



LOSS AND DAMAGE

Cost analysis of losses in investments and infrastructure due to forced evictions in Somalia and other regions

IDPs in Edkiyal Settlement in Baidoa collecting the removed items to the new location they are relocating © NRC

INTRODUCTION

Forced evictions in Somalia remain a major protection concern with catastrophic consequences for millions of displacement affected individuals, families and communities, including causing physical and mental trauma, homelessness, loss of wealth and assets, loss of jobs, loss of access to health, education and other services, and destruction of family and survival networks. Additionally, forced evictions pose a key obstacle to the attainment of durable solutions. Majority of displaced families have already lost their sources of income forcing them to start from scratch to rebuild their lives and adopt negative coping strategies including child labour, early marriage, begging etc.

Since January 2022, [over 1.5 million individuals](#) have been displaced due to drought and armed conflict in Somalia. This trend is alarming since the majority are newly displaced vulnerable populations. **Within the same period, [143,570 individuals have been forcefully evicted in Somalia](#) with 82% of these evictions recorded in Mogadishu alone (116,528).** Many internally displaced people (IDPs) have moved from rural areas to the main cities in search of shelter, protection and humanitarian assistance. Most displaced families have self-settled in [3,400 IDP sites](#) across the country predominantly hosted on privately-owned land with unclear tenure arrangements, putting them at further risk of forced evictions. The lack of security of tenure exposes survivors to secondary displacements further increasing their vulnerabilities, and heightening risks of sexual and gender-based violence. Evicted households already demonstrate extreme levels of vulnerabilities and, faced with limited or no viable options, may relocate to other eviction-prone or insecure locations could subject them to further risks of eviction and displacement.

Forced evictions in Somalia are driven by a number of factors, including: irregular and arbitrary increase in rent, and the inability of tenants to fulfil contractual obligations, illegal occupation and squatting, land grabs, development and infrastructure projects, urban redevelopment, unregulated property market forces often supported by state interventions, contested and multiple claims and natural disasters e.g. flooding, drought and/or famine. A 2021 analysis conducted by the NRC to assess what happens to HLP assets post eviction indicates that 89% of evictions recorded in Somalia were carried out by private landlords due to owner-driven development, while 11% were carried out by the state for government-led development. It further indicates that 58% of the IDP sites have created developments with new houses, buildings, roads, or shops constructed on the land. Out of this total, 56 IDP sites reported that new IDP households had settled on the same land post-eviction. In some of the sites, a number of landowners constructed new shelters for rent, while in other sites the newly settled IDP households were paying higher rental fees.

HUMAN IMPACT OF THE COST OF FORCED EVICTIONS

Forced evictions intensify inequality, social conflict, segregation and invariably affect the poorest, most socially and economically vulnerable and marginalized sectors of society, especially women, children, minorities, elderly and people with disabilities. The majority of those at risk or threatened by evictions are actually unlawfully evicted. Forced evictions result in severe trauma and in serious declines in the standard of living of those that are already marginalized or vulnerable within their respective societies, often leaving them homeless, landless, and living in extreme poverty and destitution. The consequences of forced evictions are similar to those arising from arbitrary and forced displacement of people from their homes, lands and communities as a result of conflict and disasters.

The effects of eviction on adult physical and mental health is an area that remains unaddressed in Somalia. Eviction risk assessments undertaken in Somalia indicate that forced evictions have worsened health, particularly mental health, and increased the probability of hospitalization for mental health conditions. One [study conducted in 2021](#) highlighted that evicted IDPs reported health issues such as diarrhoea, malaria, pneumonia, measles, and skin infections, as well as stress, anxiety, psychological distress and trauma.

Last but not least, the impacts of eviction for family stability and for children's emotional well-being can be devastating; the experience has been as comparable to war for children in terms of the developmental consequences. Even when evictions are followed by immediate relocation, the effects on children can be destructive and unsettling. This is particularly dire where educational facilities are destroyed and children forced to drop out of school exposing them to protection risks and resulting in the adoption of negative coping mechanisms.

INFRASTRUCTURE INVESTMENTS IMPACTED BY FORCED EVICTIONS

Beside the human impact, forced evictions have resulted in immense loss of infrastructure investments, consequently undermining critical access to essential services such as water, sanitation, nutrition, health, housing, and education among others. An analysis of major eviction incidents that have taken place across Somalia and other regions between January and October 2022 has shown that:

- **Over 4.6 million USD** in infrastructure and investments has been lost as a result of forced evictions, and this is mainly attributed to insecure land tenure.

Locations	Investment lost (USD)		
	TOTAL	HUMANITARIAN	COMMUNITY
Mogadishu	3,488,900	1,697,100	1,791,800
Baidoa	295,800	229,800	66,000
Kismayo	127,600	52,400	75,200
Garowe, Bossaso, and Galkacyo	620,200	481,600	138,600
Other regions			
Hargeisa, Las'anod, Berbera, and Boroma	160,200	151,200	9,000
TOTAL AMOUNT (USD)	4,692,700	2,612,100	2,080,600

Table 1: Summary of costs of infrastructures destroyed per location

- WASH infrastructures such as latrines, water tanks, water points, and shallow wells that were invested by both humanitarian and communities were among the infrastructures that faced the most destruction across all locations. An estimated 6,807 latrines, 45 water points, 2 shallow wells, 2 water kiosks, 18 water tanks, and 49 barkhads have been destroyed.
- Community centres and Quranic schools were among infrastructures built by the communities that faced the most destruction. In total, 116 community infrastructures and 36 schools/temporary learning centres/ Qur'anic schools have been destroyed.
- 18 schools and 4 health centres built by humanitarian actors were destroyed.
- Other structures such as 54 solar street lights were destroyed.



Female IDP relocating from one IDP settlement © NRC



NRC staff assisting female IDP relocate to a new site in Baidoa © NRC

Locations	Humanitarian infrastructures	Community infrastructures
Mogadishu	<ul style="list-style-type: none"> • 1734 latrines • 10 schools/ temporary learning centers • 2 health and nutrition centres • 1 Maternal Child Health centre • 37 water points • 2 solar street lights • 2 community centres 	<ul style="list-style-type: none"> • 4136 latrines • 86 community centres • 25 Quranic schools • 4 water points
Baidoa	<ul style="list-style-type: none"> • 1 Health and nutrition centre • 12 Solar Lights • 62 latrines • 4 water point • 1 school • 1 shallow well 	<ul style="list-style-type: none"> • 11 community centres
Kismayo	<ul style="list-style-type: none"> • 131 latrines 	<ul style="list-style-type: none"> • 129 latrines • 3 Quranic schools • 5 community centres • 1 shallow well
Bossaso, Galkacyo & Garowe	<ul style="list-style-type: none"> • 129 latrines • 20 solar lights • 8 PVC tanks • 32 barkhads • 2 water kiosks • 7 schools • 1 temporary health centre • 5 community centres 	<ul style="list-style-type: none"> • 108 latrines • 20 solar lights • 17 barkhads • 6 community centres • 8 Quranic schools • 8 PVC tanks
Somaliland		
Hargeisa, Las anod, Berbera & Borama	<ul style="list-style-type: none"> • 378 latrines 	<ul style="list-style-type: none"> • 2 water tanks • 1 community centre

Table 2: Summary of humanitarian and community infrastructures destroyed (January- October 2022)

SNAPSHOT OF LOSSES IN INVESTMENTS MADE DUE TO FORCED EVICTIONS IN SOMALIA AND OTHER REGIONS

MOGADISHU

Humanitarian Infrastructures	Unit costs (USD)	Quantity	Total (USD)	Community infrastructures	Unit cost (USD)	Quantity	Total (USD)
Latrines	400	1,734	693,600	Latrines	300	4,136	1,240,800
MCH (fixed clinic)	260,000	1	260,000	Community centres	6,000	86	516,000
Health and Nutrition centre	130,000	2	260,000	Quranic schools	1,000	25	25,000
Schools/ temporary learning centres	33,000	10	330,000	Water points	2,500	4	10,000
Water points	3,500	37	129,500	Total cost of loss (community investment)			1,791,800 USD
Solar street lights	2,000	2	4,000				
Community centres	10,000	2	20,000				
Total cost of loss (humanitarian investment)			1,697,100 USD				
Total cost of loss of infrastructures (humanitarian + community)							3,488,900 USD

BAIDOA

Humanitarian Infrastructures	Unit costs (USD)	Quantity	Total (USD)	Community infrastructures	Unit cost (USD)	Quantity	Total (USD)
Latrines	400	62	24,800	Community centres	6,000	11	66,000
Health and Nutrition centre	130,000	1	130,000	Total cost of loss (community investment)			66,000 USD
Schools/ temporary learning centres	33,000	1	33,000				
Water points	3,500	4	14,000				
Solar street light	2,000	12	24,000				
Shallow well	4,000	1	4,000				
Total cost of loss (humanitarian investment)			229,800 USD				
Total cost of loss of infrastructures (humanitarian + community)							295,800 USD

SNAPSHOT OF LOSSES IN INVESTMENTS MADE DUE TO FORCED EVICTIONS IN SOMALIA AND OTHER REGIONS

KISMAYO							
Humanitarian Infrastructures	Unit costs (USD)	Quantity	Total (USD)	Community infrastructures	Unit cost (USD)	Quantity	Total (USD)
Latrines	400	131	52,400	Latrines	300	129	38,700
Total cost of loss (humanitarian investment)			52,400 USD	Community centres	6,000	5	30,000
Total cost of loss of infrastructures (humanitarian + community) 127,600 USD				Shallow well	3,500	1	3,500
				Quranic schools	1,000	3	3,000
				Total cost of loss (community investment)			75,200 USD
BOSASO, GAROWE AND GALKACYO							
Humanitarian Infrastructures	Unit costs (USD)	Quantity	Total (USD)	Community infrastructures	Unit cost (USD)	Quantity	Total (USD)
Latrines	400	129	51,600	Latrines	300	108	32,400
PVC tanks	1,500	8	12,000	PVC tanks	1,500	8	12,000
Temporary Health and Nutrition centre	15,000	1	20,000	Quranic schools	1,000	8	8,000
Schools/ temporary learning centres	33,000	7	231,000	Solar street lights	2,000	20	40,000
Water kiosks	500	2	1,000	Community centres	6,000	6	36,000
Solar street lights	2,000	20	40,000	Barkhads	600	17	10,200
Community centres	6,000	5	30,000	Total cost of loss (community investment)			138,600 USD
Barkhads	3,000	32	96,000	Total cost of loss (humanitarian investment)			481,600 USD
Total cost of loss (humanitarian investment)			481,600 USD	Total cost of loss of infrastructures (humanitarian + community)			620,200 USD
SOMALILAND: HARGEISA, LAS ANOD, BERBERA & BORAMA							
Humanitarian Infrastructures	Unit costs (USD)	Quantity	Total (USD)	Community infrastructures	Unit cost (USD)	Quantity	Total (USD)
Latrines	400	378	151,200	Water tanks	1,500	2	3,000
Total cost of loss (humanitarian investment)			151,200 USD	Community centres	6,000	1	6,000
Total cost of loss of infrastructures (humanitarian + community)			160,200 USD	Total cost of loss (community investment)			9,000 USD

OTHER CONSIDERATIONS FOR ESTIMATED COST ANALYSIS

- **Household level costings and other costs due to destruction of housing and small businesses (such shops, restaurants) were not considered due to variation in estimates. The projected loss is much higher than the total.**
- Disruption to education: 80% of HHs that are evicted can no longer send their children to school due to high transport costs.
- The evicted households are most likely to be evicted more than once.

There are a number of other costs incurred at household level during forced evictions incidents and as recorded. This includes the following:

1. Relocation of a school/ temporary learning centre- \$200-\$300.
2. Relocation of a Quranic school- \$60-\$100.
3. Relocation of a community centre- \$250-\$450.
4. Relocation of IDP shelters- \$30-\$40.
5. Transport costs for household- \$25-\$50.

RECOMMENDATIONS

1. **Mainstream Housing, Land and Property in all interventions with a specific focus on due diligence and land tenure security:** address HLP issues from the onset of displacement by mapping HLP issues i.e. identifying eviction hotspots and mapping risks; undertake land tenure analyses to inform targeting and potential sites for infrastructure investment; and prioritize HLP due diligence prior to investing in or establishing any form of infrastructure, whether in the short, medium or long term.
2. **Capacity development:** prioritize HLP capacity needs assessment in Somalia and use this to inform trainings, technical assistance and the provision of material support aimed at addressing HLP capacity gaps.
3. **Invest in legal and policy reform to ensure HLP is institutionalized and sustainable:** the purpose of this process is to facilitate the review and development of functional land systems including land governance and land administration in Somalia. This is aimed at strengthening access to HLP, improving tenure security among other HLP specific constraints, especially those affecting the rights of vulnerable host and displaced communities in Somalia.
4. **Strengthen coordination to secure investments and continuity of services:** ensure resources are allocated for the establishment of functional area-based coordination mechanisms. This approach improves information sharing, clarifies accountability and reduces duplication of efforts.

ADDITIONAL RESOURCES

- **Cost analysis: Evicted IDP sites with GPS coordinates available upon request.**
- [NRC Eviction Information Portal](#)
- [Addressing HLP challenges in humanitarian response](#)
- [Guidance note Integrating Housing, Land and Property issues into Key Humanitarian, Transitional and Development Processes](#)

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