JOINT PROGRAMME/PROJECT DOCUMENT
OF THE UN FUND FOR RECOVERY RECONSTRUCTION AND DEVELOPMENT IN DARFUR

Construction of Public Buildings/Facilities and Housing in Return Sites and Urban Settings

February 2016

UN-Habitat

DDS Pillar:	Pillar II - Reconstruction
Programme title:	**Construction of Public Buildings/Facilities and Housing in Return Sites and Urban Settings**
Programme outcome:	*Improved physical access to administrative buildings, housing and social services*

Lead Agency	**UN-Habitat**
Participating Agencies	Private Sector (local Contractors), Community Based Organisations (CBOs), Ministry of Reconstruction, Development and Infrastructure, Voluntary Return and Resettlement Commission, Ministry of Physical Planning and Public Utilities
Programme Duration	18 months
Anticipated start/end dates	Dec 2015 to May 2017
Total estimated budget*	**US$ 5,247,000**

Names and signatures of (sub) national counterparts and participating UN organisations

UN organisations	National Coordinating Authorities
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1. Executive Summary

Darfur witnessed devastating damages to premises that were used to deliver public services to citizens especially in the rural areas affected by the conflict. Around one-third of the all settlements in Darfur were destroyed or damaged in the conflict, raising obstacles to return. The influx of IDPs to major cities has contributed to an accelerated urbanisation process, putting enormous pressure on government authorities and limited urban services. Darfur's urban settlements are presently unable to provide proportionate basic services and livelihood opportunities for the growing population; a situation that has the potential to perpetuate both service delivery concerns and unrest. On the other hand, living in camps for a long period has contributed to increased social stress resulting from overcrowding and difficult living conditions, thus provoking more tension. Responding to the needs of such a large population of protracted displaced persons in camps would pose an enormous challenge for state and international actors, including donors, UN agencies, international organisations, and non-governmental organisations. IDPs may not be able to sustain basic life needs in camps given the decreasing trends of fund available, an unclear commitment from donors, and lack of concrete and practical steps towards recovery and development. The most vulnerable groups: Women, children and elders represent more than 80% of the camps population with female – male ratio for age category: 18 – 59 years is approximately 7:3.

At the political level, the DDPD states its primary objective as, "providing support to the return and reintegration process. According to data collected in 2011, returns are not always to exact areas of origin. In many cases, returnees sought locations where there were improved access to basic services and livelihood options. Permanent settlement will therefore depend upon improved security and availability of livelihood opportunities at the areas of return, as well as on the provision of basic services, including functioning health centres, schools and markets. The lack of services and infrastructure in the rural sector, whether through pre-conflict neglect or from conflict destruction is one of the main factors negatively influencing the decision to return." Since the IDP return is voluntary, an equal emphasis should be placed on providing IDPs with opportunities for improving their socioeconomic and overall humanitarian conditions, and the safeguarding of their human rights, equitable access to basic services with particular emphasis on the needs of women and children in the places of their choice for settlement. The reconstruction pillar II of Darfur Development Strategy (DDS) emphasises that returnees should benefit from improved social services through specific targeting of this population, in line with the provisions of the Doha Document for Peace in Darfur (DDPD).

Considering the pressure provoked by rapid urbanisation on an already fragile environment in Darfur, especially in terms of deforestation for producing fired bricks for construction, the need for identifying alternative construction solutions arouse. Therefore, UN-Habitat introduced an ecologically friendly and low-cost building material to the Sudanese context, which has been applied in other countries of the African region already: stabilised soil blocks (SSB). This woodless construction technology was successfully tested and resulted to be 30% cheaper than fired bricks, consuming half of the water and only 5 - 6% of cement. Sustainability aspects were taken into account by using manual press machines for producing the SSB (300 blocks of 30x15x10 cm can be produced per day by utilising a labour-force of 5 people), which also represents a concrete income generation activity. This technology has been very well received by the targeted communities and government officials, and represents one tangible solution to the several challenges posed by rapid urbanisation. Consequently, several trainings of trainers and on-the-job trainings were delivered for producing SSB and using these blocks for construction, reaching almost 3,000 people. Authorities in Darfur are trying to enforce alternative solutions by offering land in the outskirts of the main settlements, exceptionally not charging any fee, to those IDPs who voluntary decide to move away from the camp environment and permanently resettle, on the condition that they give up their current IDP status that allows them to benefit from humanitarian assistance

Within this context the project "***Construction of Public Buildings/Facilities and Housing in Return Sites and Urban Settings"*** intends to address urgent requirements for consistent and standardised package of environmental friendly public building/facilities, designs for provision of public and basic services needed for village cluster centres at return sites, such as medical facilities, schools, police stations, markets, community buildings, staff housing to ensure unified and standardised design and package to be followed and applied throughout the return

sites. The recent experience of Qatari charity Organisations of basic services hubs, designs made after DJAM 2006, as well as applicable and authenticated standards and norms will be considered in this respect. In an already fragile ecosystem the need for identifying alternative construction solutions is thus a priority, particularly the use of SSBs and Ferro-cement channels for roofing as environmental friendly technology. The introduction of SSB technology and Ferro-cement channels is multi-faced: in addition to its positive environmental impact, it poses a wide range of employment opportunities as well as it generates income for unemployed youth. Moreover, it avails prospects for returnees and host communities to build their house through self-help approaches through provision of small-scale funds and grants for low-income housing upgrading and also by establishment of enterprises/ cooperatives/block suppliers with capacity to produce and apply appropriate and affordable building materials, such as non-timber techniques and SSB; in the medium and long-run after completion of the return village cluster. The project will provide the necessary back–up and technical support to participating UN agencies for complementarity and synergy of their interventions and ensure that all construction in the return sites follow and use the agreed upon standards and package in terms of designs, layout, construction materials, bill of quantities and costing. As the project is one of the foundational activities (FaST) of the DDS, it will contribute to DDS Pillar II Reconstruction and objective 1 "Improved physical access to goods, markets and administrative social services". It will also contribute to DDS Pillar III FaST activity 7.6.1 "procurement of alternative technology, brick presses" and activity 7.6.2 "Piloting of Pozzolona cement production". Emphasis will be given to training of unemployed youth on the return sites, including women, on SSB technology to acquire the skill to serve two purposes: as a source of environmental friendly income generation activities as off-farm activity as well as use the skill acquired to build their own houses through self-help initiatives. The ability to scale up initiatives, impact and cost-effectiveness will be taken into account. Private small local contractors will be assessed to determine their capacities and provide them with basic on-the-job training on SSB and Ferro-cement channels for roofing The whole process will be done in partnership with DRA namely, Voluntary Return and Resettlement Commission (VRRC), Ministry of Technology and Capacity Development, Ministry of Reconstruction, Development and Infrastructure, as well as the States' Ministry of Physical Planning and Public Utilities (MPPPU).

The United Nations Human Settlements Programme (UN-Habitat) has been working in Darfur since 2007. Despite its modest level of intervention compared to the huge demand, it has obtained good results on the ground through pilot interventions and has managed to develop excellent relationships with the government, culminating with the signature of an overall Memorandum of Understanding (MoU) to support urbanisation-related issues.

The project is designed to benefit from the lessons learned from other experiences and good practices to facilitate return such as Qatari charity organisations and from UN-Habitat projects implemented in Darfur under the umbrella of regional and urban planning, improving primary health care, and provision of housing for vulnerable groups using the Stabilised Soil Blocks (SSB) Technology.

In the way forward, the project successful results will pave the way for the subsequent DDS interventions with respect to scale up of the SSB technology for Darfur reconstruction including building of services centres, self-help housing construction for returnees and host communities. For sustainability of such endeavour, the enhancement of human resource management and provision of a more conducive working environment would create greater efficiency and ensure that the return citizens of Darfur receive better services, even without additional funds being spent.

2. Situation Analysis

Of the 8 million people residing in the five states of Darfur, 1.7 million are IDPs and approximately 280,000 Darfuri refugees remain displaced in Chad. Most of the largest IDP camps in Darfur are located near the main towns of Nyala, El Fashir, Geneina and Zalingei and a trend of increased urbanisation is evident. It is estimated that there are more than 338 IDP locations across the Darfur region, the majority of which are located less than 60km from the area of origin of those displaced. The joint IOM and UNHCR for IDPs verification in 2011 showed great disparities in female – male ratio of 66.9% and 33.1% respectively for age group 18 – 59. A general climate of volatility in Darfur has thus far prevented large scale and more lasting returns. However, owing to the close proximity of IDPs to their areas of origin, it is evident that many individuals (especially women) commute

seasonally, as security allows, tending to agriculture, checking on their property, or visiting family members. In 2011, more than 140,000 IDPs and refugees were verified to have returned voluntarily to their areas of origin, while in 2012, a further 109,000 verified returns occurred.

The influx of IDPs to major cities has contributed to an accelerated urbanisation process, putting enormous pressure on government authorities to provide for sufficient basic urban services. Further urbanisation will increase pressure on the local authorities, as Darfur's urban settlements are presently unable to provide proportionate basic services and livelihood opportunities for the growing population; a situation which has the potential to perpetuate both health concerns and unrest It is generally expected that a large proportion of the IDPs may wish to remain and settle in urban areas, both because of improved services and potential income-generating opportunities.

Despite the number of returns, the overall needs are increasing. There are still 3.5 million people reliant upon humanitarian assistance, representing 40% of the Darfur population; while the amount of funding available for humanitarian aid is decreasing, with significant resources dedicated to food aid and sustaining basic services. This is for a variety of reasons, including, competing needs in other countries and a difficult global economic environment. With 1.2 to 1.4 million people still living in camps, and a majority of the people in Darfur still suffering from inadequate access to basic health-care, education and other services, the challenges remain enormous. For 2011 and 2012, the Humanitarian work plans secured only 64% and 56% funding respectively. Responding to the needs of such a large population of protracted displaced persons would pose an enormous challenge for state and international actors, including donors, UN agencies, international organisations, and non-governmental organisations (NGOs)[1]. IDPs may not be able to sustain basic life needs in camps given the decreasing trends of fund available, an unclear commitment from donors, and lack of concrete and practical steps towards recovery and development except for some disjointed and fragmented interventions here and there. The main concern is that IDPs in Darfur may gradually become out of focus of the donors after 10 years of dependency on relief.

For centuries it has been the custom that communities construct their individual gutias and tukuls[2], wells, granaries and markets using traditional building materials and techniques. These perishable materials, such as wood, millet stalk and bamboo matting, are maintained by gradually replacing building parts or completely replacing buildings with new ones after 4-5 years due to the natural decay of the materials. It is estimated that building a traditional gutia, with tukul and rekuba[3], requires between 30-40 mature trees, which usually are found in the vicinity. In recent years, it has been popular to use fired clay bricks for the construction of more permanent rural houses and public facilities using corrugated iron sheets for the roofing. However, the bricks are expensive, require an extensive amount of firewood for the kilns and are not easy to transport over longer distances without significant losses. Women headed households are disadvantaged to acquire permanent building materials, there will be need to support women settling in urban areas if they are to benefit in the urban economy in order to reduce the poverty created by continued conflict.

At the political level, the DDPD states its primary objective as, "providing support to the return and reintegration process." Since the IDP return is voluntary, an equal emphasis should be placed on providing IDPs with opportunities for improving their socioeconomic and overall humanitarian conditions, and the safeguarding of their human rights in the places of their choice for settlement. The Darfur Development Strategy (DDS) reconstruction pillar emphasises that returnees should benefit from improved social services through specific targeting of this population, in line with the provisions of the Doha Document for Peace in Darfur (DDPD) and the priorities set forth in the Government's Interim Poverty Reduction Strategy Paper (PRSP). The Qatari Charity Organisation has embarked on construction of five complex services centres in the five states of Darfur to facilitate return, which compose of complex service facilities for social welfare, healthcare, education, water, and sanitation and housing units for staff in Arara, Marla, Rongataz, Um Dayi and Tabat. For sustainability of such endeavour the

[1] *Omer Ismail*, March 30th, 2011Facing the Unknown: The Continuing Challenge of Assisting the Protracted Displaced in Darfur and Eastern Chad

[2] Gutias are individual rural huts for a 5 person household

[3] A traditional hut with "kitchen" and a small "veranda" in front

enhancement of human resource management and provision of a more conducive working environment would create greater efficiency and ensure that the return citizens of Darfur receive better services, even without additional funds being spent.

At the moment, Government authorities in Darfur are trying to enforce alternative solutions by offering land in the outskirts of the main settlements, exceptionally not charging any fee. Target groups are those IDPs who voluntary decide to move away from the camp and permanently resettle, on the condition that they lose their IDP current status allowing them to benefit from humanitarian assistance. This is a clear sign of the governments' willingness to break the current dependency cycle of an important part of the population on humanitarian aid, and to engage on a sustainable development process. Unfortunately, these authorities are not prepared in terms of tools and capacity to face the huge demand of making sufficient land available to urban dwellers and to provide basic and social services to all, as well as decent housing conditions at an affordable price. This is also impacted by the current exceptional conditions determined by the conflict. As a result, an enormous number of vulnerable households settle without accessing any basic services, hence, almost resulting again in the creation of the same unhealthy living conditions of the camps. Nonetheless, demarcation of plots and construction of roads create a sense of order that encourage investment from the beneficiary families in permanent constructions.

In summary, urban housing construction suffers from:

1- Low quality of construction material and continuous increase of market price for essential material;
2- Application of traditional construction material/ technologies, particularly wood material and burned bricks;
3- Lack of housing finance to poor household and high cost of construction as well as unaffordability of renting accommodation;
4- High unemployment rates among young people and lack of livelihood opportunities.

The project is one of the foundational activities (FaST) of the DDS. It is designed to address the above mentioned issues through successful implementation of the following outputs in close coordination with DRA, the State Ministries of Planning, private sector as well as national and international NGOs and CBOs:

1- Improve housing situation in urban and return areas in the 5 States of Darfur assessed, focusing on inventory of building materials, housing typologies , solid and liquid waste collection and disposal and options for improvement;
2- Build the capacity building of the key stakeholders in the housing sector and workers in brick making industry on appropriate and cost-effective technologies;
3- Establish enterprises/ cooperatives/block suppliers with capacity to produce and apply appropriate and affordable building materials, such as non-timber techniques and SSB;
4- Provide small-scale funds and grants to low-income households, especially female headed households, for self-help housing up-grading (will be piloted at the relocation site)

According to data collected in 2011, returns are not always to exact areas of origin. In many cases, returnees sought locations where there were improved access to basic services and livelihood options. Permanent settlement will therefore depend upon improved security and availability of livelihood opportunities at the areas of return, as well as on the provision of basic services, including functioning health centres, schools and markets. The lack of services and infrastructure in the rural sector, whether through pre-conflict neglect or from conflict destruction is one of the main factors negatively influencing the decision to return. Based on information obtained from community-level discussions over the last six years, it is clear that many do not expect full services as a pre-condition of return, but they do expect the essentials and a visible plan for future improvement. Eviction of land occupiers is a very sensitive issue, especially in West and Central Darfur, and in Kabkabiya and Kutum in North Darfur. The settlement of "freed land" by pastoralists, first identified during the 2006 DJAM, was again highlighted during the 2012 consultations as a major issue that continues to complicate the return of many displaced people. Thus, a requirement from the majority of affected IDPs questioned was for the eviction of the land occupiers prior to any large-scale return. The resolution of this issue will be the task of the Darfur Land Commission.

2.1 Sustainability of Returns

The long-term sustainability of returns will depend upon improved security, the provision of basic services in return areas and well-planned government-owned initiatives. Apart from insecurity, the main reasons behind unsustainable returns were found to be access to basic services (30%), food insecurity (19%) and lack of employment (17%). Through recent participatory assessments in 2011 and 2012, as well as field missions in the five States, UNHCR has confirmed that the key obstacles to return continue to be lack of security in some areas and a need for basic services.

Community infrastructure referenced to and includes wells/*hafirs*, markets, community centres and those for individual use: homes, latrines, granaries and production mechanisms, such as water harvesting systems. Public infrastructure refers to schools, vocational centres, police posts, health centres and prisons. Such infrastructure is essential to improve access to social services. It is vital to highlight two concerns that parallel infrastructure-focused issues. Firstly, that any infrastructure built must have planned and concomitant fiscal management, including maintenance costs that do not depend on external sources for upkeep and repair. Secondly, that infrastructure be planned and executed in a balanced fashion: each of the three categories is inter-dependent. Raising the bar equally and incrementally across these types is a key component of successful growth and development. Achieving durable solutions entails addressing key development challenges which include providing access to livelihoods, education and health care in areas of return, local integration or other settlement areas; helping to establish or re-establish local governance structures and the rule of law, and rebuilding houses and infrastructure. Assistance should be to the sites where the return has been genuine and voluntary, and the returnees are aware of the safety situation in the return area, and the risks involved.

Conflict in Darfur has caused devastating damages to premises that were used to deliver public services to citizens. The process of decentralisation aggravated the situation where many new localities emerged coupled with the shortage or dilapidated state of public buildings. The number of localities in Darfur increased from 10 in 1994 to 63 localities in 2012. Since January 2012, Darfur comprises of five States, with East Darfur and Central Darfur being created from the sub-division of South Darfur and West Darfur States respectively. There has been no increase in the overall geographical area.

While it is easy to reference the rebuilding of homes, the very scale of the need is daunting. As pointed out in the 2006 DJAM, prior to the conflict the construction of individual houses (*gutia* - sleeping house, *tukuls* - kitchen and *rakuba*- open air hut), shallow wells and fences depended almost entirely on the utilisation of natural resources, such as trees and grasses. This, coupled with the consumption of fuel wood for both domestic and commercial use, had already led to acute, widespread deforestation and its increasingly negative effect on the environment. Should every destroyed rural house be rebuilt in the traditional manner, utilising trees and grasses, then 12-16 million trees would be required. This would result in further major deforestation, where indeed the resource was available.

Provision of social and basic services infrastructure is not enough in return sites. Enhanced human resource management would create greater efficiency and ensure that the citizens of Darfur receive better services, even without additional funds being spent. In recent years, civil service numbers (or at least wages and salaries expenditures) have increased at a fiscally unsustainable rate and better management is needed in the control and use of wage and salary expenditure. South Darfur has 23,000 civil servants (around 1% if taken from approximate population of 2.2 million). The number of civil servants was 36,000 before the separation with East Darfur, which inherited 13,000 (in addition to new recruitments). In West Darfur, the civil service force became 9,135 after the separation (around 1% if taken from approximate population of 700,000), reduced from approximately 17,000 previously; although new graduates (teachers, health care workers, pharmacists, agriculturists) are being absorbed. South Darfur carried over the majority of staffing, in addition to 3,000 new recruits (political appointees not sanctioned by the federal government) brought on just before the separation and inherited by South Darfur. This is now being corrected at the federal level. More importantly, federal transfers have been divided equally between West and Central Darfur even though funding was insufficient even when West Darfur was receiving 100% of the amount. Some of the major shortcomings in the State civil service in Sudan and in Darfur in particular

are: loss of employees due to migration to the private sector; limited capacity to address development challenges and lack of training at all levels; poor performance appraisal; promotion on basis of seniority rather than competence; low salaries and poor employment conditions (especially in rural areas); lack of control over an informal pay system used to supplement official salary rates; high centralisation in recruitment; and lack of merit as a basis for recruitment, promotion and salary level. These problems are particularly acute in Darfur.

Since the conflict began, the main towns, especially the three original State capitals, have all experienced a construction boom, entailing a high demand for fired bricks (the bricks production has increased at least four to five times compared with pre-conflict levels), which accelerates the deforestation and desertification process in an already fragile ecosystem. According to the DDS annexed report from a thematic working group on Natural Resource Management, the widespread and severe destruction of forest reserves will take years of concerted planning and regeneration efforts to reclaim forest cover. The need for identifying alternative construction solutions is thus a priority, particularly the use of SSB technology. The latter have been successfully tested in Darfur: they are 30% cheaper than fired bricks and their production consumes 50% less water. The Darfur Joint Assessment Mission (DJAM) 2006 recommended training in SSB production within the IDP camps prior to return and the procurement of suitable machines for returning clusters to use in reconstruction.

3. Project strategies, including lessons learned and the proposed project

The project will focus on the return areas in the five States of Darfur. The sites will be selected based on return sites mapping prepared by the DRA. The total beneficiaries are 164,300 persons of which 14,300 benefiting from SSB technology (direct): 13,700 in return villages and 600 in relocation sites in urban areas in addition to 150,000 benefiting from administrative/public building /facilities and SSB technology (IDPs 69,000 and hosting communities 81,000) who will benefit from the improved administrative and basic services provided by the village cluster services centres, and access to housing through self-help and technical support approach including the host community and returnees. Moreover, unemployed youth of returnees and hosting communities will benefit from generation of income opportunities through the production and selling of SSB or engage in SSB construction as off-farm activity. Members of the local population, trained in SSB production and construction, will be ready for a scaling-up phase in the area

3.1 Background/ context

The project will contribute to DDS Pillar II Reconstruction and objective 1- "Improved physical access to goods, markets and administrative social services", and 2- Improved access to quality urban housing and services (equal opportunity by gender).

This will be done through the construction of 5 public services/administrative buildings and 615 houses through small grants and self-help approach in partnership with the DRA concerned ministries and commissions, MPPPU, private small local contractors and unemployed youth who will be trained by UN-Habitat technicians/masons.

Furthermore, the project will further contribute to the DDS Pillar II 1- **"**Successful social and economic reintegration of returnees and improved security" **"**Successful social and economic reintegration of returnees and improved security" as it will indeed provide unemployed youth with on-the-job training on the production and application of environmental-friendly and woodless construction technologies such as stabilised soil blocks and Ferro-cement roofing, thus providing green employment opportunities for youth, including women.

3.2 Lessons Learned

Within its mandate to provide adequate shelter for all, UN-Habitat has introduced environmentally friendly SSB construction technology in Sudan in 2008. Approximately 3,000 young people of which 17% are women, mainly IDPs, were trained in applying this technology and approximately 212 SSB demonstration buildings have already been constructed including 117 IDP housing units in the five states of Darfur. More than 580 engaged in construction as source of income generation of which more than 60% are women. Positive experiences with pilot projects implemented by UN-Habitat in the recent past, including the one in Sakali and Dorti neighbourhoods, have attracted the attention of UN agencies and other multi-lateral donors as a potential model for integration of

IDPs into existing settlements. While presented by UN-Habitat, the hereby-proposed replication of the Sakali and Dorti models has attracted interest from different non-traditional donors expressing their willingness for funding. In particular, the Arab League and Qatar have supported resettlement of IDPs applying SSB technology and community mobilisation approach, and have successfully completed a number of service centres

Based on lesson learned from previous projects and pilot interventions implemented by UN-Habitat in Darfur, the project considers environmental concerns and it will promote solar energy technology. It aims at being replicated in other sites in Darfur and will therefore participate in the dissemination of green technologies in the 5 states of Darfur and more widely across Sudan. In the long term, the project will contribute to the DDS Pillar II objective of "increasing Darfur population's access to electricity".

Different sources estimate that a third of the forests in Darfur were lost between 1973 and 2006. Besides, fired bricks continue being the preferred construction material in Darfur and are widely used, with serious environmental consequences. Due to the dramatic uptake in burnt brick construction throughout Darfur and the massive employment of IDPs this industry has engendered, the returning IDPs have expressed the desire for burnt brick construction in all locations. In addition to that, burnt bricks require large amounts of firewood (7 tonnes / 50,000 bricks) and major transport capacity for both the raw materials and the delivery of the finished product - all of which are highly destructive to the local environment. Considering the pressure triggered by rapid urbanisation on an already fragile environment in Darfur, especially in terms of deforestation, the need for identifying alternative construction solutions arose. UN-Habitat therefore introduced an ecologically friendly and low-cost building material, which has been applied in other countries of the African region: SSB. This woodless technology was successfully tested and resulted to be 30% cheaper than fired bricks, consuming half of the water and only 5 - 6% of cement. Sustainability aspects were taken into account by using manual press machines for producing the SSB (300 blocks of 30x15x10 cm can be produced per day through the labour-force of 5 people), which also represents a tangible environmental friendly income generation activity. This technology has been very well received by the targeted communities and government officials, and represents one solution to a range of challenges posed by rapid urbanisation. In this project, on-the-job trainings will be delivered to youth, skilled masons, community members, implementing partners (NGOs), MPPPU staff for producing environmental-friendly and woodless construction technologies such as the SSB technology and Ferro-cement roofing. Moreover, the project engages in alternative and off-the grid solutions for electricity generation in targeted administrative buildings by applying solar energy as an environmentally friendly, sustainable and cost saving alternative for the in longer term.

3.4 Human Rights

UN-Habitat is mandated to promote socially and environmentally sustainable towns and cities with the goal of providing adequate shelter for all. All of UN-Habitat's interventions are underpinned by universal values that promote the adoption and implementation of a strong human rights-based approach to sustainable urban development. Hereby, UN-Habitat has the responsibility for assisting governments to respect, fulfil and protect human rights and in particular the right to adequate housing as well as the right to safe water and sanitation. In particular, urban extensions help to increase the area of affordable land accessible to the low-income strata of society, while providing better urban planning practice that benefits all. This is supplemented by the responsibility common to all UN agencies to support the elimination of discrimination against women, which is particularly relevant to UN-Habitat in terms of endorsing women's housing, land and property rights. These specific rights, which are progressive in their realisation, need to be backed by generalised rights primarily relating to the empowerment of vulnerable groups, non-discrimination, participation and accountability.

In terms of the delivering a pro-poor and gender sensitive outcome, the project will be underpinned by the United Nations Human Rights Frameworks and will utilise UN developed tools to ensure a development that contains clear sustainable social housing components and a mix of residents. Similar to the engagement process, internal tools and knowledge will be utilised from key thematic areas including slum upgrading, planning, land and governance. It will be considered paramount that the project team are in constant dialogue with Senior Government officials to ensure that there is a mutual desire for a pro-poor and gender sensitive land readjustment

outcomes and a clear understanding of the ways in which this can be achieved (legislation, process, design and engagement).

The project will contribute to the realisation of the human right to own property; right to work, to free choice of employment and protection against unemployment, and right to a standard of living adequate for the health and wellbeing, including housing and social service. The rights based approach will be attained through access to better green job opportunity through vocational training of young unemployed (men and women), and will contribute to provision of adequate housing for vulnerable IDP families.

3.5 Gender

Gender mainstreaming will be assured through involvement and consultation with host communities and community leaders, as well as the involvement of female stakeholders during all stages of project implementation. Female representation will be ensured in training programs and through their active participation in the reconstruction livelihood activities as a source of income. Gender analysis will be integral to data collection as well. Women already engaged in burned brick production will be considered in SSB training, to promote an alternate environmental friendly, income generation. Among other aspects, the project will contribute towards gender equality through the following:

- Equal participation of women in the proposed participatory planning, training opportunities and decision making;
- Integrating gender perspectives in planning and land demarcation, by giving equal realisation of Housing, Land and Property Rights;
- Integrating a gender perspective in the design and implementation of diversified livelihood activities

3.6 Environment

Established national policies and procedures as well as applicable international standards on environmental protection will be strictly observed during all project activities. In addition, all appropriate standards will be adopted and advocated; this includes sustainable urban development indicators and measures for environmentally friendly building construction. Hereby, the main objective is to improve the urban environment, through the promotion and application of woodless construction technology in the construction of housing and public facilities as well as infrastructure (SSB).

The project plans to safeguard and militate against environmental impacts in the following ways:

- Contribution to enhanced sustainable growth patterns of cities, considering appropriate densification and compact developments as a factor to reduce the city's footprint in terms of land and energy consumption;
- Promotion of affordable and environmentally friendly construction techniques by applying them throughout the project implementation;
- Guarantee that all discussions with project partners, including the government, foster recognition of the opportunity the development presents, to include a range of key strategic environmental safeguards and can promote sustainable housing developments.

The project is designed to bring about positive impact on the environment through the promotion and application of woodless construction technologies. UN-Habitat will perform an Environmental Impact Assessment (EIA) for the construction sector that will enable the identification of environmental concerns and risks of the project in order to address them appropriately throughout the process of implementation. The following steps are to be taken:

- Environmental Screening: The project is subjected to review in order to determine the level of EIA required using different tools, including project screening lists and environmental impact identification lists.
- EIA of project design, formulation and appraisal: This entails scoping, defining and establishing boundaries of environmental concerns, engaging relevant stakeholders to identify priorities and issues to be addressed.

- Review of EIA for project approval using specific review criteria and approval procedure based on defined national legislation and particular donors specific requirement.
- During Project implementation: Ensuring short term and long term capacities in environmental planning for the duration of the project are sustained and strengthened.
- During Monitoring and Evaluation: Assessment and mentoring of improving decision-making processes related to environmental planning and management and applying the developed guidance on tools and approaches for monitoring progress and assessment of performance.

3.7 Employment generation

The project will have a major component on provision of vocational training in the construction trades and the enhancement of life skills for beneficiary communities. Men and women will actively contribute to construction of their housing units, thereby contributing to the reconstruction activities in Darfur. Moreover, this process will contribute to the creation of new livelihood and environmental friendly income generation opportunities for returnees especially youth who are seeking non-farm employment opportunities as a primary or secondary occupation.

This project will coordinate with other UN programme and projects under the DDS, implemented by other UN agencies, i.e. UNOPS, UNDP, FAO, as well as UNAMID community projects "QIPs and CLIPs," to ensure the application of the same construction technology for construction projects. On the other hand, the project outcomes will contribute to the DRA attempt to establish research centres in the five states of Darfur, for the promotion and application of the SSB technology, which is articulated in the DRA Road Map for the reconstruction of Darfur developed in 2013.

4. Feasibility, Value for Money, risk management and sustainability of results

The project will bring on board a number of "lessons learned" from global experiences of UN-Habitat Global Land Tool Network (GLTN) especially in post-conflict land tool development, guidelines and manuals, sustainable cities programme. The project is designed to benefit from the lessons learned from other projects implemented by UN-Habitat in Darfur under the umbrella of regional and urban planning, improving primary health care, and provision of housing for vulnerable groups. UN-Habitat has considerable experience working with municipalities in land, housing and community–based infrastructure in countries affected by crisis, protracted and post conflict countries. Many valuable lessons-learned have been incorporated into the design of the current project. These are summarised as follows:

1. The rapid expansion of informal settlements is at least partly attributed to the near absence of an administrative authority in control of that phenomenon. It is a situation that also encouraged illegal land trading, especially due to the weakness of existing legal provisions, which lack sufficiently deterring punitive measures;
2. The gross imbalance in national socio-economic development effort which mostly favoured large urban centres, especially urban Khartoum at the expense of rural Sudan;
3. Still fluid political and administrative situation in the region; which has tended to weaken the functioning of the government machinery at both state and locality levels, particularly pertaining to development planning and implementation;
4. Vulnerable groups within returnees and poor rural communities, particularly children, women, widows, people living with disabilities, and the elderly require special support to access public facilities and basic services to avoid delays of a critical nature;
5. The extreme shortage of affordable building materials other than the traditional local materials, mainly wood and plant residues, and the lack of credit facilities for house building to the poor and even to middle-class urban dwellers, however, the use of environmental-friendly techniques, introducing stabilised soil blocks in the context of Darfur provided strategic lessons.

4.1 Risk

In respect to the feasibility of implementing the project, the expected risks are considered minimal based on an in-depth analysis of the current situation and involved risks. Although the security situation has improved in certain areas of Darfur especially the five state capitals of Darfur states, security remains an overarching concern and may impede the progress, and the timely delivery of the project components.

Security and access related threats are the major risk in addition to the political, economic and environmental risks that could endanger the execution of the project. The project assumes that the security situation remains stable, target population is not further displaced and remains in its current situation. Moreover, the objective of the project intervention is to build local capacity to appropriately and timely respond to the host communities and returnees needs. National dialogue initiative announced by the central government is another positive holistic approach to deal with all pending national issues, including current conflicts and the democratisation process ongoing in the country.

UN-Habitat envisages to start the project with several preparatory activities, such as organising workshop meetings with DRA, state stakeholders, communities representatives and relevant UN agencies to discuss the scope of works, goal, objective, expected results and the methodology of the project. This will be followed by an assessment of the construction sector. The preparation of terms of references and scope of work for the envisaged assessment will ensure the identified risks are properly addressed or do not pose a threat level beyond project tolerance. Once the risk levels have been determined as acceptable, the UN-Habitat will closely pursue their respective activities.

Although this is a challenging undertaking for UN-Habitat, the project remains feasible and realistic in scope. The risks associated with UN and stakeholders engagement are manageable and the integral partnerships brought about through the project will ensure its sustainability.

UN-Habitat will apply the 3E framework methodology to analyse the value for money (Economy, Efficiency and Effectiveness) in order to ensure optimal use of resources to achieve the intended results. UN-Habitat will capitalise on the deployment of national staff and consultants to manage the project in the field with technical and managerial guidance provided by the International Head of Programme from Khartoum. In addition, UN-Habitat will partner with national and local consultancy firms and national NGO to implement some of the planned activities.

Table 1: Risk Analysis

Description	Date Identified	Type	Impact & Probability	Counter measures / Management response	Owner	Submitted, updated by	Last Update	Status
Degeneration of the security situation in Darfur	At design stage of project (May2014)	Security	Medium	UN-Habitat will ensure close coordination and information sharing on security conditions at the field level with UN Department of Safety and Security (UNDSS) and UN security personnel. The project will operate in compliance with UN rules. Moreover, UN-Habitat will encourage national qualified staff from the area, who understand the context of the region, to be part of the team.	UN-Habitat CTA & National Project Manager	*To be monitored and updated during implementation*	*To be monitored and updated during implementation*	*To be monitored and updated during implementation*
Political instability may increase weakness of relevant government institution leading project implementation to a (temporary) halt	At design stage of project (October 2012)	Political	Medium	UN-Habitat will keep monitoring/ observing the political situation and would change the implementation plans as and when necessary to avoid delay of implementation.				
Communities, authorities and other stake-holders may have radically different understanding of main project objectives	To be monitored and recorded at the initial stage	Cultural	Low	UN-Habitat will work closely with state MPUD stakeholders and community leaders from the initial stage of the project to ensure the clear understanding and the buy-in of the project objectives as well as ensure ownership by the government	National Project Manager and national consultants/experts			

5. Results Framework

This project is one of the Darfur Development Strategy foundational activities (DDS - FaST) contributing to the overarching objective of the fund, in the Reconstruction Pillar: ***Improved physical access to administrative buildings and social services***. It will contribute to the achievement of the expected outcome by achieving the following outputs:

Output 1: Appropriate and standardised architectural designs for administrative buildings, fulfilling environmental sustainability criteria

Indicators:

I1.1. Building sites i.e. cluster of villages centres with high return of IDPs for construction of administrative buildings selected (B: 0; T: 5)

I1.2. Standardised design of services facilities package and architectural designs developed in a participatory and inclusive manner taking into account gender aspects (B: 0; T: 5)

I1.3. Engineering drawings, layout and costing prepared, considering context specific solutions, environmentally-friendly and cost-effective construction technologies (B: 0; T: 5)

Activities:

1.1. Conduct visits to return sites to carry out rapid assessment and survey of existing administration facilities in the particular localities with high return of IDPs and refugees taking into account the Qatar service hubs, and standards and norms of line ministries

1.2. Define standardised package of public/administrative buildings/facilities per cluster of villages centre based on recent experience of services hubs and actual needs for rehabilitation/ upgrading/ construction in coordination of FaST projects providing support in favours of return

1.3. Develop gender sensitive architectural standard designs for administrative facilities in close collaboration with future users of the buildings, considering gender sensitivity (separate bathrooms for male/females), context specific solutions, environmentally-friendly and cost-effective construction technologies

1.4. Prepare construction drawings and tender documents for administrative facilities

1.5 Select site and identify plot of land for construction of administrative building, in close cooperation with DRA, local government and host communities

Output 2: Capacity building programme to key stakeholders including returnees in the construction sector on alternative, environmentally sustainable and cost-effective construction technologies conducted

Indicators:

I2.1. # of returnees and other partners trained on SSB technology disaggregated by gender (B: 0; T: 30x5)

I2.2. # of returnees including women (30%) and other partner trained on Ferro-cement channels technology disaggregated by gender (B: 0; T: 30x5)

I2.3. # of local government staff and community leaders (including women) trained on basic service delivery monitoring disaggregated by gender (B: 0; T: 15)

I2.4. # of local government staff (men and women) and community leaders trained on settlement development planning and management disaggregated by gender and age (B: 0; T: 15)

I2.5 # of female trained in the specific fields of construction trades (B: 0; T: 25%)

I2.6. # of youth trained in the specific fields (B: 0; T: 100)

12.7 # of DRDF projects and UN participating agencies supported (B:0; T 7)

Activities:

2.1 Identify key stakeholders for training in alternative construction methods (30% women)

2.2 Conduct 5 series of trainings to unemployed youth (male and female) in the 5 States on production of SSB and construction trades (in close collaboration with technical/ vocational institutes and schools)

2.3 Conduct five series of trainings to the returnees in the five States on production of Ferro-cement channels as alternative roofing technology and construction trades with 25% women (in close collaboration with technical/ vocational institutes and schools)

2.4 Engage trained youth (male and female) on construction process of administrative building as off-farm environmental friendly income generation

2.5 Conduct six trainings (male and female participation) on settlement development planning and management as well as monitoring/ supervision of social services delivery

2.6 provide technical assistance and back-up support to participating UN agencies, Qatari service Hubs and DRDF projects

Output 3: Initiate Construction/ rehabilitation of administrative buildings in five localities in the five States of Darfur, using environmental-friendly technology

Indicators:

I3.1. # of administrative/public buildings/facilities constructed/rehabilitated (B: 0; T: 5)

I3.2. # of SSB Machines and equipment for functioning of administrative building procured and installed (B: 0: T: 5 and 25 complete sets)

I3.3. Management model for running of administrative building per locality established and implemented (B: 0; T: 5)

Activities:

3.1 Conduct assessment of the capacity of local contractors and identify the gap in order to build their capacity and ensure employment of local workers of return villages to boost the local economy

3.2 Identify and engage suitable and competent local private contractors for construction of administrative buildings following transparent tender process

3.3 Purchase of 25 SSB press machine

3.4 Award five contracts for construction of 1 administrative facility per State in Darfur using SSB technology and Ferro-cement roofing channels

3.5 Construction of five public/administrative buildings/facilities based on standardised package, including the installation of solar-based electricity appliances.

3.6 Supervise the construction of the administrative buildings to ensure quality assurance for SSB technology, while considering the utilisation of SSB produced in small enterprises in the particular locality

Output 4: Enterprises/ cooperatives/block suppliers established with capacity to produce and apply appropriate and affordable building materials, such as non-timber techniques and SSB

Indicators:

I4.1. # of small enterprises established (B: 0;T: min. 5)

I5.2. # of employment opportunities generated for women (B:0; T: 50)

I4.3. # of employment opportunities generated for youth (B:0; T:100)

Activities:

4.1. Procure manual and automatic press machines for production of SSB (locally and off-shore) in addition to other equipment required for manufacturing building components for construction of housing and social facilities (local manufacturers will be tested to produce SSB manual machines)

4.2. Support establishment of small scale enterprises/ community associations/ burned bricks producers and workers in the capital cities of the five states and conduct training for target communities in various building technologies and production of housing components. Small entrepreneurs will be granted SSB machines and other equipment for implementation of activities, considering adequate reimbursement mechanisms. SSBs will be utilised in the construction of community level social infrastructure and public facilities, such as schools, clinics, etc.

4.3. Conduct short courses on small enterprises/ cooperatives/block suppliers for production and use of SSB, Ferro-cement roofing channels and other environmental-friendly and low-cost construction technologies at existing community/ vocational training centres in each of the 5 States

4.4. Carry out targeted training and provide on-the-job technical assistance to small-scale entrepreneurs and associations supporting micro-business/ finance development and other relevant topics as required.

Output 5:

Small-scale funds and grants accessed by low-income households for self-help housing up-grading (will be piloted in relocation sites)

Indicators:

I5.1. # of vulnerable families from camp situations sustainably settle in urban setting (B: 0; T: 215)

I5.2. # of secured tenure options in urban settings (B:0; T: 150)

I5.3. # of female HH have improved housing condition in urban settings (B:0; T: 30% of relocated households)

Activities:

5.1. Conduct assessment of vulnerable IDP families on their willingness to leave camp situations and reintegrate within urban settings based on pre-set criteria

5.2. Support State Ministries of Panning in five States on identification of land for vulnerable families while promoting improved land tenure systems

5.3. Develop different alternatives and designs for low-cost housing, including environmentally-friendly construction material and labour requirements

5.4 Provide small grants and technical assistance to 150 self-help housing construction

5.5. Establish mechanisms for household and community level procurement of construction material and supervise construction of self-help housing production following environmentally friendly principles.

Table 2: Results Framework

JP/ Project Title	Construction of Public Buildings/Facilities and Housing in Return Sites and Urban Settings					
DDS Pillar II	**Pillar II – Reconstruction**					
DDS outcome	***Improved physical access to goods, markets and administrative, Urban housing and social services and Improved quality of urban environment and access to planned land in major towns of Darfur***					
Relevant DDS Pillar Priority:						
JP/ Project Outputs	**UN Organisation**	**Other Implementing partner(s)**	**Performance Indicators**	**Baseline**	**Target**	**Means of Verification**
Output 1: **Appropriate architectural designs for public/ administrative buildings/facilities, fulfilling environmental sustainability criteria**	UN-Habitat	Ministry of Reconstruction Development and Infrastructure Voluntary Return and Resettlement Commission Ministry of Physical Planning and Public Utilities	I1.1. Building sites for construction of administrative buildings selected	B: 0	T: 5 sites (one per state)	Project Progress reports
			I1.2. Standardised Architectural designs and package developed in a participatory and gender inclusive manner	B: 0	T: 5 sets of architectural designs (one per state)	
			I1.3. Engineering drawings prepared, considering context specific solutions, gender specific needs, environmentally-friendly and cost-effective construction technologies	B: 0	T: 5 sets of engineering drawings (one per state)	
Output 2: **Capacity building programme to key stakeholders in the construction sector on alternative, environmentally sustainable and cost-effective construction technologies conducted**			I2.1. # of returnees trained on SSB technology and access to environmental friendly income generation disaggregated by gender and age	B: 0	T: 30 trainees/ per State (x5) = TOTAL 150 of which 25% women and 25% youth	Project completion report, building handing over report
			I2.2. # of people trained on Ferro-cement channels technology disaggregated by gender and age	B: 0	T: 30 trainees/ per State (x5) = TOTAL 150 of which 25% women and 25% youths	Progress Reports

Cont'd

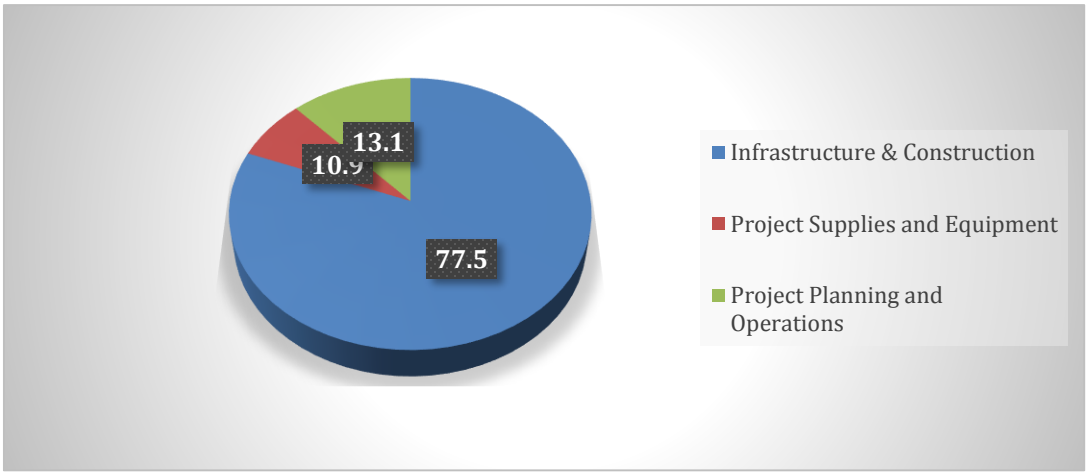
JP/ Project Outputs	UN Organisation	Other Implementing partner(s)	Performance Indicators	Baseline	Target	Means of Verification
Output 2 (Cont'd): **Capacity building programme to key stakeholders in the construction sector on alternative, environmentally sustainable and cost-effective construction technologies conducted**	UN-Habitat	Ministry of Physical Planning and Public Utilities	I2.3. # of local government staff and community leaders trained on basic service delivery monitoring disaggregated by gender.	B: 0	T: 3 trainees/ per State (x5) = TOTAL 15 of which 25% should be women	Progress Reports
			I2.4. # of local government staff and community leaders (Men and Women) trained on settlement development planning and management	B: 0	T: 3 trainees/ per State (x5) = TOTAL 15	
			I2.5. # of female trained in the specific fields of construction trades	B: 0	T: 25%	
			I2.6. # of youth trained in the specific fields of construction trades	B: 0	T: 20 trainees/ per State (x5) = TOTAL 100	
			12.7 # of DRDF projects and UN participating agencies supported	B:0	T: 7	
Output 3: **Construction/ rehabilitation of administrative/public buildings/facilities in 5 localities in the 5 States of Darfur, using environmental-friendly technology**	UN-Habitat	In partnership with national and international NGOs and local CBOs (TBD)	I3.1. # of administrative/public buildings/facilities constructed/ rehabilitated	B: 0	T: 5	Building Completion Report, Project Reports (mid-term and at the end of the project)
			I3.2. # of SSB Machines and equipment for functioning of administrative building procured and installed	B: 0	T: 5 and 25 complete sets	
			I3.3. Management model for running of administrative building per locality established and implemented	B: 0	T: 5	

Cont'd

JP/ Project Outputs	UN Organisation	Other Implementing partner(s)	Performance Indicators	Baseline	Target	Means of Verification
Output 4: **Enterprises/ cooperatives established with capacity to produce and apply appropriate and affordable building materials, such as non-timber techniques and SSB (including existing burned brick making producers and workers/women)**	UN-Habitat	State Ministries of Planning & DRA	I4.1. # of small enterprises established	B: 0	T: min. 5	Regular field monitoring report, Evaluation Report
			I4.2. # of employment opportunities generated for women	B: 0	T: 50	Evaluation Report at the end of the project
			I4.3. # of employment opportunities generated for youth	B: 0	T: 100	
Output 5: **Small-scale funds and grants accessed by low-income households for self-help housing up-grading (pilot at the relocation sites)**		DRA Microfinance initiative and Social welfare fund and NGOs	I5.1. # of vulnerable families from camp situations sustainably settle in urban setting and return sites	B: 0	T: 150	Project Reports (mid-term and at the end of the project)
			I5.2. # of secured tenure options in urban settings and return sites	B: 0	T: 150	
			I5.3. # of female HH have improved housing condition in in return sites and urban settings	B: 0	T: 30% of relocated households	

6. Project Summary

Figure 1: Project Activity Ratio



164,300 Returnees and low-income families has access to improved building material technology and basic services facilities through community based Stabilised Soil Block productions, self-help housing construction and demonstration of pilot houses and preparation of standard designs package of administrative buildings, health, schools

Table 3: Project Summary

Deliverables and Results	Geographical Coverage	Beneficiaries	Counterparts
• At least 215 Durable and affordable houses provided through direct and small grants and self-help housing construction • standardised package of administrative public buildings/ facilities redesigned and five (5) administrative buildings /facilities constructed (one per state) • 164,300 persons has access to and benefited from Stabilised Soil Block (SSB) technology (housing, skill training and job creation) and administrative buildings/ public facilities in return sites • SSB construction technology disseminated and used in the return sites and surrounding villages	1. El Geneina locality – Dorti, & Anjemi 2. Beida Locality- Terbeiba, Shushtah 3. Habila Locality- Gobe & Tawang 4. Kerinik Locality – Morni 5. Mukjar Locality- Dambar 6. Kutum Locality: Fata Barno 7. Umkadada locality 8. Dar Es-salam Locality- Shangil Tobayia 9. Nyala Locality – Sakali 10. Merching locality – Manawashi 11. Assalyia locality 12. Yassin Locality 13. In addition to some of the selected return villages in the five states	• 14,300 benefiting from SSB technology (direct): 13,700 in return villages and 600 in relocation sites in urban areas • 150,000 benefiting from administrative building facilities and SSB technology (IDPs 69,000 and hosting communities 81,000)	Ministry of Reconstruction, Development and Infrastructure, Darfur Regional Authority (DRA), Voluntary Return and Reintegration Commission and Ministries of Physical Planning

7. Management and Coordination Arrangements

UN-Habitat will facilitate the implementation of the project in close coordination with the DRA concerned ministries and state authorities (including MPPPU) and local government, looking after the daily management of the project activities. A team of qualified national staff will be established, led by the Chief Technical Advisor based in Khartoum and the Regional Programme Coordinator based in El-Fashir who will be responsible for the overall project implementation and supervision of staff, consultants (both national and international experts) and implementing partners. The international staff will also represent UN-Habitat vis-à-vis the Government, the UN, bi- and multi-lateral donors as well as NGOs at the local level. UN-Habitat ROAS will provide required guidance on technical and policy matters; in coordination with the UN-Habitat thematic branch offices at headquarter level that will provide substantive support

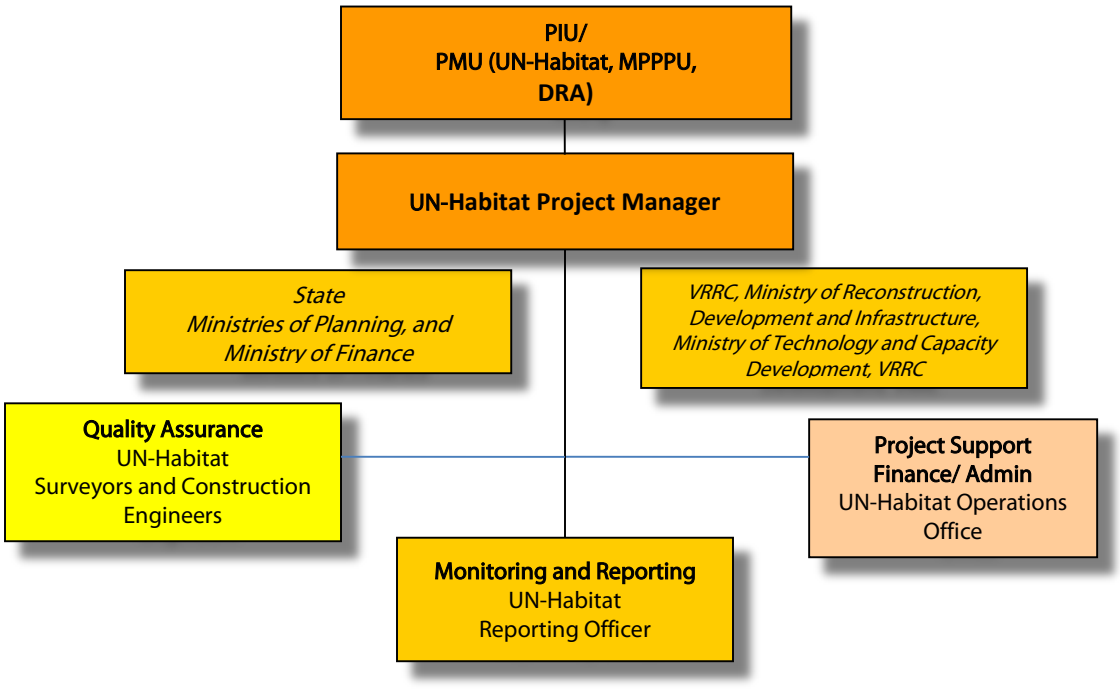
Transparency will be ensured throughout the project implementation by the project management team to prevent and address any possible tensions or conflicts. Full participation of beneficiaries throughout the process is the cornerstone of the implementation strategy. The latter will adopt an integrated approach for enabling local governments to maintain and manage the newly established administrative buildings.

UN-Habitat will maintain close coordination and dialogue with United Nations development and humanitarian actors in Sudan (UNDP, UNICEF, WHO, UNHCR, OCHA, etc.) to ensure synergies with their planned activities in return sites

In order to ensure ownership by the DRA and state ministries and community stakeholders, UN-Habitat will initiate a dialogue with the Ministry of Technology and Capacity Development, Ministry of Reconstruction, Development and Infrastructure the State Ministry of Planning to discuss the main objectives and expected results of the project and develop an elaborate plan of action, which illustrates the main project activities, major stakeholder (government, community leaders, CBO, women associations and beneficiaries) as well as reflect their roles and responsibilities. Participatory planning will be used as a crucial tool to ensure ownership of all stakeholders. UN-Habitat has a long practice in using such approach in several African countries and it has proved to be an effective tool for building consensus and stimulate conflict resolution. Importantly, the approach involves the use of existing satellite images, which as a tool for allowing communities and local authorities to understand their territory, enables them to contribute actively to the urban planning process.

The following project implementation structure will guide the implementation of the project:

Figure 2: Project management Structure



A Project Implementation Unit (PIU) will be established and will be responsible for making management decisions for the project and provide guidance whenever needed with regard to the project components and activities. The PIU plays a critical role in the project monitoring and evaluations by quality assuring these processes and products, and using evaluations for performance improvement, accountability and learning. It ensures that required resources are committed and arbitrates on any conflicts within the project or negotiates a solution to any problems with external bodies. Private small local contractors will be contracted for the construction of the buildings under close supervision of technical field staff.

The Project Management Unit (PMU) shall be set up for the whole project duration period and shall be comprised of UN-Habitat, DRA, MPPPUs. The PMU will work out policies and lay down the rules, with given advice and guidance ensuring that appropriate measures are put in place to maximise benefits, efficient, viable, technical, financial management and implementation of the project. The Project Manager will be responsible for the implementation of the project, including administrative, technical and financial obligations supported by officers and support staff.

8. Funds allocation and Cash Flow Management

Funds allocation of the project will be done in line with the UNDF Terms of Reference and Rules of Procedure approved by the UNDF Steering Committee.

The overall budget for this project is **US$ 5,247,000**. This covers all the activities foreseen in this project over the period of 18 months. The project will be implemented by UN-Habitat in partnership with DRA national and local research institutions, NGOs and CBOs. The budget adheres to the UNDG Harmonised Budget Categories, as approved by the High Level Committee on Management (HLCM) and Chief Executives Board for Coordination (CEB). Indirect support cost are in line with the rate of 7%. The MPTF charges 1% of all contributions to the Fund as specified in the UN Fund for Darfur TOR and MOU and SAA, Section II - Financial Matters. This has no effect on the requested Project Budhgt.

Cash transfer modalities, the size and frequency of disbursements, and the scope and frequency of monitoring, reporting, assurance and audit will be agreed prior to programme implementation, taking into consideration the capacity of implementing partners, and can be adjusted in its course in accordance with applicable policies, processes and procedures of the participating UN organisations.

8.1 Transfer of cash from the fund to participating agencies, and to national Implementing Partners

The project funds will be transferred in several instalments based on the achievement of the expected accomplishments, and expenditures extracted from the work plan and budget breakdown as shown below:

8.2 Audit

According to article 37 of the UNDF Terms of Reference, the Administrative Agent (UNDP) and participating UN organisations (UN-Habitat) will be audited in accordance with their own Financial Regulations and Rules. Hence, the audit of the project will be done in accordance to the UN-Habitat guidelines on projects and program audits. Audit clauses will be incorporated into Agreements of Cooperation signed with national and local counterparts. In addition, the Fund's projects implemented by the participating UN organisations may be audited in accordance with the Framework for Auditing Multi-Donor Trust Funds, which has been agreed to by the Internal Audit Services of participating UN organisations and endorsed by the UNDG in September 2007.

9. Monitoring, Evaluation and Reporting

The project will be coordinated by the UN-Habitat Sudan Country Office with the support of the Regional Office for Arab States (ROAS). Reporting will be done to the Government of Sudan, the donor and UN-Habitat. This includes the dissemination of assessment reports, financial reports, evaluation reports and progress reports based on the stipulated requirements of the Government of Sudan, the donor and UN-Habitat. The project will develop a monitoring framework during the first six months of the project in order to monitor the activities and their

impact throughout the period. The project's final evaluation will be initiated in the final six months of the project, noting that it will build upon the project's monitoring plan. It is expected that the final project evaluation report will be finalised not later than three months after the completion of project activities.

9.1 Monitoring

Monitoring will be facilitated by UN-Habitat, but very closely with local and regional government, and with the continuous support required by the civil society of the selected area or related NGOs. When possible, monitoring responsibilities will be incorporated in agreement with partners. Reporting on activities conducted with stakeholders will be produced in collaboration and/ or reviewed by stakeholders whenever possible. Every six months, the Project Manager in close partnership with the Human Settlement Officer responsible for Sudan at ROAS will update the project progress on the Expected Accomplishments, Outputs and Activities in the Project Accrual and Accountability System (PAAS). Adequate resources will be set aside for monitoring and reporting to UN-Habitat and external stakeholders.

9.2 Evaluation

A project evaluation will be undertaken in accordance with the UN-Habitat Evaluation Policy as a decentralised evaluation. The UN-Habitat Evaluation Unit will be asked for guidance and support in the evaluation. The engagement of external evaluators will be considered based on advice from the Evaluation Unit.

After 9-months into the project implementation, an internal mid-term evaluation will be undertaken by the Project Team supported by ROAS and under the leadership of the Project Manager, in consultation with the Sudanese national authorities, the respective local government and stakeholders on site. The results of the mid-term review will be used to adjust the project approach towards achieving the expected accomplishments of the project. Moreover, it will make recommendations on the goals and terms of reference for the final evaluation, considering also the requirements of the donor and the advice by the Evaluation Unit.

9.3 Reporting

In line with article 38 of the UNDF Terms of Reference, UN-Habitat will prepare and submit to UNDF secretariat regular narrative and financial reports, on a quarterly and annual basis, as required. UN-Habitat will provide the Administrative Agent with the following statements and reports prepared in accordance with their own accounting and reporting procedures:

- Annual narrative progress reports, to be provided no later than three months (31 March) after the end of the calendar year;
- Annual financial statements and reports, as of 31 December with respect to the funds disbursed to it from the Fund Account, to be provided no later than four months (30 April) after the end of the calendar year;
- Final narrative reports, after the completion of the activities in the approved programmatic document and including the final year of the activities, to be provided no later than four months (30 April) of the year following the financial closing of the Fund. The final report will provide a summary of results and achievements; and,
- Certified final, financial statements and final, financial reports after the completion of the activities in the approved programmatic document and including the final year of the activities in the approved programmatic document, to be provided no later than six months (30 June) of the year following the financial closing of the Fund.

9.4 Annual/ Regular reviews and Reporting

- Quarterly progress and financial reports will be submitted by UN-Habitat to the Steering Committee. The reports shall consist of a narrative part and a financial part. The reports should provide detailed highlights on the pace of project implementation, project achievements, project performance and level of satisfaction of project stakeholders. The reports shall furthermore identify constraints faced during the implementation and recommendations for changes/improvements. The financial monitoring shall cover

the disbursement of funds and their use. UN-Habitat will conduct an annual review and submit the report to the UNDF Secretariat, which will be an integral part of the DDS annual review.

Table 4: Project Monitoring Framework

Expected Results (Outcomes & outputs)	Indicators (with baselines & indicative timeframe)	Means of verification	Collection methods	Agency Responsible
Output 1: Appropriate architectural designs for public/ administrative buildings/facilities, fulfilling environmental sustainability criteria	I1.1. Building sites for construction of administrative buildings selected (B: 0; T: 5)	Selection criteria, Confirmation by local government and land owner	Project Report (quarterly)	UN-Habitat
	I1.2. Architectural designs and package developed in a participatory and inclusive manner (B: 0; T: 5)	Available designs for administrative buildings	Project Report (at the end of the project)	
	I1.3. Engineering drawings prepared, considering context specific solutions, environmentally-friendly and cost-effective construction technologies (B: 0; T: 5)	Standard engineering solutions for building and engineering details		
Output 2: Capacity building programme to key stakeholders in the construction sector on alternative, environmentally sustainable and cost-effective construction technologies conducted	I2.1. # of people/returnees trained on SSB technology) and engaged on SSB as environmental friendly income generation (B: 0; T: 30x5	Training Reports	Project Reports (mid-term and at the end of the project)	UN-Habitat
	I2.2. # of people/returnees trained on Ferro-cement channels technology and engaged in environmental friendly income generation B: 0; T: 30x5)			
	I2.3. # of local government staff and community leaders trained on basic service delivery monitoring (B: 0; T: 15)			
	I2.4. # of local government staff and community leaders trained on settlement development planning and management (B: 0; T: 15)			
	I2.5. # of female trained in SSB and the specific fields (B: 0; T: 25%)	Training Reports, Questionnaires		
	I2.6. # of youth trained in the specific fields (B: 0; T: 100)			
	I2.7 # of DRDF projects and UN participating agencies supported (B:0; T 7)	LoAs with supported agencies and Agency reports		

Cont'd

Expected Results (Cont'd)	Indicators (with baselines & indicative timeframe)	Means of verification	Collection methods	Agency Responsible
Output 3: Construction/ rehabilitation of administrative/public buildings/facilities in 5 localities in the 5 States of Darfur, using environmental-friendly technology	I3.1. # of administrative buildings rehabilitated (B: 0; T: 5)	Building Completion Report	Building Completion Report, Project Reports (mid-term and at the end of the project)	UN-Habitat
	I3.2. # of SSB machines and equipment for functioning of public buildings, self-help housing procured and installed (B: 0: T:125 complete sets)			
	I3.3. Management model for running of administrative building per locality established and implemented (B: 0; T: 5)	Building Completion Report, local government meeting reports		
Output 4: Enterprises/ cooperatives established with capacity to produce and apply appropriate and affordable building materials, such as non-timber techniques and SSB (including existing burned brick making producers and workers/women)	I4.1. # of small enterprises established (B: 0; T: min. 5)	Questionnaires, Evaluation Report	Project Reports (6 monthly)	
	I4.2. # of employment opportunities generated for women (B: 0; T: 50)		Project Reports (6 monthly)	
	I4.3. # of employment opportunities generated for youth (B: 0; T: 100)		Project Reports (6 monthly)	
Output 5: Small-scale funds and grants accessed by low-income households for self-help housing up-grading (pilot at the relocation sites)	I5.1. # of vulnerable families from camp situations sustainably settle in urban setting and return sites (B: 0; T: 215)	Regular field monitoring report, Questionnaires, Evaluation Report	Project Reports (mid-term and at the end of the project)	
	I5.2. # of secured tenure options in urban settings and return sites (B: 0; T: 215)			
	I5.3. # of female HH have improved housing condition in in return sites and urban settings (B: 0; T: of relocated households)			

10. Work plans and budgets

Work Plan: **Redesign and Construction of Administrative Buildings in selected Localities using Stabilised Soil Blocks** (Project Duration: 18-months)

Table 5: Project Work Plan

Specific Objectives of the Fund: *Improved access to administrative and social services by the by hosting community and returnees*										
Expected products of the project	**Key activities**	**Calendar (by activity)**						**Geographic area**	**Responsible Participating Organisation**	**Planned budget**
		Q1	Q2	Q3	Q 4	Q5	Q6			
Output 1: Appropriate architectural designs for administrative and public facilities buildings, fulfilling environmental sustainability criteria	**1.1** Select appropriate designs, and standards based on norms community service facilities and good practices and define standardised package of facilities required per cluster of villages centre	X						TBD based on the mapping of return sites by DRA	UN-Habitat	**22,500**
	1.2 Develop sketch plans of the settlements based on standardised packages of facilities	X								**125,000**
	1.3 Develop architectural designs for administrative and public facilities in close collaboration with future users of the buildings, considering context specific solutions, environmentally-friendly and cost-effective construction technologies		X							**15,000**
	1.4 Prepare construction drawings and tender documents for administrative and public facilities		X							**15,000**
	1.5 Select site and identify plot of land for construction of administrative and public facilities building, in close cooperation with local government and host communities	X	X							**14,500**
Output 2: Capacity building programme to key stakeholders in the construction sector alternative, environmentally sustainable and cost-effective construction technologies conducted	**2.1** Identify key stakeholders for consultation on alternative construction methods	X	X					TBD based on the mapping of return sites by DRA	UN-Habitat	**2,000**
	2.2 Conduct 10 series of trainings to unemployed youth in the 5 States on production of SSB and construction trades (in close collaboration with technical/ vocational institutes and schools)		X		X					**80,000**

Cont'd

Expected products of the project (Cont'd)	Key activities	Calendar (by activity)						Geographic area	Responsible Participating Organisation	Planned budget
		Q1	Q2	Q3	Q 4	Q5	Q6			
Output 2: (Cont'd)	**2.3** Conduct 5 series of trainings to unemployed youth in the 5 States on production of Ferro-cement channels as alternative roofing technology and construction trades (in close collaboration with technical/ vocational institutes and schools)			X		X		TBD based on the mapping of return sites by DRA	UN-Habitat	**25,000**
	2.4 Conduct 6 trainings on settlement development planning and management as well as monitoring/ supervision of social services delivery		X		X					**48,000**
Output 3: Construction/ rehabilitation of administrative, public services buildings and support to self-help housing in 5 localities in the 5 States of Darfur, using environmental-friendly technology	**3.1** Conduct assessment of the capacity of local contractors and identify the gap in order to build their capacity and ensure employment of local workers of return villages to boost the local economy	X	X					TBD based on the mapping of return sites by DRA		**15,800**
	3.2 Identify and engage suitable and competent local private contractors for construction of administrative buildings following transparent tender process		X							**2,500**
	3.3 Procurement of stabilised soil press machines 125 manual machines and 5 motorised and other equipment and two vehicles	X	X	X				Procurement at start-up. Distribution TBD		**542,000**
	3.4 Award 5 contracts for construction of 1 administrative facility per State in Darfur using SSB technology and Ferro-cement roofing channels		X					TBD based on the mapping of return sites by DRA		**2,000**
	3.5 Construction of 5 administrative and public facilities and buildings, including the installation of solar-based electricity appliances			X	X	X	X			**2,521,400**
	3.6 Supervise the construction of the administrative/public facilities buildings to ensure quality assurance for SSB technology, and provide technical support to DRDF and UN agencies			X	X	X	X			**142,000**

Cont'd

Expected products of the project (Cont'd)	Key activities	Calendar (by activity)						Geographic area	Responsible Participating Organisation	Planned budget
		Q1	Q2	Q3	Q 4	Q5	Q6			
Output 4: Enterprises/ cooperatives established with capacity to produce and apply appropriate and affordable building materials, such as non-timber techniques and SSB	**4.1.** Support establishment of small scale enterprises/ community associations in the capital cities of the 5 states and conduct training for target communities in various building technologies and production of housing components. Small entrepreneurs will be granted SSB machines and other equipment for implementation of activities, considering adequate reimbursement mechanisms. SSBs will be utilised in the construction of community level social infrastructure and public facilities, such as schools, clinics, etc.				X	X	X	Al-Fashir, Nyala, El-Geneina, Ed-Da'ein and Zalingei localities	UN-Habitat	**35,000**
	4.2. Conduct short courses on small enterprises/ cooperatives for production and use of SSB, Ferro-cement roofing channels and other environmental-friendly and low-cost construction technologies at existing community/ vocational training centres in each of the 5 States			X	X	X			UN-Habitat State Vocational Institutes	**46,822**
	4.3. Carry out targeted training and provide on-the-job technical assistance to small-scale entrepreneurs and associations supporting micro-business/ finance development and other relevant topics as required.				X	X			UN-Habitat	**40,000**
Output 5: Small-scale funds and grants accessed by low-income households for self-help housing up-grading	**5.1.** Disseminate a questionnaire of vulnerable IDP families on their willingness to leave camp situations and reintegrate within urban settings based on pre-set criteria		X	X				Al-Fashir, Nyala, El-Geneina, Ed-Da'ein and Zalingei localities	UN-Habitat	**12,000**
	5.2. Support State Ministries of Panning in 5 States on identification of land for vulnerable families while promoting improved land tenure systems			X	X				UN-Habitat State Ministries of Planning	**20,000**

Cont'd

Expected products of the project (Cont'd)	Key activities	Calendar (by activity)						Geographic area	Responsible Participating Organisation	Planned budget
		Q1	Q2	Q3	Q 4	Q5	Q6			
Output 5 ***(Cont'd)*****:** Small-scale funds and grants accessed by low-income households for self-help housing up-grading	**5.3.** Develop different alternatives and designs for low-cost housing, including environmentally-friendly construction material and labour requirements			X	X			Al-Fashir, Nyala, El-Geneina, Ed-Da'ein and Zalingei localities	UN-Habitat	**10,000**
	5.4 Provide small grants and technical assistance to 215 self-help housing construction	X	X	X	X	X	X			**811,216**
	5.5. Establish mechanisms for household and community level procurement of construction material and supervise construction of self-help housing production following environmentally-friendly principles			X	X	X	X			**275,000**
M & E – Evaluation										
Monitoring of activities implementation		X	X	X	X	X			UN-Habitat	**33,000**
Annual Review						X				**10,000**
Final Evaluation							X			**38,000**
Total operating costs										**4,903,738**
7% ISC										**343,262**
Total Project Budget										**5,247,000**

Table 6: Project Budget

CATEGORIES	UN-Habitat	Q1	Q2	Q3	Q4	Q5	Q6
1. Staff and other personnel costs	866,307	96,307	158,000	158,000	153,000	153,000	148,000
2. Supplies, commodities and materials	101,000	23,000	17,000	17,000	17,000	15,000	12,000
3. Procure Block machines (SSB), and other construction equipment	542,000	112,000	310,000	120,000	0	0	0
4. Construction Services	2,834,631	215,000	539,331	620,000	650,000	490,300	320,000
5. Travel	97,000	12,000	15,000	15,000	25,000	15,000	15,000
6. Transfer of grants to Counterparts/beneficiaries	273,000	18,000	60,000	60,000	60,000	60,000	15,000
7. General Operation and Other Direct Costs	189,800	15,000	38,200	38,200	38,200	38,200	22,000
Sub-Total Project Costs	**4,903,738**	**491,307**	**1,137,531**	**1,028,200**	**943,200**	**771,500**	**532,000**
Indirect Support Costs 7%	**343,262**	34,392	79,627	71,974	66,024	54,005	37,240
Total Project Costs	**5,247,000**	**525,699**	**1,217,158**	**1,100,174**	**1,009,224**	**825,505**	**569,240**