Notes breakout session 'Security of tenure in practice'

- Through two roleplays conducted by colleagues from Iraq and Syria respectively, we all understood that the terminology of security of tenure is often seen as complicated, legalistic and too technical. The roleplays brought out the importance of finding ways to convey the importance of working to prevent, reduce and address the risks of forced eviction as part of all programming related to where people live, accessing land and housing, and any interventions on land.
- In the discussions, it was clear that a legal response was not the sole response to many issues related to forced eviction and other land issues. Need to understand how communities interact with each other, including power dynamics and conduct risk analyses that include issues related to people's housing and land (including specific groups – such as women) in order to understand the risks faced and work out how best to address these in appropriate programme design.
- Brief overview of new Sphere standard on Security of Tenure (https://handbook.spherestandards.org/en/sphere/#ch008_008).
- Security of tenure is based on the Right to Adequate Housing and means ' ***having a home, free from the fear of forced eviction – a place that offers shelter, safety and the ability to secure a livelihood**.*'
- It is relevant at all phases of crisis and displacement and should be considered as part of any programming related to housing, land or property (e.g. Shelter, CCCM, WASH, FSL) so that activities do not increase risks of forced eviction at any stage.
- As housing and land are relevant to so much of people's lives, including in times of crisis, a multi-sector holistic approach is needed to address or reduce the risks of forced eviction and any challenges to accessing housing/land.
- Examples of challenges faced in considering and including these aspects of security of tenure into programming for Syria, Iraq and Ethiopia were provided.
- The new Sphere standard is useful as it sets out five key actions to build into programming:
  1. **Undertake due diligence in design and implementation**
  2. **Understand the legal framework and reality on the ground**
  3. **Understand how tenure systems, arrangements and practices affect security of tenure for at-risk groups**
  4. **Implement programmes to support security of tenure**
  5. **Support protection from forced eviction**

- Women's security of tenure – women experience HLP issues and access to security of tenure in specific ways and this needs to be understood in each context.
- Existing forms of discrimination are often exacerbated by crisis. Women are often already disadvantaged and so their rights to housing and land need to be better understood as part of designing any programming.
- NRC reviewed 13 countries to understand women's access to HLP. In addition to specific findings, there were some overall barriers faced by women – including illiteracy, not being able to have an adversarial approach within families, no access to dispute resolution.
- Examples of how women experience security of tenure. Evictions of widows in CAR; only men's names included on documents, such as in Gaza; challenges for women regarding the provision of cash in rental programmes, such as in Nigeria where women were only offered sub-standard and unsafe housing by landlords who knew that women could not challenge them.
- Humanitarian programming can offer opportunities for strengthening women's access to security of tenure, especially if a risk analysis is conducted to identify particular risks faced by women.