monitoring and steering?</i>	There is no mechanism to allow beneficiaries to participate in project monitoring and steering. GAs are involved through the monthly Divisional Programme meetings (co-chaired by HABITAT District Manager and Divisional Secretary) and the District Monthly Progress meeting which the GA chairs
<i>Do all partners fulfil their commitments?</i>	The meaning of this question is unclear and therefore difficult to answer
Sustainability	
<i>To what extent are the benefits of AUP-2010I and AUP-2012 likely to continue after their termination?</i>	This has been discussed in detail in Chapter Six.
<i>What are the major factors influencing the achievement or non-achievement of sustainability?</i>	This has been discussed in detail in Chapter Six.
<i>Has sustainability been incorporated in AUP planning and activities and, if so, since when (and in what way)?</i>	Sustainability has not been incorporated in AUP planning and activities.
<i>Have agreements been reached with organisations to take over the various components of the programme? If so, which?</i>	Agreements have been reached with some local governments but they are too poorly resourced to be able to comply fully.
<i>Are the AUP programmes affordable to the authorities assuming responsibility for their sustainability? Is there a financial phase-out strategy?</i>	No, they are not affordable. There is no financial phase-out strategy.
<i>What is the level of ownership by target groups and will it continue after the EU project ends?</i>	Beneficiaries have ownership of their houses but not of community assets. The continuation after the EU project ends is doubtful. See full discussion in Chapter Six.
<i>To what extent is the programme perceived by target populations and state and non-state organisations as successful (effective)?</i>	<u>AUP-2010</u> : according to the household survey 77.3% of beneficiaries were very satisfied or more with the programme. <u>AUP-2012</u> : the project has not been completed but according to the household survey 88.7% of beneficiaries were very satisfied or more with the programme State organisations: the GAs of Kilinochchi and Mullaitivu are very positive.
<i>What is the level of policy support for AUP?</i>	It is high as it coincides with state policy as mentioned above regarding GoSL's Vaddakin Vasantham Programme for Northern Province (2009-2012) and its Joint Plan for Assistance of Northern Province 2012
<i>Does AUP have strong external champions?</i>	Champions as such do not exist. However, supportive and proactive GAs such as in Kilinochchi and Mullaitivu are probably as useful.
<i>How well is AUP contributing to institutional and management capacity of IOs, NGOs, communities?</i>	AUP does not contribute to the institutional or management capacities of international organisations or NGOs. It has possibly weakened CBOs in HABITAT areas (see Chapters Five and Six); the extent to which SDC has strengthened their capacity was not measured.
Impact	
<i>What have been the positive and negative, primary and secondary long-term effects produced by AUP-2010 and AUP-2012, both directly and indirectly, intended and unintended?</i>	The long-term effects of AUP-2012 are impossible to define as the programme has not yet finished. AUP-2010 only recently finalised and long-term impact would not yet be measurable. However, from the results obtained in the evaluation it is expected that impact of both would be similar: <u>Intended</u> : household survey results point to increased sense of security, greater social cohesion in beneficiary communities, peace of mind and psychological stability, an "independent life", improved social status and self-esteem. In addition, of course, a substantial population of the north and east will have been stably transformed from unstable and temporary to resettled and permanent. <u>Unintended</u> :

	Dependency (see Chapter Five) and indebtedness (see Chapter Eight8).
<i>To what extent has the housing delivery environment (the local construction market, cost and availability of labour and materials, size and reliability of contractors) been improved as a result of AUP programmes?</i>	AUP programmes contributed to a marked increase in small and medium scale hardware shops in many villages, creating real market competition. Materials shortages were reported as a minor issue whereas scarcity of skilled labourers in the villages was a major challenge across all districts and villages.
Coherence	
<i>To what extent do the activities undertaken by AUP-2010 and AUP-2012 allow the European Commission to achieve its development policy objectives without internal contradiction and without contradiction with other Community policies?</i>	ÄUP-2010 and AUP-2012 assist the European Commission substantially in achieving its policy objectives. For almost the last decade the EU has focused its assistance in Sri Lanka in the conflict affected areas of the North and East as well as in neighbouring districts. It is EU policy to continue to focus its assistance on supporting sustainable resettlement of displaced populations, in the North and East of the country “through an integrated approach that will ensure alignment with the national development priorities. http://eeas.europa.eu/delegations/sri_lanka/eu_sri_lanka/dev_coop/index_en.htm)
<i>To what extent do these activities complement the GoSL’s policies and other donors’ interventions?</i>	AUP-2010 and AUP-2012 activities complement GoSL and other donors’ interventions very well. As already mentioned, the GoSL is working with the UN (IOM, UN-Habitat, UNHCR, UNOPS) and other partners such as the NGOs ASB, DRC, SC International Sri Lanka, SDC, UMCOR, WV Lanka, ZOA, Habitat for Humanity and Peace Winds Japan in its Joint Plan for Assistance, Northern Province (2012) In particular its Sector Objectives are : Shelter: to provide shelter to returning IDPs and refugees before they are included in permanent housing schemes for durable shelter. As a protection element of resettlement, families will be targeted to receive transitional shelter. Repair and reconstruction of damaged houses: to provide sustainable durable shelter and a return to normality through the repair and reconstruction of damaged houses.
Community Value Added	
<i>To what extent has AUP added benefits to what would have resulted from Member States’ interventions in the same context</i>	The only member state to have intervened in this area was the UK (DFID) but this has been discontinued.

ANNEX 11 – LIST OF PERSONS MET DURING THE EVALUATION

Name	Position	Organisation	Address	Phone	Mobile	email	website	Fax	skype
CONSORTIUM									
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						mjiffry@emalconsultants.com			
DONOR(S)									
European Union Delegation to Sri Lanka and Maldives									
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IMPLEMENTING PARTNERS									
United Nations Human Settlements Programmes									
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Name	Position	Organisation	Address	Phone	Mobile	email	website	Fax	skype
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Mr. I.A. Hameed	National Project manager	UN-Habitat	30, Asoka garden, Colombo 04	+94 112055313	+94 772100138	iahameed@unhabitat.lk			
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ANNEX 12A – SURVEY QUESTIONNAIRE - AUP-2010 FINAL EVALUATION – BENEFICIARIES

AUP-2010 FINAL EVALUATION - BENEFICIARIES			
		(Instruction to enumerator: if the grantee is unavailable, interview any senior household member who says they are familiar with the programme)	
District:		GN (name):	
Respondent number		AUP beneficiary code	
(survey code number)		Date of application	
Name of respondent		Date of acceptance	
Relationship of the respondent to the grantee (if different)	Type of housing assistance received (indicate which apply)		
	Full house		Repairs
Does the respondent fall into any of these categories?			
Female headed household			
Aged (60 years and over)			
Disabled			
None of the above			

Questions											
1	How much do you feel the provision of permanent housing in this project has improved your living conditions?	1	2	3	4	5	6	7	8	9	10
(Instruction to enumerator: place this on a scale of 1-10)											
2	How much do you feel the provision of permanent housing has improved your relationships with other members of the community you are living in?	1	2	3	4	5	6	7	8	9	10
(Instruction to enumerator: place this on a scale of 1-10)											
3	What would you say are the most important benefits you have obtained from this project?										

4	How satisfied are you with the benefits you have received?	1	2	3	4	5	6	7	8	9	10
	(Instruction to enumerator: place this on a scale of 1-10)										
5	Please explain										
		Not at all									Greatly
6	How far do you feel that you have played a part in deciding how your house is designed and built?	1	2	3	4	5	6	7	8	9	10
	(Instruction to enumerator: place this on a scale of 1-10)										
7	Please explain										
	(Instruction to enumerator: prompt for answer to why they rated their participation as low, medium or high)										
8	Do you or any of your household work together with other members of the community in improving your house or theirs?	YES	NO								
9	If YES, please explain										
	(Instruction to enumerator: ask who is doing what with whom)										
10	Has anybody in this household received any training as part of the project?	YES	NO								
	(Instruction to enumerator: prompt for formal construction training or intensive on-site training in the community)										
11	If so, whom?										
	(Instruction to enumerator: ask for relationship to respondent)										
12	Which type of training? (formal construction training OR on-site training in the community OR other type of training - to be specified)										
	(Instruction to enumerator: check each type of training for each person mentioned in previous question)										
13	Since completing the training have they used it to get a job?	YES	NO								
	(Instruction to enumerator: check “yes” or “no” for each person mentioned in previous question)										
14	When did they get the job?										
	(Instruction to enumerator: fill in month and year for each person mentioned as getting a job in previous question)										
15	How long did they do that job?										
	(Instruction to enumerator: fill in number of years and months for each person mentioned in previous question)										
16	Did you receive any kind of technical assistance or guidance to build this house?	YES	NO								
	(Instruction to enumerator: if respondent doesn't seem to know, prompt by asking if they received house plans and monitoring visits by project staff)										
17	If so, what was it?										
	(Instruction to enumerator: fill in type of technical assistance or guidance)										
18	How good do you think it was?	Poor	Fair	Good	Very good						
19	Please explain your answer:										
20	Apart from housing and training, has the project provided you with any other support?	YES	NO								
22	If so, what was it?										
	(Instruction to enumerator: prompt for agricultural, livelihoods support or support in obtaining security of land title).										
23	How good do you think it was?	Poor	Fair	Good	Very good						
24	Please explain your answer.										
25	Was there any other kind of support that you would have liked but you did not receive?	YES	NO								

26	If so, what?		
27	If you were asked what would you suggest to improve the project?		
28	Would you rather have stayed in the urban area where you were provisionally accommodated if you had received the same grant?	YES	NO
29	Have you had to borrow money to build your house in the housing project?	YES	NO
30	Has this caused you any problems?	YES	NO
31	If so, which?		

ANNEX 12B – SURVEY QUESTIONNAIRE - AUP-2010 FINAL EVALUATION

Annex 12-AUP-2010 FINAL EVALUATION		Non-Beneficiary Households									
Survey Questions											
1	How did you find out about the (AUP) housing project?										
(Instruction to enumerator: ask respondent to explain where they found out about the AUP)											
2	Was it easy to get more information about the project?	YES	NO								
3	Was it easy to apply for housing assistance?	YES	NO								
4	If no, please explain										
(Instruction to enumerator: ask respondent to explain what was difficult about it)											
5	Which documents did you have to produce when applying?										
(Instruction to enumerator: ask respondent to list the documents s/he had to produce when applying for housing assistance)											
6	Was it clear to you why your application was unsuccessful?	YES	NO								
7	Do you think the decision was fair?	YES	NO								
8	If not, why not?										
(Instruction to enumerator: ask respondent to explain why s/he thought the decision was unfair)											
9	Are you aware of any procedure to appeal against the assessment of your application?	YES	NO								
10	Do you use any of the (infrastructure) built by the AUP housing project?	YES	NO								
11	If so, which?										
(Instruction to enumerator: list which AUP-built infrastructure is used by respondent)											
12	What contribution has it made to your living standards?	None		A little		A fair amount		Quite a lot		Very much indeed	
(Instruction to enumerator: place this on a scale of 1-10)		1	2	3	4	5	6	7	8	9	10
13	Have you noticed any differences in the availability or cost of building materials or the quality of contractors since the AUP project started?	YES	NO								
14	Please explain.										
(Instruction to enumerator: ask respondent to explain any differences s/he has detected)											
15	Do you or any of your household work together with other members of the community in improving your house or theirs?	YES	NO								
Thank you for your time and cooperation.											

ANNEX 12C – SURVEY QUESTIONNAIRE - AUP-2010 FINAL EVALUATION

NON-BENEFICIARY HOUSEHOLDS		(Instruction to enumerator: if the applicant is unavailable, interview any senior household member who says they are familiar with the programme)	
District:		GN (name):	
Respondent number		AUP applicant code	
(survey code number)		Date of application	
Name of respondent			
Relationship of the respondent to the grant applicant (if different)			
Does the respondent fall into any of these categories?			
Female headed household			
Aged (60 years and over)			
Disabled			
None of the above			

		Annex 12		AUP-2012 BASELINE (MID-TERM) SURVEY
BENEFICIARY HOUSEHOLDS		(Instruction to enumerator: if the grantee is unavailable, interview any senior household member who says they are familiar with the programme)		
District:		GN (name):		
Respondent number		AUP beneficiary code		
(survey code number)		Date of application		
Name of respondent		Date of acceptance		
Does the respondent fall into any of these categories?		Type of housing assistance received (indicate which apply)		
Female headed household		Full house	Repairs	
Aged (60 years and over)				
Disabled				
None of the above				

	(Instruction to enumerator: check «yes” or “no” for each person mentioned in previous question)				
14	When did they get the job?				
	(Instruction to enumerator: fill in month and year for each person mentioned as getting a job in previous question)				
15	How long did they do that job?				
	(Instruction to enumerator: fill in number of years and months for each person mentioned in previous question)				
16	Did you receive any kind of technical assistance or guidance to build this house?	YES	NO		
	(Instruction to enumerator: if respondent doesn't seem to know, prompt by asking if they received house plans and monitoring visits by project staff)				
17	If so, what was it?				
	(Instruction to enumerator: fill in type of technical assistance or guidance)				
18	How good do you think it was?	Poor	Fair	Good	Very good
19	Please explain your answer:				
20	Apart from housing and training, has the project provided you with any other support?	YES	NO		
22	If so, what was it?				
	(Instruction to enumerator: prompt for agricultural, livelihoods support or support in obtaining security of land title).				
23	How good do you think it was?	Poor	Fair	Good	Very good
24	Please explain your answer.				
25	Was there any other kind of support that you would have liked but you did not receive?	YES	NO		
26	If so, what?				
27	If you were asked what would you suggest to improve the project?				
28	Would you rather have stayed in the urban area where you were provisionally accommodated if you had received the same grant?	YES	NO		
29	Have you had to borrow money to build your house in the housing project?	YES	NO		
30	Has this caused you any problems?	YES	NO		
31	If so, which?				

ANNEX 13 – FIELDWORK PLAN-SAMPLE SELECTION-FOCUS GROUP DISCUSSIONS, SEMI-STRUCTURED INTERVIEWS AND OBSERVATIONS

UPDATED VERSION (5 September 2014)														
AUP-2010 (Final Evaluation)														
District	Beneficiaries per District (%)	No. Villages (GN) to Visit	Survey			FGDs (VRCs)			SSIs (orgs. & agencies)			Obs.		
			Beneficiaries	Non-beneficiaries	Total	Beneficiaries (host comms.)	Non-benefs (non-host comms.)	Total	Beneficiaries	Non-beneficiaries	Total	Beneficiaries	Non-beneficiaries	Total
Mannar	3	1	8	3	11	0	0	0			1	1	0	1
Vavuniya	4	1	10	4	14	1	0	1			1	1	0	1
Kilinochchi	50	3	125	50	175	3	1	4			9	10	4	15
Mullaitivu	43	3	108	43	151	2	1	3			8	9	4	12
Ballicaloa	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	100	8	250	100	350	6	2	8			18	21	8	29
AUP-2012 (Baseline)														
District	Beneficiaries per District (%)	No. Villages (GN) to Visit	Survey			FGDs (VRCs)			SSIs (orgs. & agencies)			Obs.		
			Beneficiaries	Non-beneficiaries	Total	Beneficiaries (host comms.)	Non-benefs (non-host comms.)	Total	Beneficiaries	Non-beneficiaries	Total	Beneficiaries	Non-beneficiaries	Total
Mannar	3	1	8	N.A.	8	0	N.A.	0	1	N.A.	1	1	N.A.	1
Vavuniya	0	0	0	N.A.	0	0	N.A.	0	0	N.A.	0	0	N.A.	0
Kilinochchi	23	1	58	N.A.	58	1	N.A.	1	4	N.A.	4	5	N.A.	5
Mullaitivu	7	1	18	N.A.	18	0	N.A.	0	1	N.A.	1	1	N.A.	1
Ballicaloa	67	3	168	N.A.	168	4	N.A.	4	12	N.A.	12	14	N.A.	14
Total	100	6	250		250	5		6	18		18	21		21

Survey Sample				CORRECTED 5 Sept 2014										
type of assistance received (new house construction and house repairs each type proportionally including beneficiaries who received assistance to establish security of tenure)														
location (all beneficiary districts will be covered though respondents will be clustered in a limited number of villages in each for reasons of logistics)														
characteristics (ensuring that vulnerable groups such as female-headed households, the aged and disabled are adequately included)														
stratification (sample distributed proportionally to beneficiary numbers in each location)														
BENEFICIARY & NON-BENEFICIARY HOUSEHOLDS														
			AUP-2010 (Final Evaluation)\											
			Survey											
District	Beneficiaries per District (%)	No. Villages (GN) to Visit	Beneficiaries											Non- beneficiaries
			Full House					Repairs				Total (FH & Repairs)	Full House	
			Vulnerable	Most Vulnerable			Total FH	Vulnerable	Most Vulnerable			Total Repairs		
				FHHs	Aged	Disabled			FHHs	Aged	Disabled			
Mannar	3	1	2	1	1	1	4,65	1	1	0	0	3	8	N.A.
Vavuniya	4	1	3	2	1	1	6,2	2	1	0	0	4	10	N.A.
Kilinochchi	50	3	39	19	10	10	77,5	24	12	6	6	48	125	N.A.
Mullaitivu	43	3	33	17	8	8	66,65	20	10	5	5	41	108	N.A.
Ballicaloa	0	0	0	0	0	0	0	0	0	0	0	0	0	N.A.
Total	100	8,44	78				155					95	250	
BENEFICIARY HOUSEHOLDS														
			AUP-2012 (Baseline)											
			Survey											
District	Beneficiaries per District (%)	No. Villages (GN) to Visit	Beneficiaries										Grand Total (All Beneficiaries)	Non- beneficiaries
			Full House					Repairs				Total		
			Non- Vulnerable	Vulnerable			Total FH	Non- Vulnerable	Vulnerable			Total Repairs		
				FHHs	Aged				FHHs	Aged	Disabled			
Mannar	3	1	3	1	1	1	5	1	1	0	0	2	8	N.A.
Vavuniya	0	0	0	0	0	0	0	0	0	0	0	0	0	N.A.
Kilinochchi	23	1	20	10	5	5	41	8	4	2	2	17	58	N.A.
Mullaitivu	7	1	6	3	2	2	12	3	1	1	1	5	18	N.A.
Ballicaloa	67	3	59	30	15	15	119	24	12	6	6	49	168	N.A.
Total	100	6,38					178					73	250	

AUP-2010					%			UN-Habitat figures - used for calculations		
District	Full House Complete	Repairs Complete	TOTAL BENEFS		Of all FH	Of all Resp.	Of tot. benefs.			
Vavuniya	100	105	205	Vav	3	5	4			
Mullaitivu	1.082	1.117	2.199	Mull	35	58	43			
Kilinochchi	1.785	720	2.505	Kili	57	37	50			
Mannar	150	0	150	Mannar	5	0	3			
Batticaloa	0	0	0	Batti	0	0	0			
Total (5,068)	3.117	1.942	5.059	Total	100	100	100			
	62	38								
AUP-2012					%					
District	Full House Complete	Repairs Complete	TOTAL BENEFS		Of all FH	Of all Resp.	Of tot. benefs.			
Vavuniya	0	0	0	Vav	0	0	0			
Mullaitivu	80	19	99	Mull	8	5	7			
Kilinochchi	271	38	309	Kili	28	10	23			
Mannar	35	0	35	Mannar	4	0	3			
Batticaloa	578	341	919	Batti	60	86	67			
Total (5,068)	964	398	1.362	Total	100	100	100			
	70,77826725	29,22173275								

		Allocation of days / team members to different field activities							
					Man-days (mission days)		Main focus of each team member		
		FGDs (2 per day)	MK / RS	Target: 14	5 (5)		RS: coordination, survey, SSIs, FGDs, workshop?		
		SSIs (3-4 per day)	RS / MK	Target: approx. 35	10 (10)		MK: planning, policy, programme design, SSIs, FGDs		
		Observations (5 per day)	Mario	Target: 50	5 (5)		MM: construction, materials, technology, NGOs, observations, drawings		
		SSIs (Colombo) (3 x 3 per day)	All	Target: 25	8.3 (3)				
		Documentary analysis (3x4/day)	All	Target: 50	30 (10)				
		Workshop	All		4 (1.5)				
% total beneficiaries per district			FGDs (days needed)	SSIs (days needed)	Obs (days needed)	Total Man/Days Needed (27 available)	Actual Days (9 available on this mission)	Possible Order in Itinerary	Base
7	Mannar		2 (1)	5 (1.5)	4 (0.5)	3	1	1	
4	Vavuniya		2 (1)	5 (1.5)	3 (0.3)	3	1	2	
23,5	Kilinochchi		3 (1.5)	8 (2)	12 (1)	5	2	3	Jaffna
47,0	Mullaitivu		4 (2)	9 (2.5)	23 (2)	7	3	4	
18,5	Batticaloa		3 (1.5)	8 (2)	8 (0.75)	5	2	5	Batticaloa
100			14 (7)	35 (9.5)	50 (4.55)	23	9		

ANNEX 14 – BIBLIOGRAPHY

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Other

LinkedIn, Monitoring and Evaluation Discussion Group

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ANNEX 15 – RECOMMENDATIONS OF WORKING GROUPS AT WORKSHOP ON PARTICIPATORY APPROACHES TO HOUSING

<ul style="list-style-type: none"> - SOME ROOMS FOR INITIAL TESTING - CONSIDER LANDLESS PEOPLE. <hr/> <ul style="list-style-type: none"> - PRICE EXCALATION. - CONTINGENCY MONEY FOR VUL FAMILY. - ADJUSTING THE HOUSE MINIMUM REQUIREMENTS (CONSTRUCTION) - ADAPTING SCORING SYSTEM : <ul style="list-style-type: none"> • OTHER VULNERABLE - ADAPT LIVELIHOOD PROGRAMME <ul style="list-style-type: none"> • CONSTRUCTION FOCUS <p>SECTOR (ENTREPRENEURSHIP)</p>	<p>SECTOR (ENTREPRENEURSHIP)</p> <ul style="list-style-type: none"> - ADAPT ENHANCING ALTERNATIVE & NEW COST EFFECTIVE TECHNOLOGY - FINANCIAL TRAINING, TO EDUCATE BORROWING - FINANCIAL INCENTIVE & TO INCORPORATE COMPONENTS. - CONTROL CONSTRUCTION PERIOD VIA THROUGH CLOSE COMMUNITY MONITORING - MINIMIZE SOCIAL ISSUES THROUGH PROGRAMMES. 	
<p><u>Changes proposed</u></p> <p><u>Process</u></p> <ul style="list-style-type: none"> • Revision of scoring system focussing more on cultural & context <p><u>Technical aspects:</u></p> <ul style="list-style-type: none"> • Revision of minimum standards • Increase grant amount • Integrated package (wells, livelihood etc) • Promotion of more innovative, environmental friendly cost 	<p><u>Preparation</u></p> <ul style="list-style-type: none"> • Consider members, • Lockable h room • Revision • Prepare BC Market pri • Demonstration • Trade for 	<p><u>PROPOSALS</u></p> <p>① CHANGING THE SCORING SYSTEM</p> <p>I. CONSIDER FEMALE A</p> <p>II. " DEATH O</p> <p>III.</p> <p>② HOUSING DESIGN</p> <p>I. IMPROVE TYPE PLAN</p> <p>II. CONSIDERING CULT</p> <p>III. INCLUDE ASTROLOGY</p> <p>③ LAND TITLE HOUSING ASSISTANCE FOR LANDLESS</p> <p>I. CONSIDER LAND</p> <p>II. SOLD LAND</p> <p>III. EXTENDED FAN</p> <p>IV. SECURITY ZON</p> <p>FINANCING</p> <p>I 325,000 (2010) →</p> <p>ACCORDING TO THE F</p>

<p>④ FINANCING</p> <p>I 325,000 (2010) → 5,00,00 ACCORDING TO THE ESCALATION</p> <p>II. FINANCING FINANCING</p> <p>⑤ MATERIALS</p> <p>I. EMPOWER CBOs FOR TO BY FORMING CLUSTERS</p> <p>II. RESTORE THE EXISTED INDUSTRIES (ODDUSUBBON)</p> <p>III. EMPOWER/FINANCE TO</p> <p>⑥ PROVIDE ADEQUATE BASIC COMMUNITY I. NIN, 1 PRESCHOOL, CC, W</p> <p>INFRASTRUCTURE FACILITIES (STANDARD) II. CONSTRUCT BASIC R</p> <p>III. REHABILITATE LIVELIHOOD I.E. IRRIGATION CHANNEL</p> <p>IV. IMPROVE PLAY GROUNDS</p> <p>V. GREEN S</p> <p>⑦ TRAINING</p> <p>I. ALTERNATIVE TECHNIQUES</p>	<p>INFRASTRUCTURE FACILITIES (STANDARD) II. CONSTRUCT BASIC</p> <p>III. REHABILITATE LIVELIHOOD I.E. IRRIGATION CHANNEL</p> <p>IV. IMPROVE PLAY GROUNDS</p> <p>V. GREEN S</p> <p>⑦ TRAINING</p> <p>I. ALTERNATIVE TECHNIQUES CARPENTERS</p> <p>II. TRAIN IMPROVE LIVELIHOOD</p> <p>III. DISASTER RESILIENCE</p>
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b) Sustainability

- a) Community Based bulk Procurement
- b) Mass Materials Production by Cooperatives or Locally.

7) Protection - Gender.

Special Attention on Vulnerable Women, disable family reduced Vulnerability. (Complete House by the Org)

8) Environmental Friendly Approach

- a) Rain Water harvesting
- b) Solid Waste Mgt
- c) Planting trees while Constructing House

9) Partnership Building

- a) Private Sectors - NGOs Local & National
- b) Govt & Stake holders.
- c) CBOs

Group 2

1. Selection Criteria.

- a) Over 65 years (How far Consider 65?)
- b) Revisit Scoring System.

2. Change in Design.

- a) Based on Vulnerability.

3. Grant Amount.

- a) 650,000.00

4. Financial Counselling

4) Alternative Materials.

- a) Technology using Less (Minimise use of Cement)

- b) Maximise use of Local

5) Issue of Land Less.

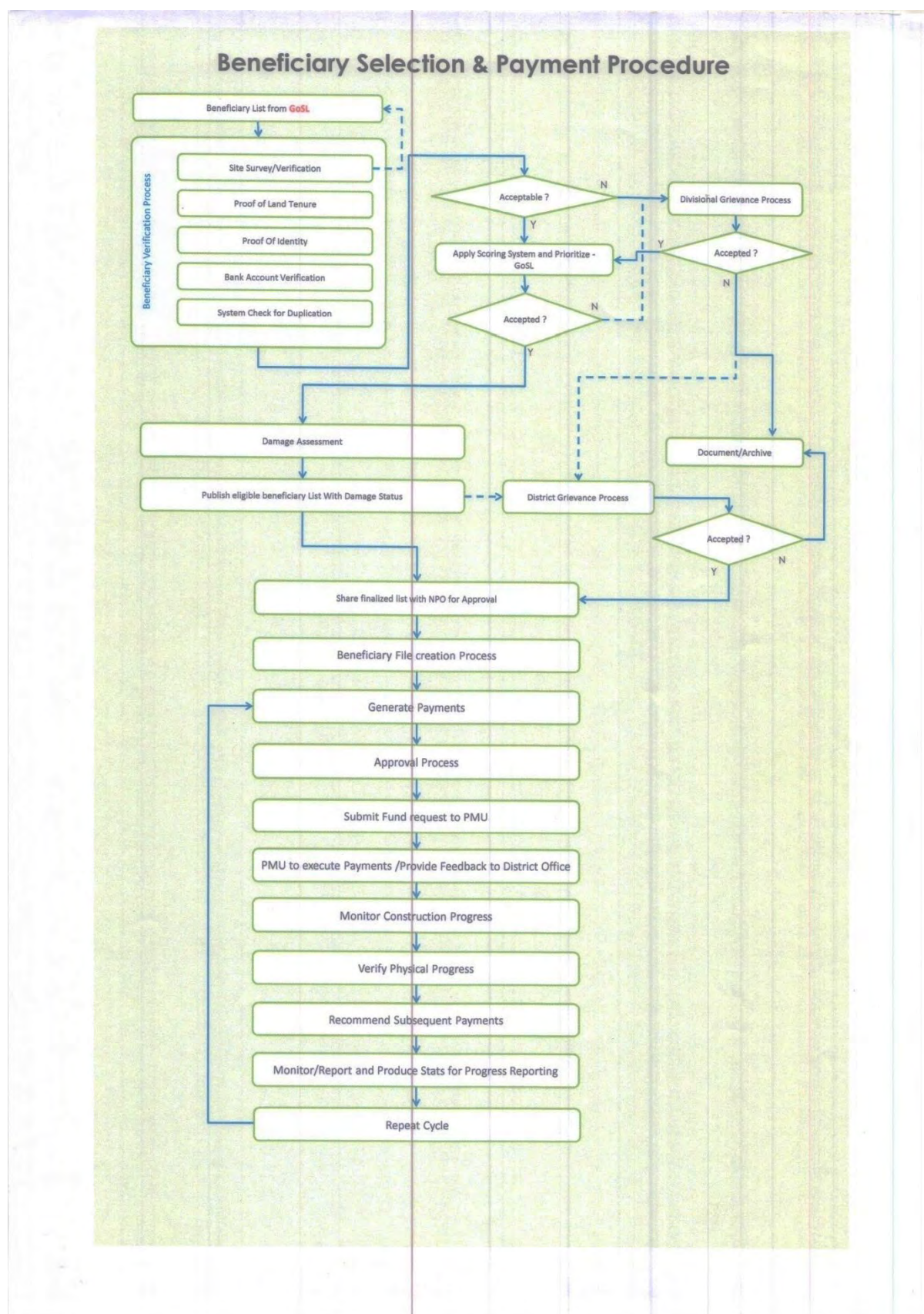
Land Tenure through

ANNEX 16 – LIST OF PERSONS ATTENDING THE WORKSHOP IN KILINCHCHI, SRI LANKA - SEPTEMBER 24TH, 2014

Name	Position	Organisation	Address	Phone	Mobile	email	website	Fax	skype
EVALUATION TEAM									
Dr. Reinhard Skinner				(+31) 10 4425363	(+31) 06 2440 5317	rjskinner4@gmail.com			reinhard.skinner
Dr. Mano Kumarasuriyar						mano.kumarasuriyar@gmail.com			mano.kumarasuriyar
Mr. Mario Martelli				(+39) 091 9821822	(+39) 347 5769253	mr.martelli@gmail.com			mariomarte
IMPLEMENTING PARTNERS									
United Nations Human Settlements Programmes									
Mr. Tim McNair	Chief Technical Advisor	UN-Habitat	202-204, Baudhaloka Mw., Colombo 07	0094 11 2580691	+94 719999809	tim@unhabitat.lk	www.unhabitat.lk		
Mr. Piyal Ganepola	Deputy Project Manager- Programmes	UN-Habitat	30, Asoka garden, Colombo 04	0112055310- 313 Ext 102	777733601	piyal@unhabitat.lk			
Mr. I.A. Hameed	National Project manager	UN-Habitat	30, Asoka garden, Colombo 04	+94 112055313	+94 772100138	iahameed@unhabitat.lk			
Ms. E-L. Hannula	Architect Project Manager	UN-Habitat	30, Asoka garden, Colombo 04			emma@unhabitat.lk			
Mr. A.H. Mohhommed Jezeer	Deputy Project manager	UN-Habitat	16, 4th lane, Kanakapuram, Kilinochchi		+94(0)77 237 4133	jezeer@unhabitat.lk			
Mr. K. Pathmananthan	Deputy Project manager	UN-Habitat	16, 4th lane, Kanakapuram, Kilinochchi		+94(0)77 766 7298	kandiah@unhabitat.lk			
Mr. Zuhair J. Kariapper	Deputy Project manager - Infrastructure	UN-Habitat	16, 4th lane, Kanakapuram, Kilinochchi		+94(0)77 756 3372	zuhair@unhabitat.lk			
Mr. M.S.M. Aleem	Senior Engineer	UN-Habitat	16, 4th lane, Kanakapuram, Kilinochchi		+94(0)77 3268298	aleem@unhabitat.lk			
Mr. A.L. Niyas	Senior Engineer	UN-Habitat	230, A9 road, Thondamanagar, Kilinochchi		+94(0)77 233 0942	niyas@unhabitat.lk			
Mr. A. Vinayagalingam	Senior Engineer	UN-Habitat	16, 4th lane, Kanakapuram, Kilinochchi		0777 678768	vinayagalingam@unhabitat.lk			
Mr. T. Arullraj	Engineer	UN-Habitat	230, A9 road,		7777 42461	arullraj@unhabitat.lk			

Name	Position	Organisation	Address	Phone	Mobile	email	website	Fax	skype
			Thondamanagar, Kilinochchi						
Mr. S. Yuganeethan	Engineer	UN-Habitat	230, A9 road, Thondamanagar, Kilinochchi		776 259564	yughaneethan@unhabitat.lk			
Mr. A. Carthik	Engineer	UN-Habitat	Kanukherni east, Mulliyawalai, Mullaitivu	0094 021 2061200	77 5593417	carthik@unhabitat.lk			
Mr. C. Jegatheeswaran	Engineer	UN-Habitat			776 915384				
Mr. M.I.M. Rishadkhan	Engineer	UN-Habitat	16, 4th lane, Kanakapuram, Kilinochchi		77 9003917	rishadkhan@unhabitat.lk			
Mr. M.S. Fuathus Shamir	Community Mobilization Officer	UN-Habitat	30, Asoka garden, Colombo 04		77 3661494	shamir@unhabitat.lk			
Swiss Cooperation Office in Sri Lanka									
Mr. Martin Studer	Programme Manager & Head of Office	SDC-Jaffna	Wyman Road 18/10, Jaffna	+94 21 222 4740	+94 77 317 0826	martin.studer@sdc.net	www.swisscoop.lk		
Mr. Reto Gerber	Project Manager	SDC-Jaffna	Wyman Road 18/10, Jaffna	+94 21 222 4740	+94 77 317 0827	reto.gerber@sdc.net	www.swisscoop.lk		
Mrs. Darishini Mahandran	National Project Officer	SDC-Jaffna	Wyman Road 18/10, Jaffna	+94 21 222 4742	+94 77 317 0828	darishini.mahandran@sdc.net	www.swisscoop.lk		
Mr. L. Lourdsman	Engineer	SDC-Jaffna			770 292528				
ZOA - Relief, Hope, Recovery									
Mr. R. Anthony Caleesious	Community Development Advisor	ZOA	34, Glover street, Colombo 05	0094 11 7529600	+94 77 3100473	rebecca@zoasrilanka.org	www.zoa-international.com		
STATE ORGANISATIONS									
Mr. S.P. Amalinar	ADP	DS Office	Kilinochchi	077 8889367					
Mr. K. Mahinthan	ADP	DS Office	Kilinochchi	077 9459319					
Mr. Rangika Halwatura	Professor	University of Moratuwa			772 704206	rangika@uom.lk			
Mrs. Lakmini Ranasinghe	Assistant Professor	University of Moratuwa			771 970200	lakminihr@gmail.com			
Miscellaneous									
Mrs. T. Sivakumar	Field Officer	SAH			0777 260719	sivakumar@sah.lk			
Mrs. R. Thusyanthi		KKM			777 260719				

ANNEX 17A – THE BENEFICIARY SELECTION AND PAYMENT PROCESS



ANNEX 17B – EXAMPLE OF BENEFICIARY SCORING CRITERIA

Improving Living Conditions in Returnee Areas of Sri Lanka through Housing

Date: 20.02.2013 19/02/13		GN Division: Kaniyapatal	
District: Mullaitivu		Applicant Name: C. Anton Madenras	
DS Division: Puthukkudiyiruppu		Applicant NIC Number: 601 891 235 ✓	

No	CRITERION	WEIGHT	10 POINTS	20 POINTS	30 POINTS	POINTS SCORED	WEIGHTED SCORED
1	Family Head (couples, other than elderly, score 0). Score once only	0.25	Single male headed family	Elderly headed family including elderly couples	Child or physically/mentally disabled head of a family, single woman, female-headed family	00	0.0
2	Number of dependent family members excluding family head and regular income earners (i.e. incl. children, siblings, and/or elderly members)	0.25	One	Two to three	More than three	20	5.0
3	Physically or mentally disabled family members (including family head)	0.20		One	Two or more	00	0.0
4	Age of children living with the family (score once only)	0.18		With children aged 12 to 18	With children aged under 12	20	3.6
5	Year of displacement	0.12	prior to April 2008	after April 2008		20	2.4
TOTAL MARKS:						11.0	

Definitions
 Elderly = 65 or older
 Physically or mentally disabled means those whose livelihood opportunities are diminished as a result of the disability, and all disabled children

Scoring has been completed in accordance with the Project beneficiary selection criteria and scoring

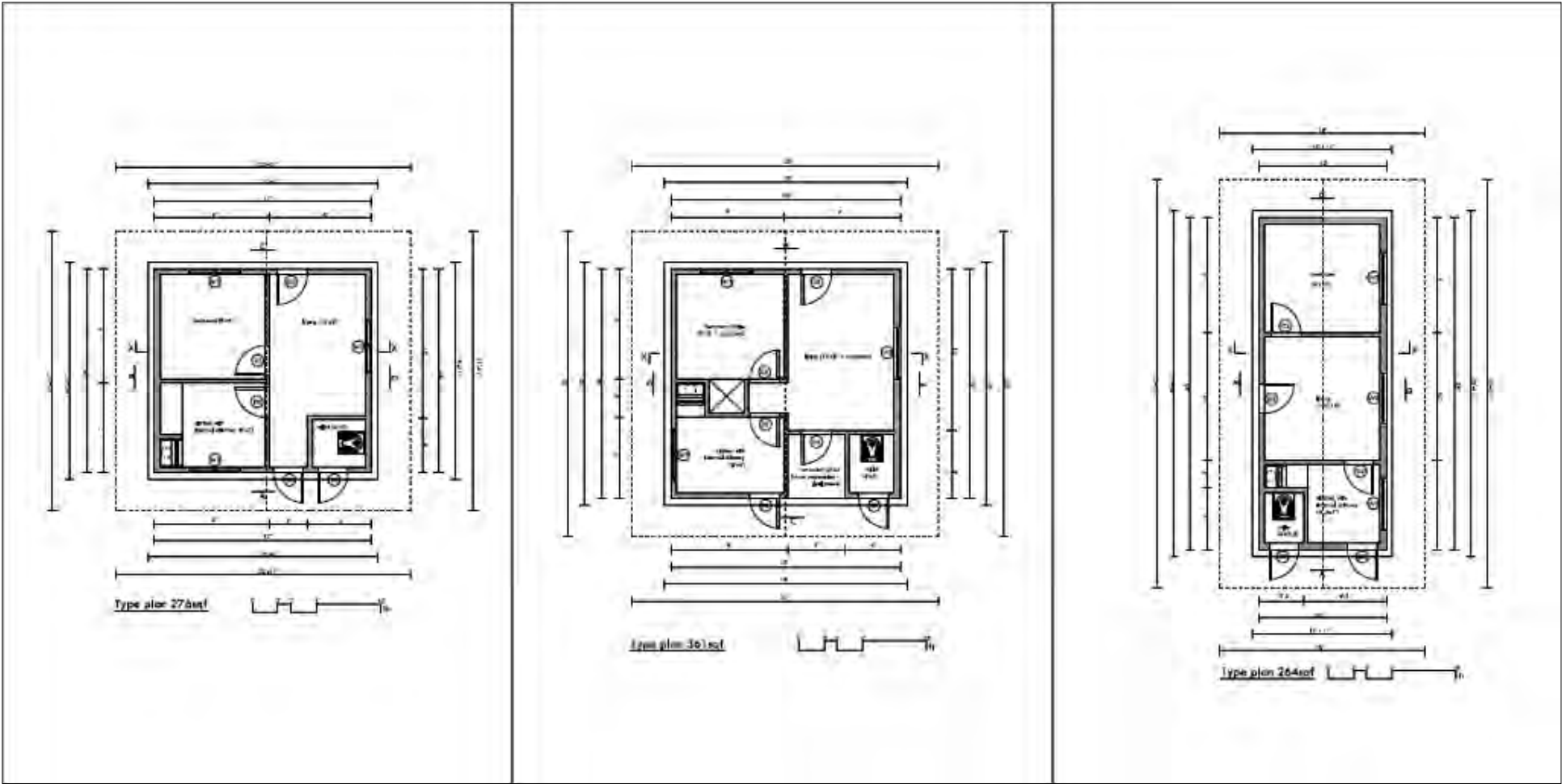
UN-HABITAT Technical Officer		Divisional Secretariat Office	
Designation: <i>S. RAJEEV</i>		Designation: Graduate Trainee	
Name: Assistant Engineer		Name: S. Subagini	
Signature: <i>S. Rajeev</i>	District Office - Mullaitivu	Signature: <i>S. Subagini</i>	
Date: 20.02.2013 19/02/13	Sri Lanka	Date: 20.02.2013 19/02/13	

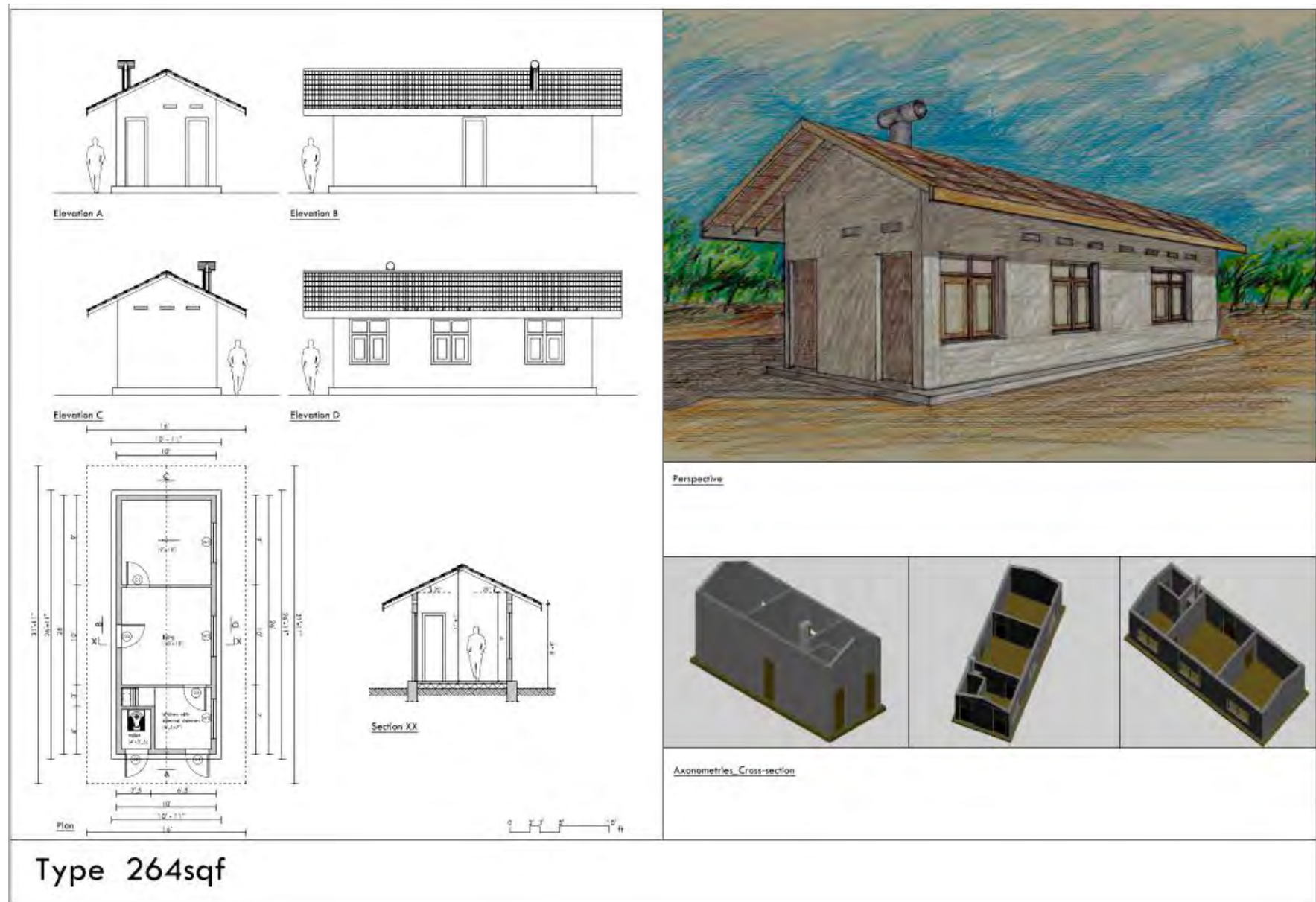
Checked by UN-HABITAT District Manager/ Engineer/ M&R Officer	
Designation: <i>S.L. Anver Khan</i>	
Name: District Manager	
Signature: <i>S.L. Anver Khan</i>	District Office - Mullaitivu
Date: 20.02.2013	

ANNEX 18 – SEMI-STRUCTURED INTERVIEWS CARRIED OUT

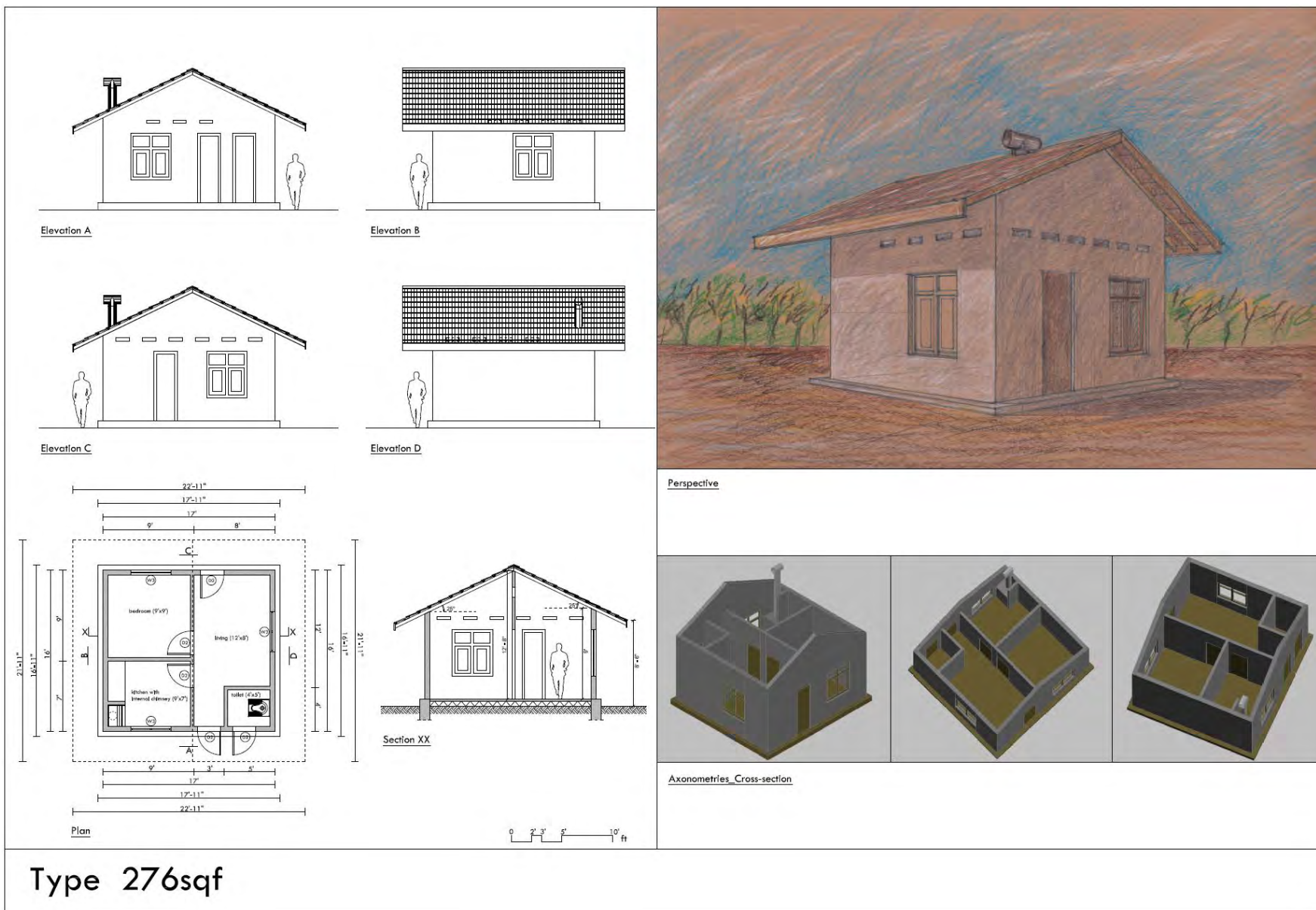
Date	Name	Title	Organisation	Place
		Donors		
	Mr. Justin Mohan	First Secretary (Dev. Cooperation)	Indian High Commission	
		UN-Habitat		
	Mr. Tim McNair	Chief Technical Advisor	UN-Habitat	
11.9.14	Mr. I.A. Hameed	National Project manager	UN-Habitat	
17.9.14	Mr. A.H. Mohhommed Jezeer	Deputy Project manager	UN-Habitat	
19.9.14	Mr. Joseph Jeyamaran	District Manager, Mullaitivu District	UN-Habitat	
18.9.14	Mr. Anver Khan	District manager, Kilinochchi District	UN-Habitat	
	Mr. K. Pathmananthan	Deputy Project manager	UN-Habitat	
	Mr. Zuhair J. Kariapper	Deputy Project manager - Infrastructure	UN-Habitat	
	Mr. Mohamed Rahmathullah	Monitoring & Reporting officer	UN-Habitat	
	Mr. N. Vijayakumar	Programme analyst	UN-Habitat	
8.9.14	Ms. Kalyani Balathas	Gender and Environment Associate	UN-Habitat	
	Mr. T. Perera	Database administrator	UN-Habitat	
		Swiss Cooperation Office in Sri Lanka		
4.9.14	Mr. Lars Buechler	Deputy Director of Cooperation	SDC - Colombo	
6.9.14	Mr. Martin Studer	Programme Manager & Head of Office	SDC-Jaffna	
10.9.14	Mr. Raveendram, District Manager	HNHDA	Jaffna	
	Mr. Reto Gerber	Project Manager	SDC-Jaffna	
10.9.14	Mrs. Darishini Mahandran	National Project Officer	SDC-Jaffna	
		STATE ORGANISATIONS		
	MR. KISHAN SUGATHAPALA	Human Settlements Division	NBRO (National Building Research Organisation)	
	Mr. M. Raveendran	District manager	NHDA (National Housing Development Board)	
	Mr. Nagalingam Vethanayathan	D.s. - Gov. Agent	District Secretariat	
	Mr. R. Thileepan	Assistant Director	District Secretariat	
10.9.14	Nava Vijayakumar		UNDP	Colombo
10.9.14	Mr. Raveendram	District Manager	NHDA	
23.9.14	Mr. Sallem Moullana		NAITA	Batticaloa
23.9.14	Mrs. Kasthuri	Instructor and OIC	Kallady Vocational Training Centre, Batticaloa	Batticaloa
	Mr. G. Jeyarypan	Mining engineer	Geological Survey & Mines Bureau	
		Miscellaneous		
	Mr. Janaka	Housing Development Unit	NHDA (National Housing Development Authority)	
	Mrs. T. Sivakumar	Field Officer	SAH	
	Mr. J.J. Mohan	First Secretary (Dev. Cooperation)	High Commission of India	
10.9.14	Mr. Kumarasamy Dinesh Chandru	Dep. Project Manager ECD	Terre des Hommes	Pallai
10.9.14	Mr. G. Jeyarupan	Mining Eng	GS&MB (Geological Survey & Mining Bureau, Reg. Off.)	Jaffna
		NGOs		
10.9.14	Rev. T S Joshua	Director	KKM	Jaffna
10.9.14	Mr. S. Jesuthasan	Project Coordinator	SAH	Kilinochchi
4.9.14	Ms. Rebecca Oven	Head of Donor Relations	ZOA	Colombo
23.9.14	Mr. Pushpa	Project Manager	Habitat for Humanity	Batticaloa
25.9.14	Dr. Vigasha Gunsekara	Senior Professional	CEPA	Colombo

ANNEX 19 – NEW PROPOSED TYPE-PLANS – PLANS AND BOQ





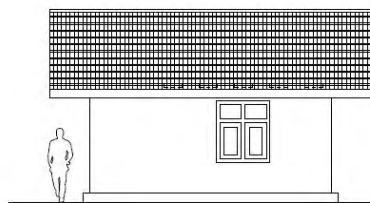
Approximate Plinth area - 264 sq. ft. (feet: 26'11" x 10'11")					
Implemented by: Evaluation Team					
No	Description	Unit	Qty	Rate LKR	Amount LKR
1	Excavation in trenches for foundation and septic tank and depositing excavated material to a distance not exceeding 2.0m.	Cu.m	12,32	623,00	7.672,74
2	75mm thick 1:3:6(38mm) cement concrete screed in foundation.	Cu.m	1,12	9.766,00	10.891,82
3	Random rubble masonry in 1:5 cement mortar in foundation.	Cu.m	11,20	8.860,00	99.236,54
4	Applying DPC on top of foundation with Bitumen	m	9,29	116,00	1.078,10
5	150mm (6") thick Block masonry wall in 1:5 Cement mortar for external wall, external face finished with neat pointing	Sq.m	66,10	1.258,00	83.159,84
6	100mm (4") thick Block masonry wall in 1:5 Cement mortar for partitions wall, cubical and septic tank (medium height: 320 cm)	Sq.m	28,48	1.060,00	30.188,80
7	Lintel Beam 100mm x 150mm, cement concrete 1:2:4(20), Reinforcement with 2 No. 10mm tor steel including form work.	m	30,98	844,00	26.147,12
8	Roof (m. 9,48*4,87), Gable with Calicut pattern tiles on 150x50 ridge plates, 125x75 purling, 100x75 wall plates, 100x50 rafter at 550mm centres and 50x25 mm reaper at 300 mm centres in acceptable quality timber frame work including ridging and application of two coats wood preservative.	Sq.m	46,17	1.974,00	91.134,84
9	Earthwork - Back filling & compacting. (Back filling to trenches with selected earth available at site)	Cu.m	21,66	282,00	6.108,20
10	Provision for cyclone resistance including stiffener columns and roof band & ridge construction (70% of Type I)	Item	0,70	9.898,00	6.928,60
11	60 mm thick 1:2 1/2:5 (25mm) cement concrete in floor	Sq.m	24,16	713,00	17.223,23
12	12mm thick 1:5 cement internal plastering & finished smooth for bed room and kitchen at 2,74 m height and septic tank at 1 m height (Prior to plastering provide electrical conduit pipe for future use)	Sq.m	57,84	385,00	22.268,94
13	External decorative plaster band (Architrave) around door and window - reveals extending to the external wall surface to form a band of 4" wide	m	0,00	0,00	0,00
14	12mm thick 1:3 cement sand mix rendering in a room and kitchen	Sq.m	14,85	422,00	6.268,18
15	Doors- supplying and fixing of 28mm thick sash and with 100mm x 50mm frames with acceptable quality timber with iron mongary & lock	No	2,00	9.000,00	18.000,00
16	Window- supplying and fixing 25mm thick sash and with 100mm x 50 mm frames with acceptable quality timber with iron mongary	No	3,00	7.000,00	21.000,00
17	Supplying and fixing squatting pan . Rate including plumbing	Item	1	6.000,00	6.000,00
18	Toilet door	No	1	4.000,00	4.000,00
19	75mm thick 1:2:4 concrete for slab including R/F 10mm B/W at 200mm spacing including formwork in chimney and toilet slab (or pipe chimney)	Sq.m	3,00	1.858,00	5.574,00
Total cost for lockable house including unskilled labour			LKR		462.880,95
	Beneficiary contribution (some 111 man/days * 1,000 LKR/day)			112.881	
Total amount for lockable house excluding beneficiary contribution				LKR	350.000
				€	2.121
	Note: 350,000 LKR / plinth area 264 sq. ft. = 1,325 LKR /sq. ft. which is higher than many Full Houses visited during Observation, as a few costs remain the same irrespective the house surface. It is possible to further reduce the cost up to a 10%, by full family members involvement, bulk purchasing, using salvaged materials, using sand and/or trees from the plot (if available): 350,000 LKR*(-10%)= 315,000 LKR				
	Lockable house including				
1	Internal plastering and rendering for bedroom and Kitchen				
2	External face finished with neat pointing				
3	External front doors and windows fixing				
4	Attached toilet with septic tank (5'8"x4'xh.5')				
				UNH Prepared:	28.08.2012
				UNH Revised	02.11.2013
				Ev.T. Revised	14.10.2014



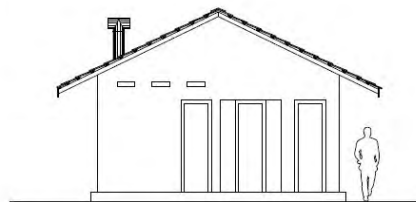
Bill of Quantities for Lockable House for proposed house -Type: Ev. Team 276sq.ft.					
Approximate Plinth area - 276 sq. ft. (17'11" x 16'11")					
Implemented by : Evaluation Team					
No	Description	Unit	Qty	Rate LKR	Amount LKR
1	Excavation in trenches for foundation and septic tank and depositing excavated material to a distance not exceeding 2.0m.	Cu.m	12,22	623,00	7.613,53
2	75mm thick 1:3:6(38mm) cement concrete screed in foundation.	Cu.m	1,10	9.766,00	10.775,80
3	Random rubble masonry in 1:5 cement mortar in foundation.	Cu.m	11,12	8.860,00	98.499,74
4	Applying DPC on top of foundation with Bitumen	m	9,20	116,00	1.066,62
5	150mm (6") thick Block masonry wall in 1:5 Cement mortar for external wall, external face finished with neat pointing	Sq.m	65,01	1.258,00	81.786,10
6	100mm (4") thick Block masonry wall in 1:5 Cement mortar for partitions wall, cubical and septic tank (medium height: 332 cm)	Sq.m	34,36	1.060,00	36.423,72
7	Lintel Beam 100mm x 150mm, cement concrete 1:2:4(20), Reinforcement with 2 No. 10mm tor steel including form work.	m	30,65	844,00	25.868,60
8	Roof (m. 6,74*6,43), Gable with Calicut pattern tiles on 150x50 ridge plates, 125x75 purling, 100x75 wall plates, 100x50 rafter at 550mm centres and 50x25 mm reaper at 300 mm centres in acceptable quality timber frame work including ridging and application of two coats wood preservative.	Sq.m	43,34	1.974,00	85.549,61
9	Earthwork - Back filling & compacting. (Back filling to trenches with selected earth available at site)	Cu.m	21,32	282,00	6.013,48
10	Provision for cyclone resistance including stiffener columns and roof band & ridge construction (65% of Type I)	Item	0,65	9.898,00	6.433,70
11	60 mm thick 1:2 1/2:5(25mm) cement concrete in floor	Sq.m	25,23	713,00	17.986,57
12	12mm thick 1:5 cement internal plastering & finished smooth for bed room and kitchen at 2,74 m height and septic tank at 1 m height (Prior to plastering provide electrical conduit pipe for future use)	Sq.m	59,46	385,00	22.891,33
13	External decorative plaster band (Architrave) around door and window - reveals extending to the external wall surface to form a band of 4" wide	m	0,00	0,00	0,00
14	12mm thick 1:3 cement sand mix rendering in a room and kitchen	Sq.m	13,39	422,00	5.651,64
15	Doors- supplying and fixing of 28mm thick sash and with 100mm x 50mm frames with acceptable quality timber with iron mongary & lock	No	2,00	9.000,00	18.000,00
16	Window- supplying and fixing 25mm thick sash and with 100mm x 50 mm frames with acceptable quality timber with iron mongary	No	3,00	7.000,00	21.000,00
17	Supplying and fixing squatting pan. Rate including plumbing	Item	1	6.000,00	6.000,00
18	Toilet door	No	1	4.000,00	4.000,00
19	75mm thick 1:2:4 concrete for slab including R/F 10mm B/W at 200mm spacing including formwork in chimney and toilet slab (or pipe chimney)	Sq.m	3,00	1.858,00	5.574,00
Total cost for lockable house including unskilled labour			LKR		461.134,43
	Beneficiary contribution (some 111 man/days * 1,000 LKR/day)			111.134	
Total amount for lockable house excluding beneficiary contribution				LKR	350.000
				€	2.121
Note: 350,000 LKR / plinth area 306 sq. ft. = 1,268 LKR/sq. ft. which is in line with many Full Houses visited during Observation. It is possible to further reduce the cost up to a 10%, by full family members involvement, bulk purchasing, using salvaged materials, using sand and/or trees from the plot (if available): LKR 350,000*(-10%)= 315,000 LKR					
Lockable house including					
1	Internal plastering and rendering for bedroom and Kitchen				
2	External face finished with neat pointing				
3	External front doors and windows fixing				
4	Attached toilet with septic tank (5'8"x4'xh.5')				
				UNH Prepared:	28.08.2012
				UNH Revised	02.11.2013
				Ev.T. Revised	14.10.2014



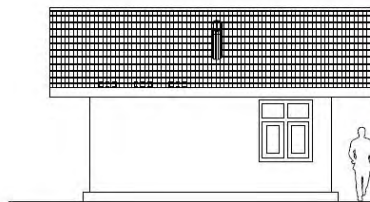
Elevation A



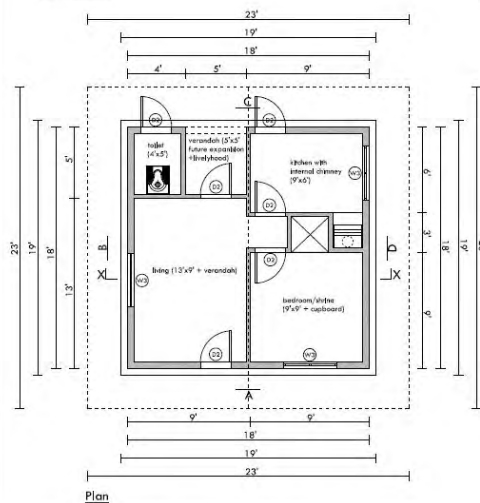
Elevation B



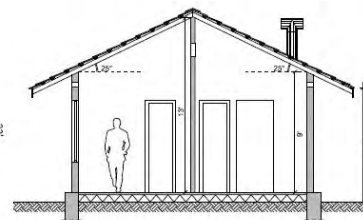
Elevation C



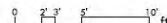
Elevation D



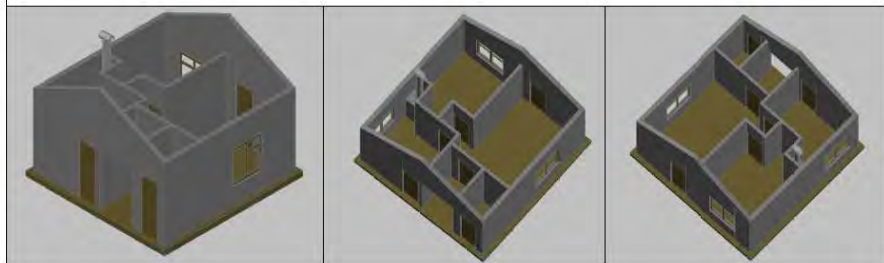
Plan



Section XX



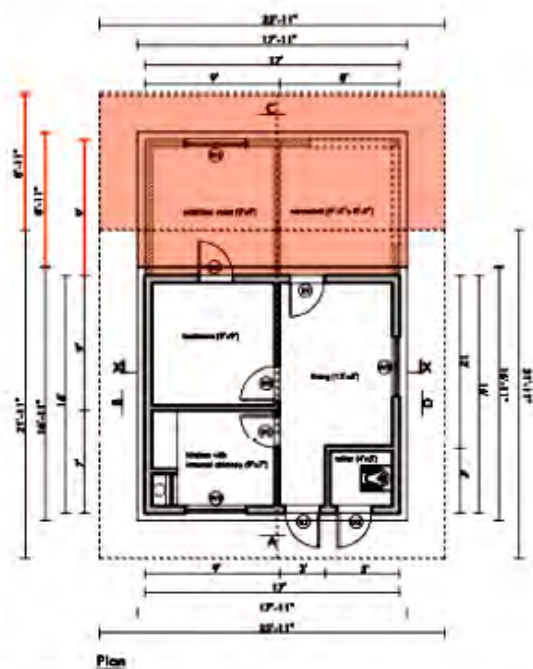
Perspective



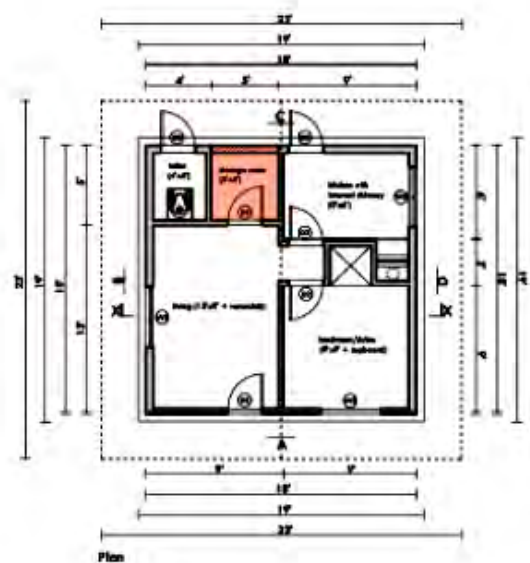
Axonometries_Cross-section

Type 361sqf

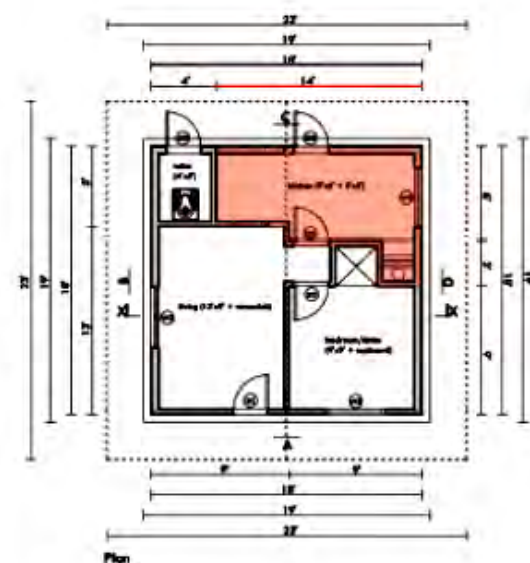
Bill of Quantities for Lockable House for proposed house -Type: Ev.Team 361sq.ft.					
Approximate Plinth area - 361 sq. ft. (19' x 19')					
Implemented by : Evaluation Team					
No	Description	Unit	Qty	Rate LKR	Amount LKR
1	Excavation in trenches for foundation and septic tank and depositing excavated material to a distance not exceeding 2.0m .	Cu.m	14,89	623,00	9.276,79
2	75mm thick 1:3:6(38mm) cement concrete screed in foundation.	Cu.m	1,44	9.766,00	14.034,91
3	Random rubble masonry in 1:5 cement mortar in foundation.	Cu.m	13,45	8.860,00	119.197,05
4	Applying DPC on top of foundation with Bitumen	m	11,98	116,00	1.389,22
5	150mm (6") thick Block masonry wall in 1:5 Cement mortar for external wall, external face finished with neat pointing	Sq.m	67,32	1.258,00	84.684,41
6	100mm (4") thick Block masonry wall in 1:5 Cement mortar for partitions wall, cubical and septic tank (medium height: 365 cm)	Sq.m	57,00	1.060,00	60.424,66
7	Lintel Beam 100mm x 150mm, cement concrete 1:2:4(20), Reinforcement with 2 No. 10mm tor steel including form work.	m	39,92	844,00	33.692,48
8	Roof (m. 7,01x7,01), Gable with Calicut pattern tiles on 150x50 ridge plates, 125x75 purling, 100x75 wall plates, 100x50 rafter at 550mm centres and 50x25 mm reaper at 300 mm centres in acceptable quality timber frame work including ridging and application of two coats wood preservative.	Sq.m	49,14	1.974,00	97.002,56
9	Earthwork - Back filling & compacting. (Back filling to trenches with selected earth available at site)	Cu.m	32,21	282,00	9.082,49
10	Provision for cyclone resistance including stiffener columns and roof band & ridge construction (80% of Type I)	Item	0,80	9.898,00	7.918,40
11	60 mm thick 1:2 1/2:5(25mm) cement concrete in floor	Sq.m	33,52	713,00	23.902,68
12	12mm thick 1:5 cement internal plastering & finished smooth for bed room and kitchen at 2,74 m height and septic tank at 1 m height (Prior to plastering provide electrical conduit pipe for future use)	Sq.m	57,81	385,00	22.258,39
13	External decorative plaster band (Architrave) around door and window - reveals extending to the external wall surface to form a band of 4" wide	m	0,00	0,00	0,00
14	12mm thick 1:3 cement sand mix rendering in a room and kitchen	Sq.m	15,86	422,00	6.694,86
15	Doors- supplying and fixing of 28mm thick sash and with 100mm x 50mm frames with acceptable quality timber with iron mongary & lock	No	3,00	9.000,00	27.000,00
16	Window- supplying and fixing 25mm thick sash and with 100mm x 50 mm frames with acceptable quality timber with iron mongary	No	3,00	7.000,00	21.000,00
17	Supplying and fixing squatting pan . Rate including plumbing	Item	1	6.000,00	6.000,00
18	Toilet door	No	1	4.000,00	4.000,00
19	75mm thick 1:2:4 concrete for slab including R/F 10mm B/W at 200mm spacing including formwork in chimney and toilet slab (or pipe chimney)	Sq.m	3,00	1.858,00	5.574,00
Total cost for lockable house including unskilled labour			LKR		553.132,90
Beneficiary contribution (some 103 man/days * 1,000 LKR/day)				103.133	
Total amount for lockable house excluding beneficiary contribution				LKR	450.000
				€	2.727
Note: LKR 450,000 / plinth area 361 sq. ft. = LKR 1,246/sq. ft. which is higher than many Full Houses visited during Observation, as a few costs remain the same irrespective the house surface. It is possible to further reduce the cost up to a 10%, by full family members involvement, bulk purchasing, using salvaged materials, using sand and/or trees from the plot (if available): LKR 450,000*(-10%)= LKR 405,000					
Lockable house including					
1	Internal plastering and rendering for bedroom and Kitchen				
2	External face finished with neat pointing				
3	External front doors and windows fixing				
4	Attached toilet with septic tank (5'8"x4'xh.5')				
				UNH Prepared:	28.08.2012
				UNH Revised	02.11.2013
				Ev.T. Revised	14.10.2014



Type 276sqf - extensible 415sqf



Type 361 sqf - internal variation 1



Type 361sqf - internal variation 2

