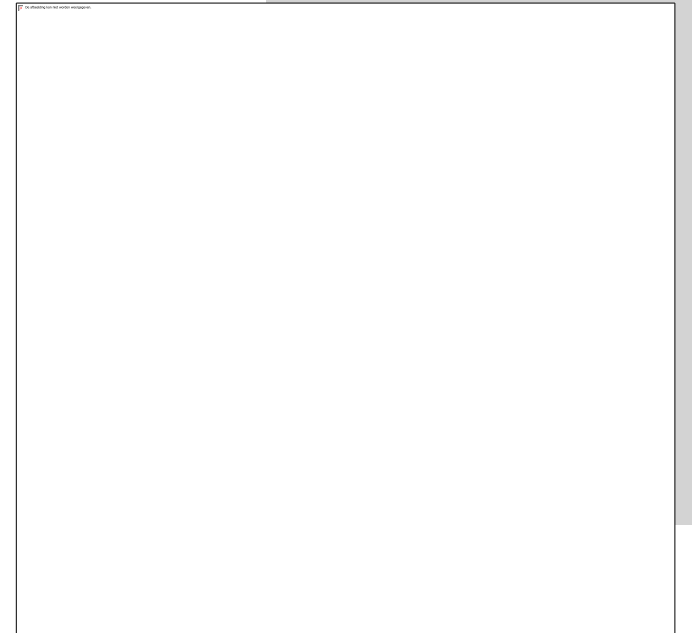


P5 Presentation 21.06.2023

# Formalisation, then what?

*Exploring the impacts of formalisation on  
title deed-recipient households in Albania*



# Contents

## 01 Introduction

Research motivation  
Research aims  
Research questions  
Theoretical framework

## 02 Methodology

Data sources  
Data collection  
Data analysis

## 03 Findings

Livelihood assets  
Vulnerability context  
Additional

## 04 Concluding

Conclusions  
Research recommendations  
Policy recommendations

0

1

## **Informal settlements**

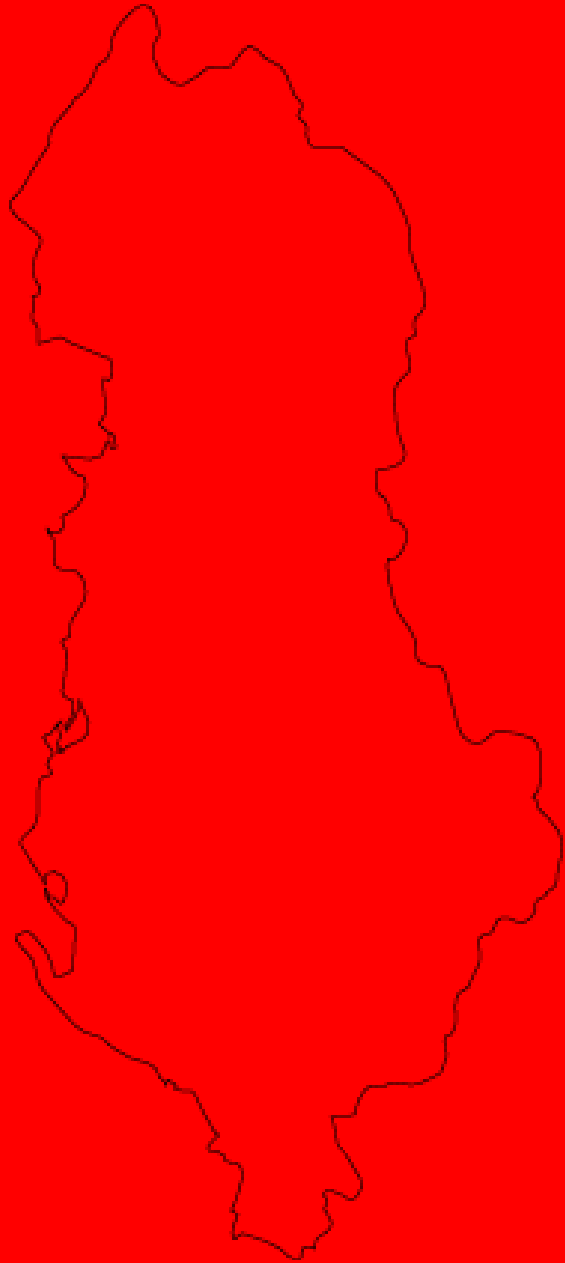


Housing, shelter, or settlement  
Considered illegal  
Falls out of government control or protection  
Est. 1 billion people live in these conditions  
An issue throughout the developing world

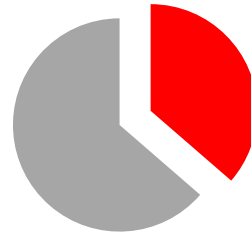
## **Formalisation**



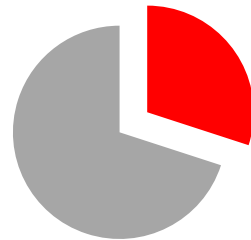
Addressing illegalities and irregularities  
Several terms used (legalisation, regularisation)  
Provision of property rights  
Settlement upgrading



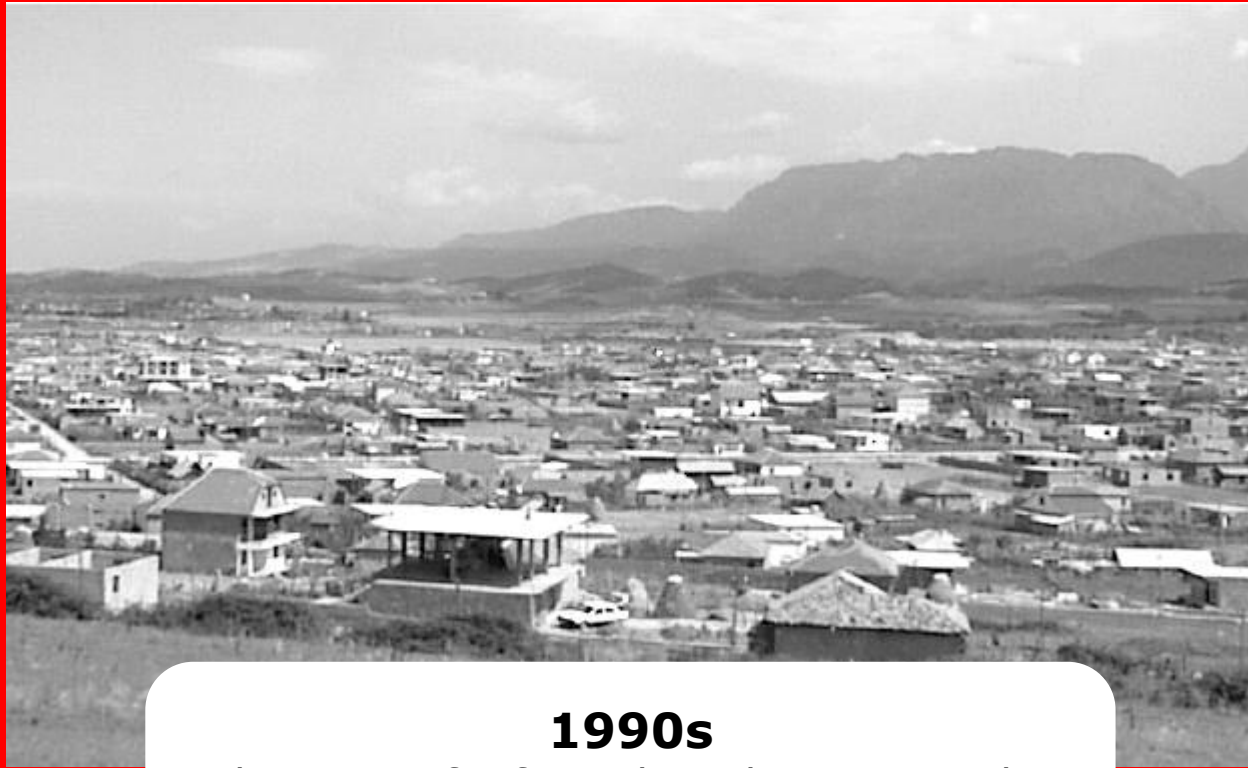
# In Albania



**40% of the built environment  
consists of informal constructions**

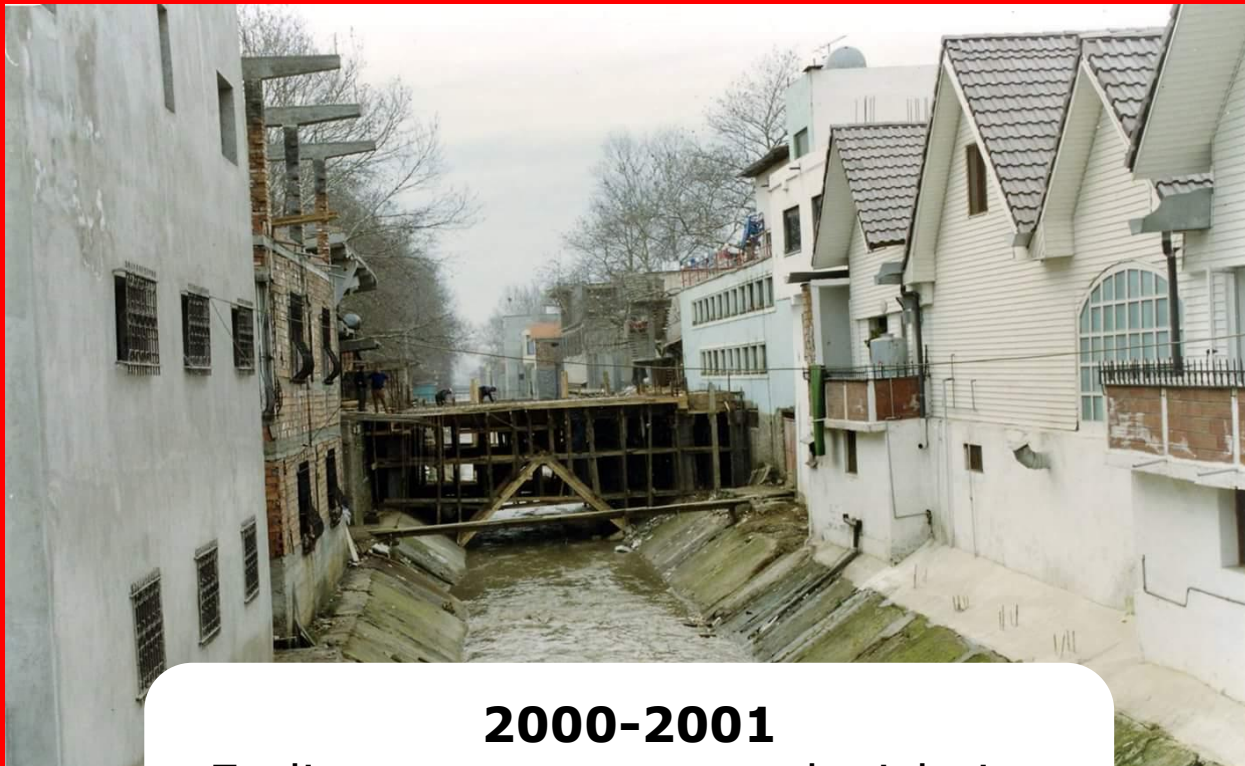


**30% of the population lives in  
informal settlements**



**1990s**

The start of informal settlements in the outskirts of Tirana



**2000-2001**

Earliest attempts at any legislation  
from the municipality of Tirana





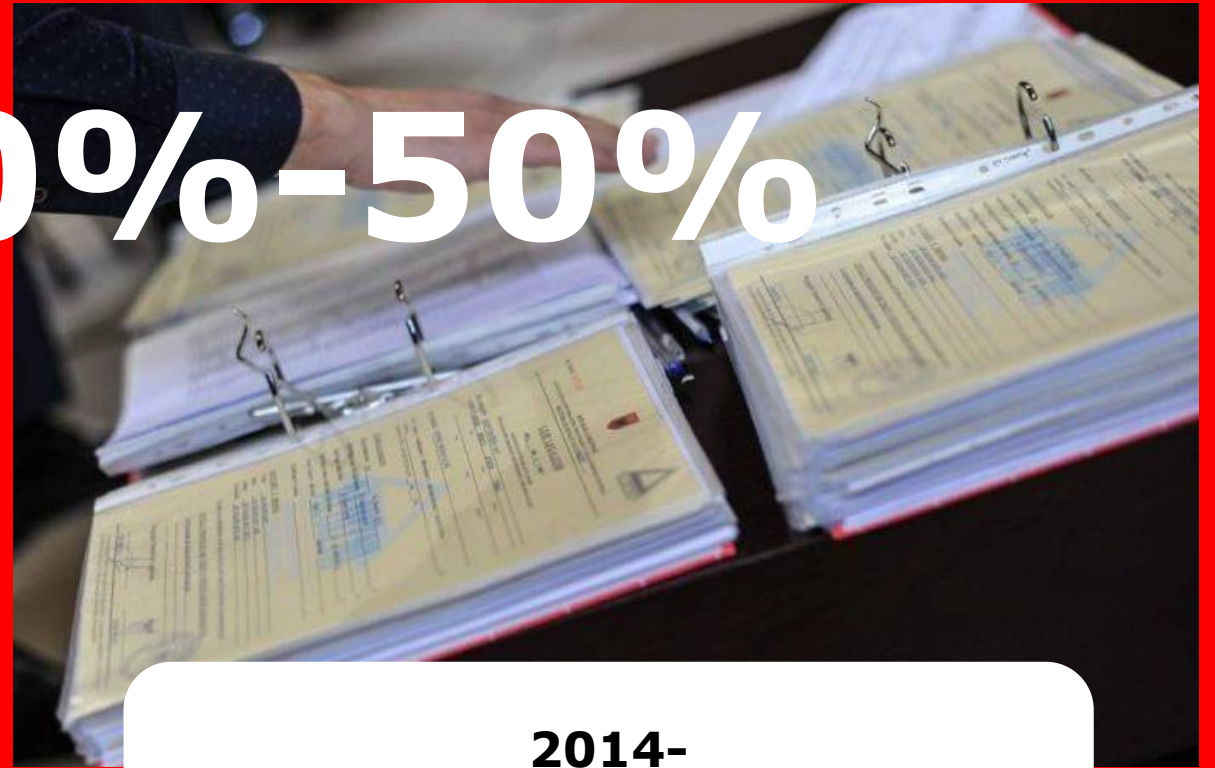
# ALUIZNI

AGJENCIA E LEGALIZIMIT, URBANIZIMIT  
DHE INTEGRIMIT TË ZONAVE DHE  
NDËRTIMEVE INFORMALE

**2005**

The national government introduces  
the law of legalisation

# 40%-50%



**2014-**

The process gained momentum after changes in the procedure

# Research aims

## **01 Investigate**

Investigate the  
impacts of the process  
on recipient  
households

# Research aims

## 01 Investigate

Investigate the impacts of the process on recipient households

## 02 Understand

Provide an understanding of informal settlements and formalisation through a multidimensional perspective

# Research aims

## 01 Investigate

Investigate the impacts of the process on recipient households

## 02 Understand

Provide an understanding of informal settlements and formalisation through a multidimensional perspective

## 03 Recommend

Generate research and policy recommendations concerning formalisation processes

**MRQ: What is the impact of formalisation on recipient households in peri-urban Albania?**

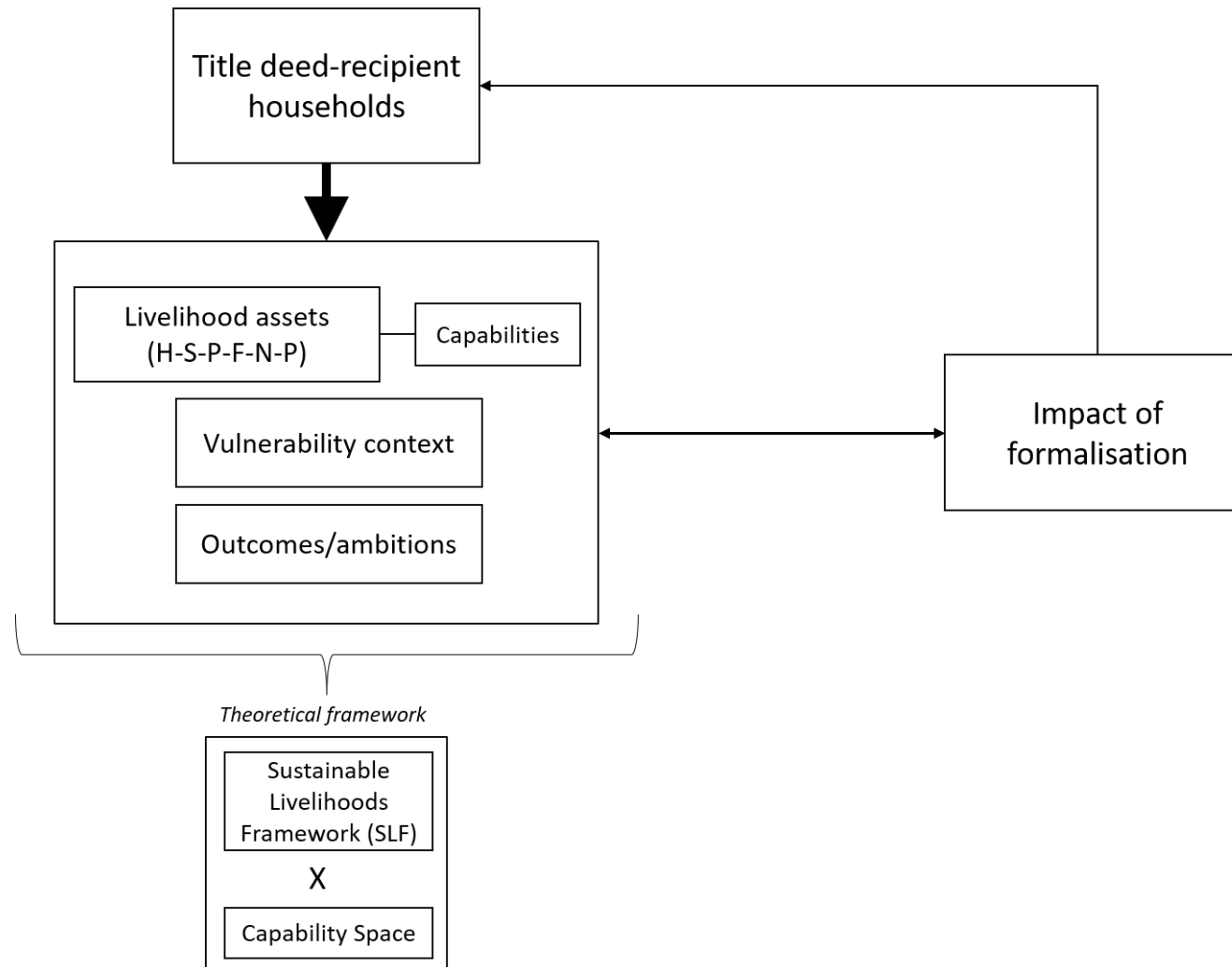
*SQ1:* How does legalisation and obtaining the title deed affect the security of tenure amongst recipient households?

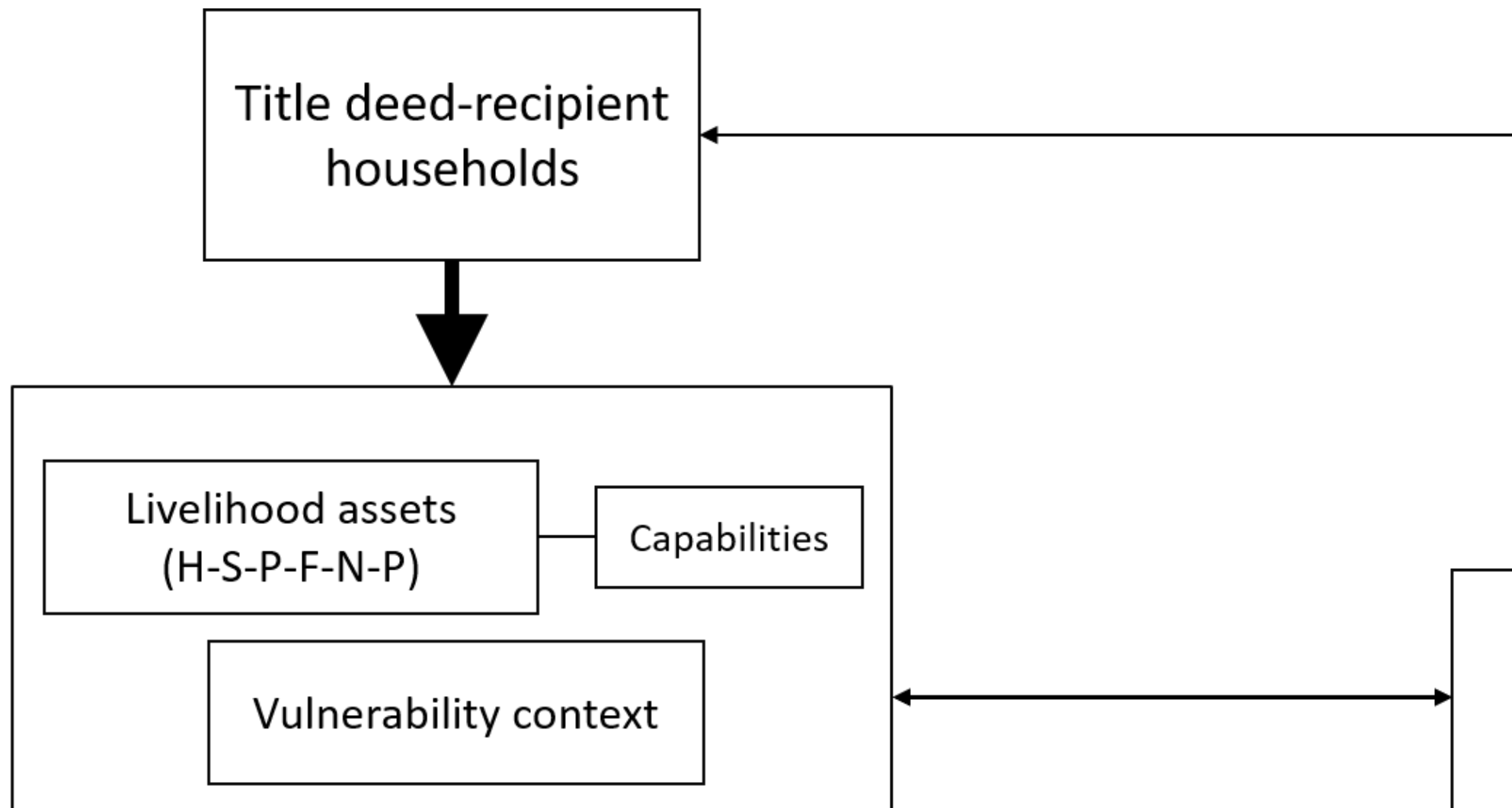
*SQ2:* What are the socio-economic characteristics of recipient households?

*SQ3:* What is the impact of legalisation and obtaining the title deed on asset accumulation concerning recipient households?

*SQ4:* What is the impact of external factors on the recipient households' ability to benefit from legalisation?

# Theoretical framework







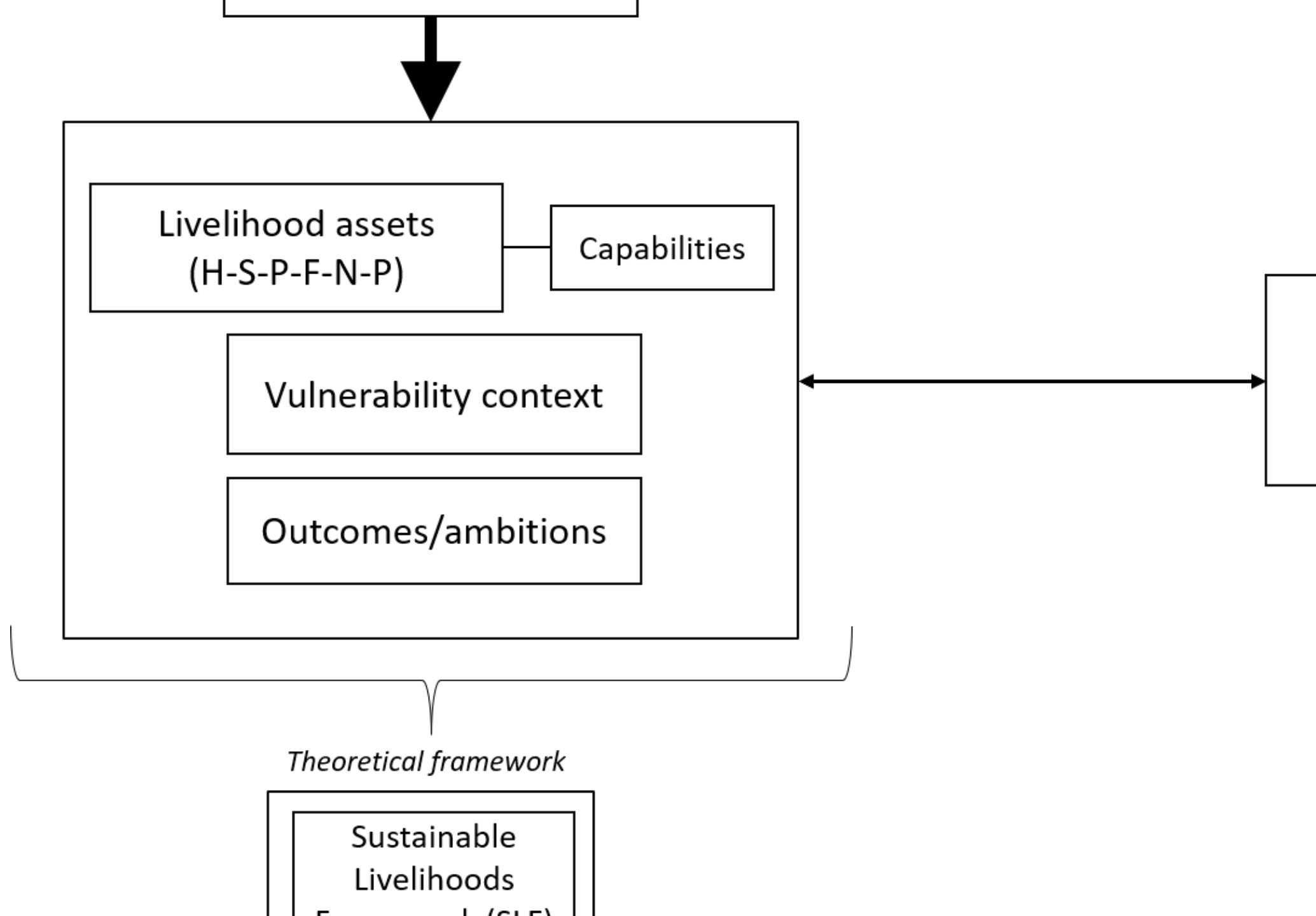
Outcomes/ambitions

*Theoretical framework*

Sustainable  
Livelihoods  
Framework (SLF)

X

Capability Space



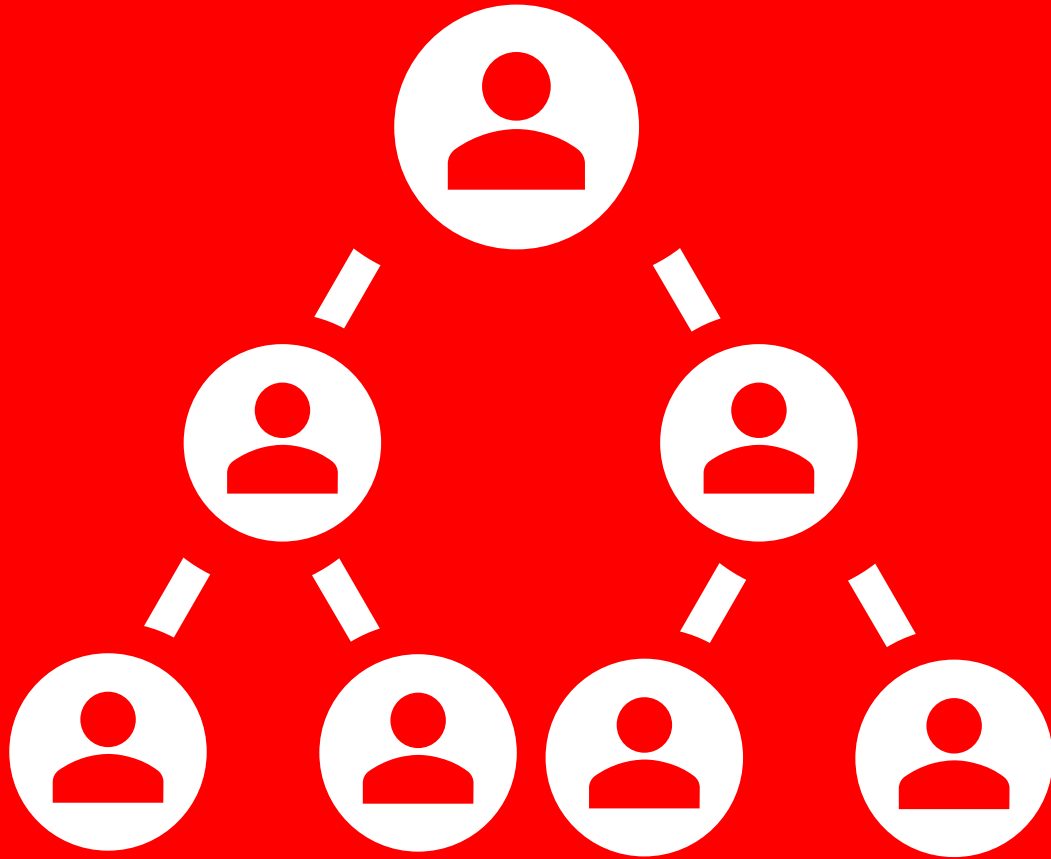
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# Data sources

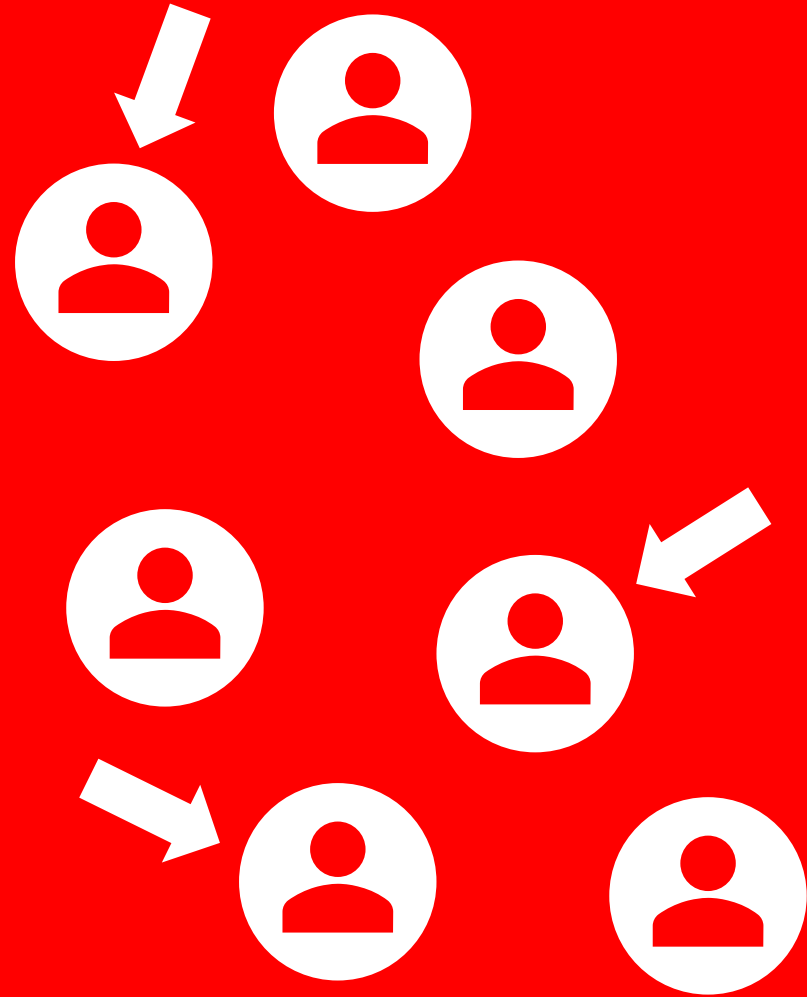
- 36** recipient households
- 4** government officials
- 2** experts

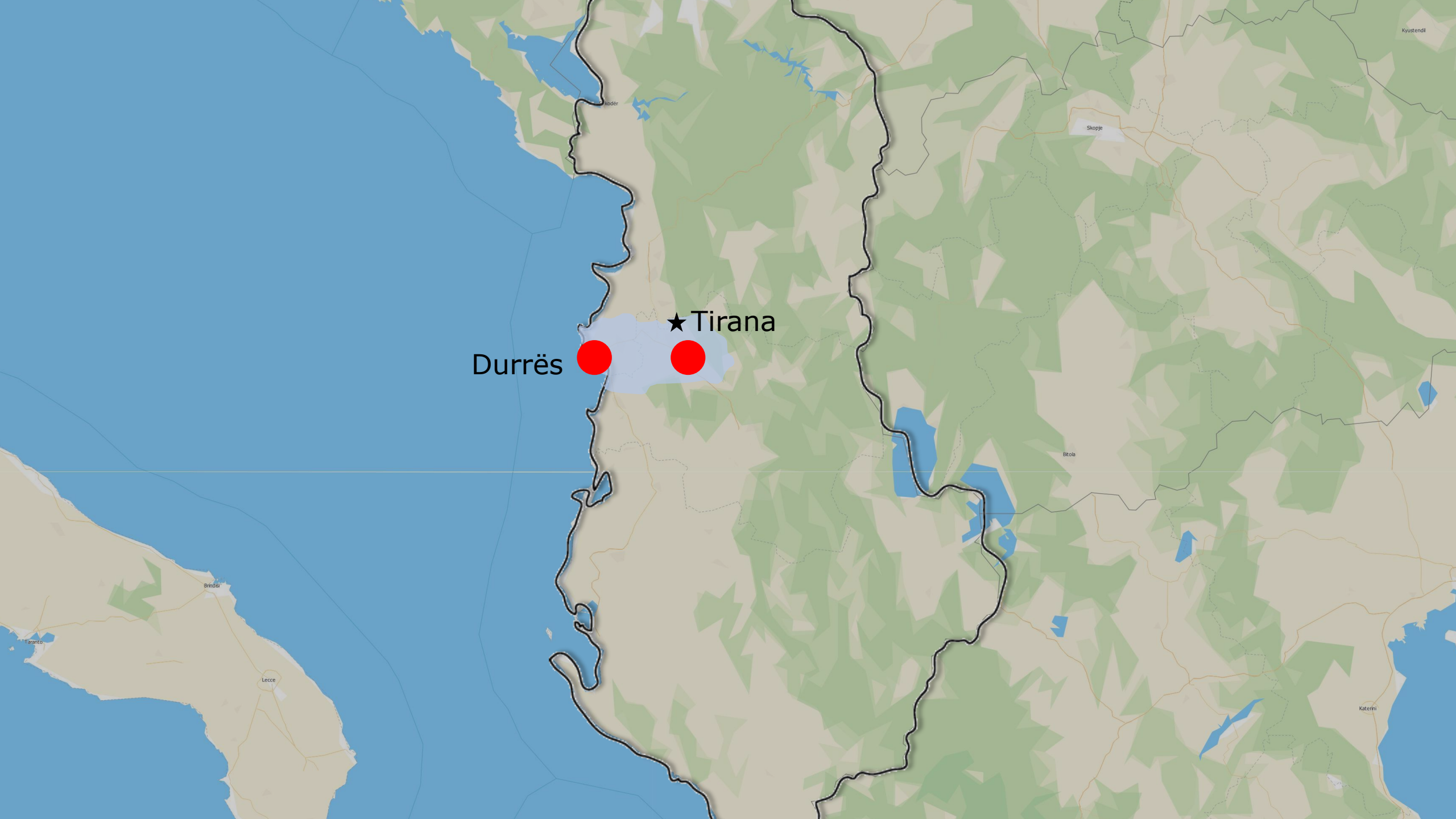
# Sampling

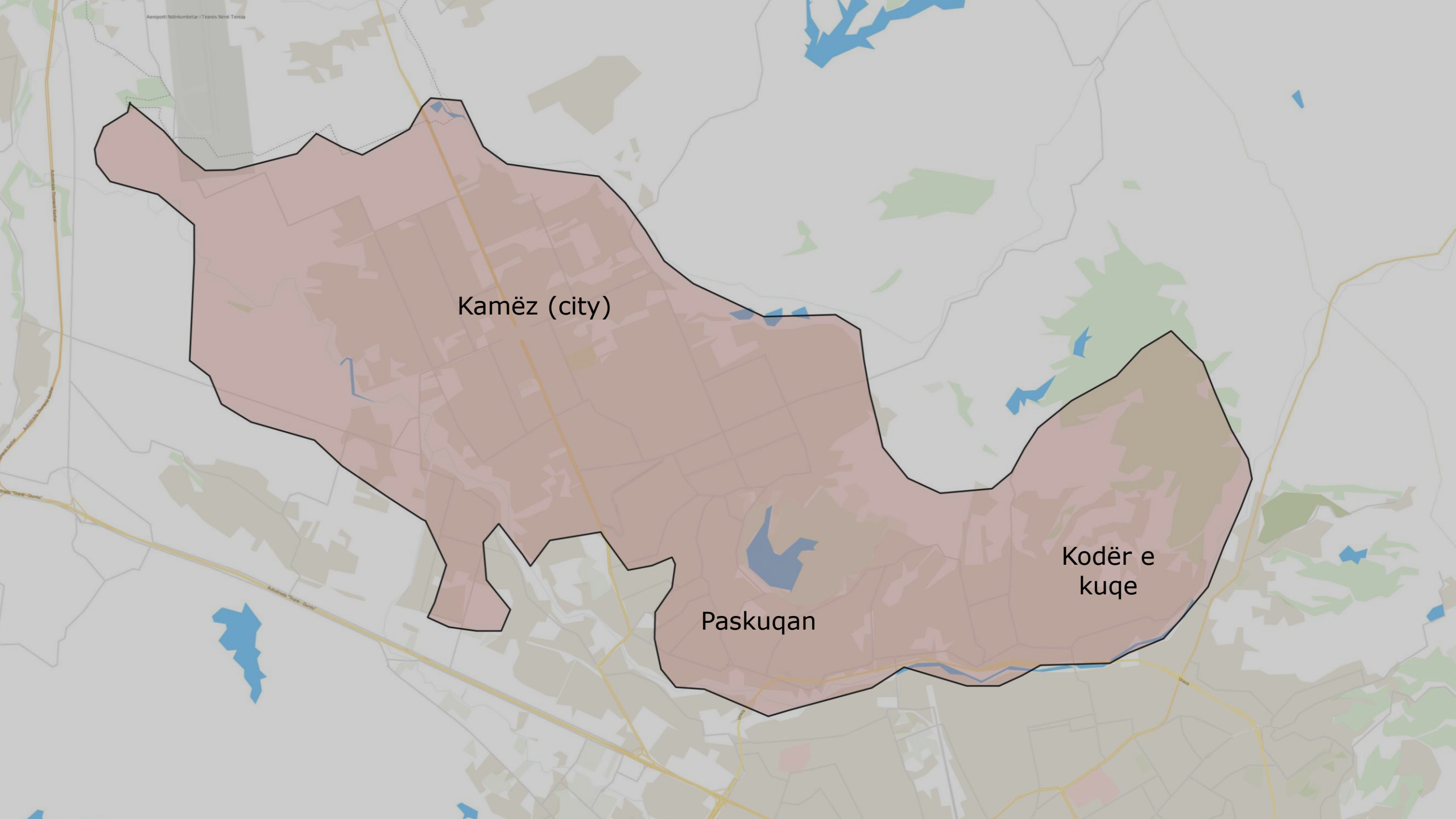


Snowball  
sampling

Purposive  
sampling





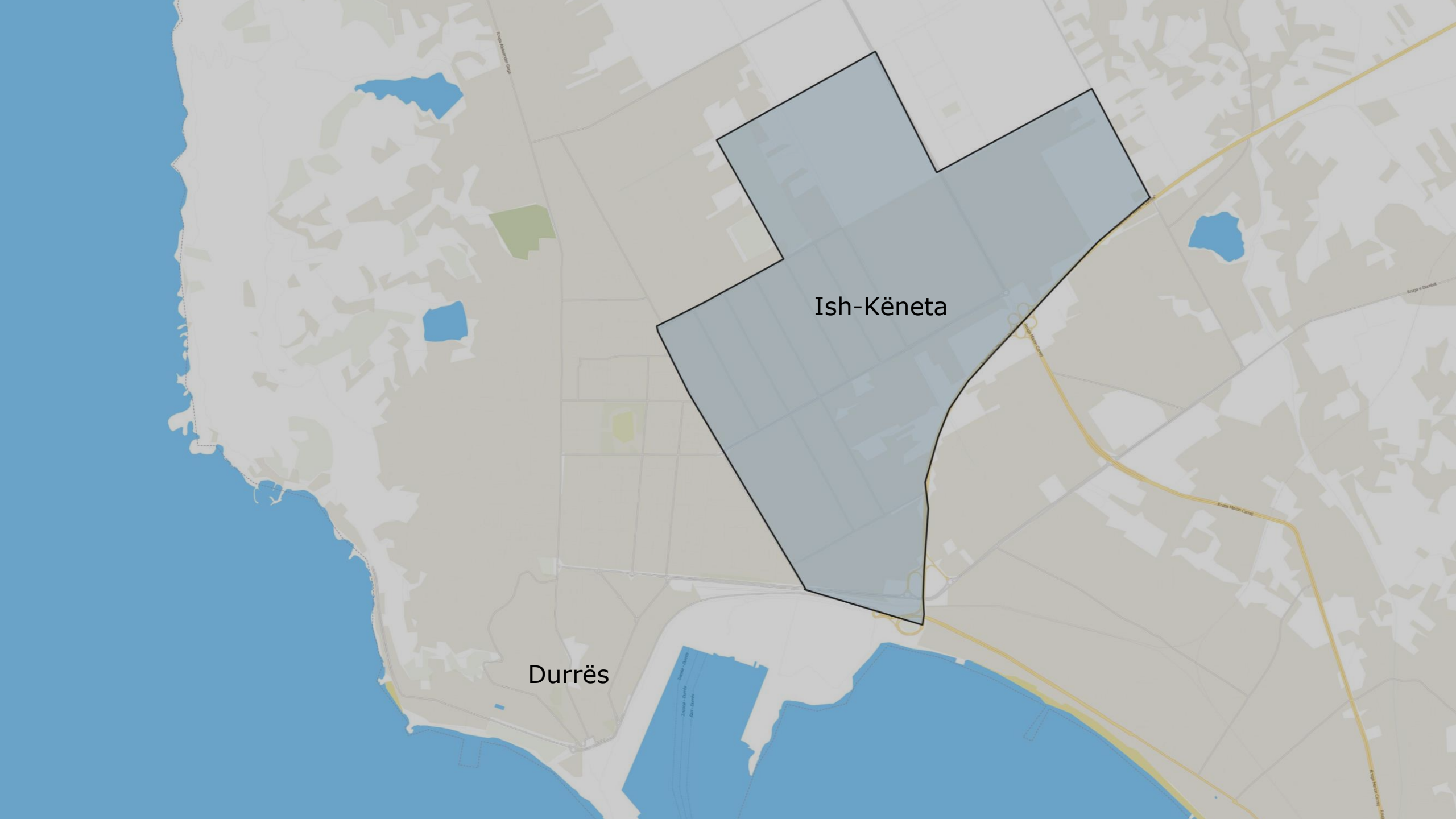


Kamëz (city)

Paskuqan

Kodër e  
kuqe

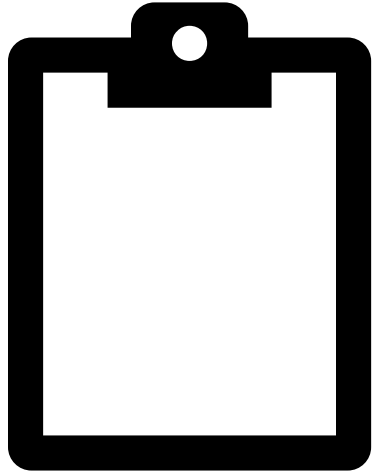




Ish-Këneta

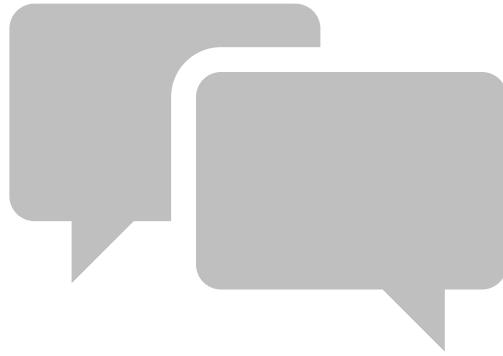
Durrës

# Data collection



## Survey

- Households (36 participants)
  - Livelihood assets and security of tenure
  - Door-to-door; open-ended format
- 



## Interviews

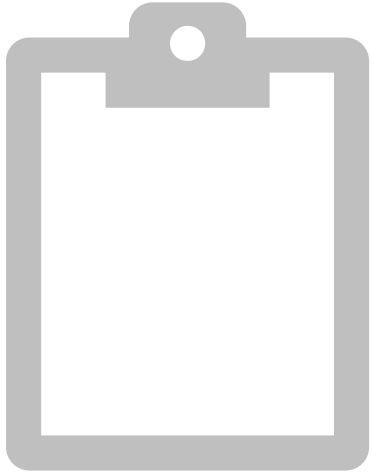
- Households (6 participants)
- The process, outcomes, vulnerabilities
- Semi-structured



## Interviews

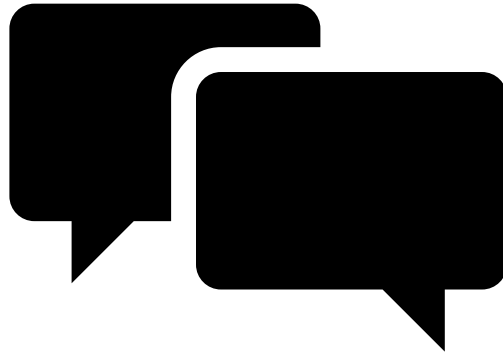
- Government officials and experts (6 participants)
- Semi-structured and open
- Triangulation, outside perspective, expertise

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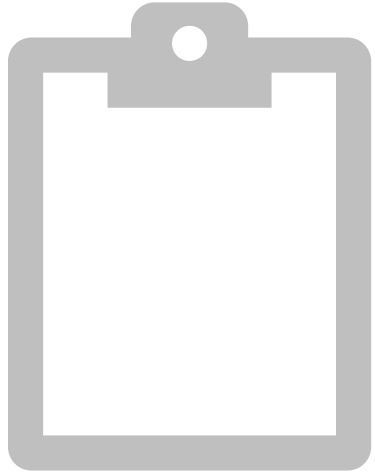


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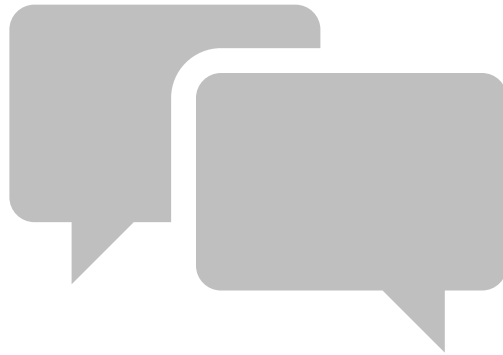


# Data collection



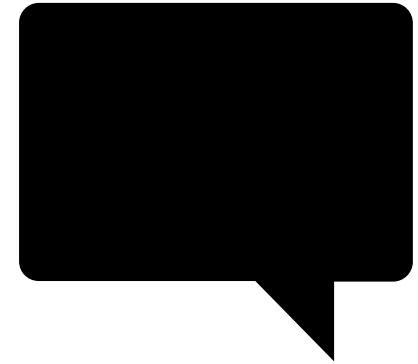
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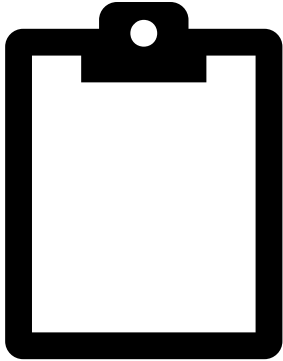
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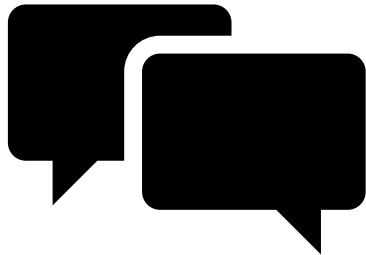
## Interviews

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-

# Data analysis



Excel sheet  
Focus: livelihood assets and security of tenure



ATLAS.ti  
Thematic coding (deductive and inductive)

03

# Security of tenure

## **01 De facto**

The majority of participants reported de facto security of tenure prior to legalisation

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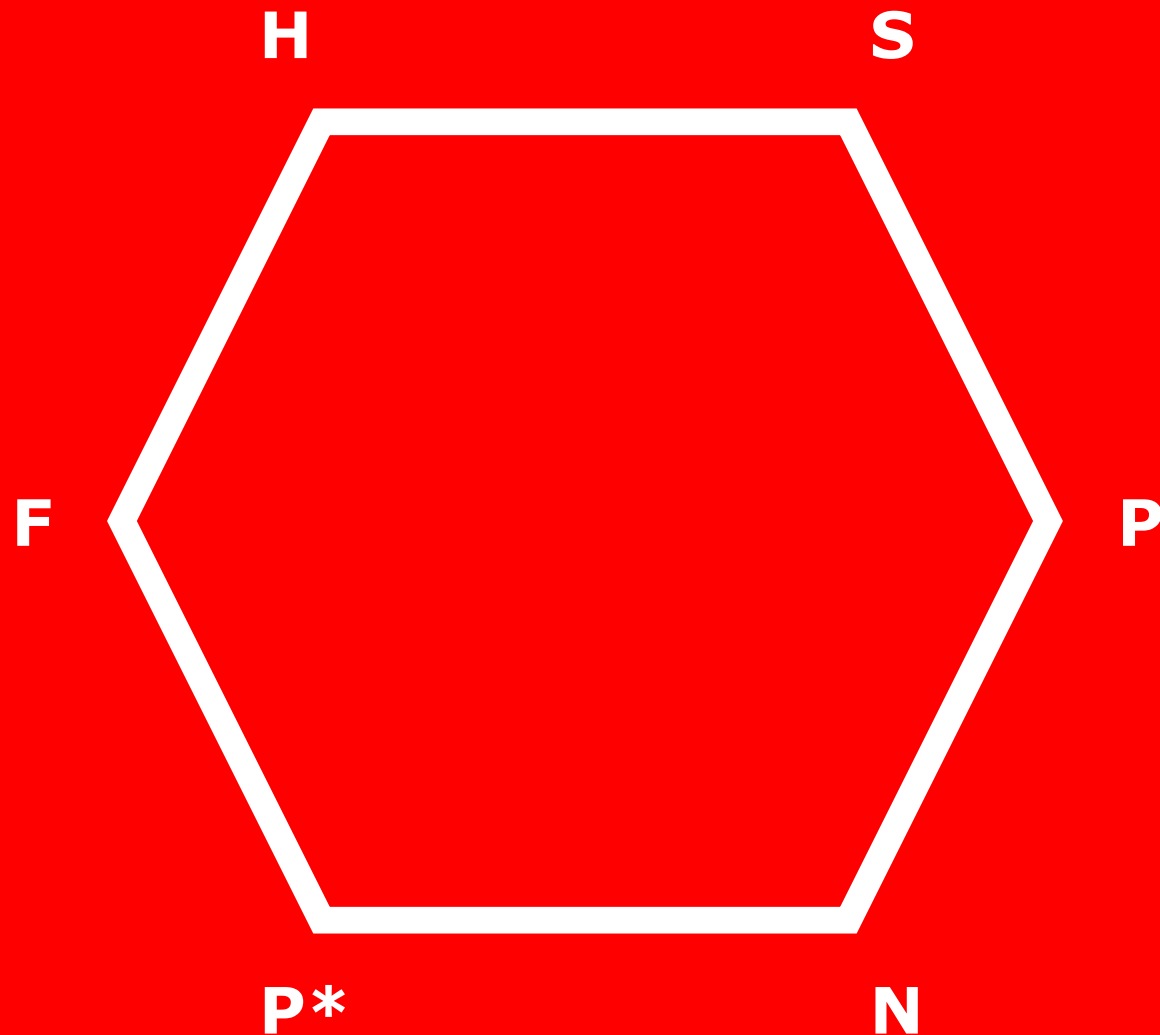
## 03 Isolated incidents

2 of the participants reported previous threats of demolition from public authorities

## 04 The future

However, a title deed guaranteed a secure and certain future; positive association with the title deed.

# Livelihood assets



# H

## **Education**

Improvement from one generation to the other; proximity to schools and universities.



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## **Employment**

All working age participants were employed or self-employed, or both.



## Education

Improvement from one generation to the other; proximity to schools and universities.

## Employment

All working age participants were employed or self-employed, or both.

## Crucial asset

Access to human capital can be linked to the ability to capitalise on legalisation



- Well-educated
- Business owners
- Skills picked up in immigration

# S

## **Households**

Findings highlight the significance of households/families as the main support systems in Albania.



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## **Conflicts**

Petty grievances with neighbours due to the outcome of the process, or concerning communal (public) amenities.





## Households

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## Conflicts

Petty grievances with neighbours due to the outcome of the process, or concerning communal (public) amenities.

## Less involvement

A decrease in participation and lack of interest in the community.

```
graph TD; A[Less involvement] --> B[An increase in public investments]; A --> C[No interest once the process is finalised.];
```

An increase in public investments

No interest once the process is finalised.

P

"People are happier  
with their house  
and the area"

"compared to  
what it used to  
be..."

"Things have gotten better, but there is a need for more investments"

"there are still things to be improved"







"Sidewalks,  
streetlights are  
an issue"

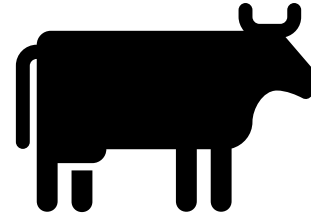
"particularly the part  
of urbanisation...there  
is no proper plan"





## **Food security and Income**

Participants made no use of arable land or livestock for food security or to derive income.



## **Urban livelihoods**

Given the context of this research, this capital is not as less relevant, particularly in matters of making a living.

However,







# F

## **Access to credit**

3 participants invested  
in their businesses, or  
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### **Rent**

Those with commercial spaces mentioned an increase in rent prices, after legalisation



### **Access to credit**

3 participants invested in their businesses, or opened a new one.

### **Rent**

Those with commercial spaces mentioned an increase in rent prices, after legalisation

### **No relevance**

However, most participants saw no relevance between legalisation and their financial well-being.

P

"Straightforward "

"Lengthy"

"Simple"

"just waited until they  
told us to come to pay"

"Citizens can express their discontent with the process through our field engineers when they are in the terrain, or through the phone" – AShK Kamëz-Vorë

"...they can also come here, even though it's not allowed anymore"

"Most aren't aware of the benefits...only those who know someone or who have had the chance to talk to someone"

# Vulnerability context

## Resilience

Most participants possessed no savings or additional assets to help them overcome the effects of shocks or trends.

## Local context

External factors can keep people from benefitting from policies, such as legalisation. These can differ across countries.



Inflation  
Construction prices  
Immigration patterns  
Remittance trends

# Additional

## Property prices

Following legalisation, prices of housing increased in both areas.

## New residents

Legalisation and investments have made the area more desirable.

## Commercial interest

Influx of various businesses, such as services or manufacturing; interest from developers and investors

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# Conclusions

## **Capitals**

The enhancement of other capitals, besides financial, is crucial to the improvement of the lives of those living in (former) informal settlements.

## **Complexity**

The findings highlight the complex realities of those living in informal settlements, and the implications this has for formalisation.

## **Context**

There is a need to contextualise vulnerabilities; understanding local external factors.

## **Opportunities**

The real opportunities that people face and the actual choices that the

# Research

- 1. Gentrification and formalization**
- 2. The multi-dimensional aspects of formalisation**
- 3. Longitudinal studies and comparative analysis**
- 4. Community perspectives and participatory approaches**
- 5. Policy and program evaluation**

# Policy

- 1. Access to information and skills**
- 2. Post-legalisation evaluations**
- 3. Affordability of housing**

**Thank you for listening!**