

GUIDELINES

NIGHT SHELTER FOR URBAN SHELTERLESS

Introduction:

The ultimate goal of the National Housing and Habitat Policy 1998 is to ensure that the basic need to Shelter for All is fulfilled in a time bound manner and a better quality of life is provided to all the citizens of the country by harnessing the unused potential in the public, private and the household sectors. Till such time this goal is achieved, it is necessary to provide some kind of shelter to the absolutely shelterless urban population including street children and destitute women in urgent need of shelter to protect themselves against the vagaries of nature all through the year.

2. As per the 1991 census the percentage of the absolutely houseless households was 0.24% compared to 0.34% in 1981. Thus even though there has been some reduction in the percentage of absolutely houseless, the need to provide night shelter facilities to such people with some basic facilities for sanitation, remains.

3. In this backdrop, there is an urgent need to continue the ongoing 'Shelter and Sanitation Facility for the Footpath Dwellers In Urban Areas', now renamed as "Night Shelters for Urban Shelterless" with more vigour and will.

The present scheme has following components:

- i) Construction of community night shelter with community toilets and baths.

- ii) Construction only of community pay and use toilets/baths for homeless.

The scheme primarily caters to the needs of urban footpath dwellers as assessed by State Governments.

4. In the light of experience of working of the scheme and the practical problems faced by implementing agencies, it has become necessary to modify the guidelines of the scheme so as to make it more practicable and viable.

5. Modified Scheme:

The modified scheme will now be limited to construction of composite night shelters with toilets and baths for urban shelterless. These would be in the nature of dormitories / halls with plain floors to be used for sleeping at night and for other social purpose during the day time e.g. health care centre, training for self employment, adult education, etc. The remunerative elements and provision for proper maintenance would continue to remain a part of the scheme.

The implementing agencies including Urban Local Bodies, non-government organisations (NGOs) and Community based organisation (CBOs), charitable institutions, **public sector undertakings engaged in construction work** will identify suitable sites for the projects, based on actual need for night shelter and formulate projects for financial assistance from the Government. The role of various agencies in this regard is specified in para 6 below.

These components can be made a part of a commercial / remunerative complex or civic infrastructure.

6. Modality of operations and implementing agencies:

The projects under this scheme will be formulated, constructed and operated by the municipal bodies or agencies identified by the State Government or local bodies. Apart from this, Building Centres, **public sector undertakings**, NGOs, CBOs charitable institutions, etc. may also be involved in project formulation, execution and / or management of the shelters as per requirements.

To make the night shelters self supporting, commercial use through shops, godowns on the ground floor of such complexes would be allowed. Existing commercial structures would be renovated to create such integrated units or an additional floor would be constructed over them to function as a night shelter. The night shelters would be used in the day time to provide training for self employment programmes as envisaged under urban poverty alleviation programmes of the Government or for providing health services to the poor during day time or be put to other appropriate social use, for example child / adult education.

7. Project Appraisal, Survey and identification:

The project appraisal will be done by a Central Sanctioning Committee under the Chairmanship of Joint Secretary (Housing), Ministry of Urban Development & P.A. and have representatives of HUDCO, Central P.W.D., HPL, etc. Financing and overall monitoring of the scheme

will continue to be done by Ministry of Urban Development and Poverty Alleviation.

Systematic surveys would be undertaken in cities/towns by the local/municipal bodies so as to assess accurately the need for night shelters at suitable locations say railway stations, bus stands, religious shrines, tourist spots, government hospitals, busy commercial areas etc. As far as possible, the sites will be so identified, so as to ensure maximum convenience to the beneficiaries. While undertaking the survey and identifying beneficiaries, implementing agencies should involve elected representatives of the people viz. MP, MLA, Municipal Councilors, etc.

8. **Financing Pattern:**

Central Government	Central Government would provide subsidy for construction of composite night shelters @ 50% of the cost of construction subject to the cost ceiling of Rs. 20,000/- per bed for Night Shelter. Balance would be loan from HUDCO or any other organisation / institution or own contribution of the agency. There will be no ceiling on the amount of loan, if sought by the agency.
State Governments / implementing agencies	To provide land / site / existing building for renovation and undertake maintenance of the shelters fully. Land / site would be provided by the State Governments or the urban local bodies / other implementing agencies . In case suitable land needs to be acquired, HUDCO would provide loans for land acquisition.

The Building Centres, **public sector undertakings engaged in construction work**, NGOs, CBOs and voluntary/charitable institutions or clubs recommended by the concerned State Governments may also come up with the proposals to construct/manage night shelters. In these cases also the financing pattern would be as indicated above. State Government may provide land / site if such Building Centre, undertaking / NGO/CBO is not in possession of adequate land. The implementing agencies i.e. local bodies, NGOs, etc. will undertake in writing that they clearly accept the responsibility for running the night shelter. The municipal authorities would pass a resolution to this effect if need be. HUDCO or the loaning agencies would ensure that the implementing agencies have made proper arrangement for maintenance while scrutinizing the schemes for sanction of loan assistance.

9. **Project Implementation and Monitoring:**

As already stated, the project formulation and implementation will be done by public sector undertakings engaged in civil construction work, local bodies as well as NGOs, CBOs, etc. HUDCO would collect progress reports from these agencies, consolidate them and send them to the Ministry. The State administrative department for local bodies would be the principal coordinating agency at the State level, which will ensure smooth implementation of the programme.

At the national level, Ministry of Urban Development and Poverty Alleviation would be the nodal authority for laying down guidelines and release of funds to the implementing agencies after the project appraisal by

the Sanctioning Committee. The Ministry of Urban Development and Poverty Alleviation will undertake concurrent monitoring in the prescribed proforma, which will be submitted by the State Municipal Affairs Department at such interval as prescribed by this Ministry. Periodical inspection of the sanctioned as well as completed projects will be ensured by Ministry of Urban Development and Poverty Alleviation through HUDCO.

10. Project Accounting:

The implementing agencies would ensure having separate project account for each of the project sanctioned under the scheme. Central subsidy would be actually released after verification of the opening of a separate project account and credit of State / agency's share therein as also availability of land / site / infrastructure by the State Government.

11. Maintenance and management of completed projects:

All the assets created under this scheme will be constructed, managed and maintained by the implementing agencies. The facilities may be provided for use to the urban shelterless on nominal payment to be fixed by the State Government based on local conditions.

The addition of remunerative component would help the implementing agencies to recover the maintenance cost to some extent. As such, these may be encouraged to the maximum possible extent. Simultaneously, the structures created under one scheme of the

Government should be made use of for another scheme of the Government, if possible. The States may be left free to work out such multipurpose use of the facilities created under this scheme as per their needs. The implementing agencies would, however, ensure day-to-day upkeep and cleanliness to avoid inconvenience to the users in daytime.

State Governments may finalise the design keeping in view the requirements of the user groups viz. destitute women, street children and handicapped. However, the designs may be so selected as to ensure convenient and multipurpose use of the building. They may also identify suitable sites / buildings near / adjoining railway stations, bus stands, busy markets, tourist spots and religious shrines, to be used as night shelter and also explore the possibility of putting conditions for partial use of land allotted at concessional rates for charitable / religious or social purposes like community centres, temples, dispensaries, barat-ghars, etc., to accommodate the nearby destitute, beggars, orphans and other homeless in dire need of night shelter facility.