



Promoting active citizenship and good governance

Facilitating Access to Adequate Housing

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Promoting active citizenship and good governance

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Key programmes:

- Local governance
- Land access

www.afesis.org.za

The challenge (1)

- Since 1994 the Government has provided more than 2.5 million houses and another 1.2 million serviced sites.
- Over this period, **the housing backlog has nevertheless increased from 1.5 million to 2.1 million units**, while the number of informal settlements has gone up from 300 to 2 225.

South Africa's Housing Conundrum, SAIRR, @liberty, No 4, 2015/6 October 2015/Issue 20

<http://irr.org.za/reports-and-publications/atLiberty/files/liberty-2013-south-africas-housing-conundrum>

The challenge (2)

- Despite the rapid increase in the housing budget, the delivery of 'free' houses has slowed, and currently averages some 118 000 houses a year.
- **At this rate, it will take almost 20 years to build enough houses for the 2.1m households now on the waiting list.**

South Africa's Housing Conundrum, SAIRR, @liberty, No 4, 2015/6 October 2015/Issue 20



**Past approaches got us here.
We have to try something different.**

Bill of Rights (sect. 26)

- (1) Everyone has the right to have access to **adequate housing**.
- (2) The state must take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right.
- (3) No one may be evicted from their home, or have their home demolished, without an order of court made after considering all the relevant circumstances. No legislation may permit arbitrary evictions.

National Development Plan

- ‘The state should gradually shift its role from a direct housing provider of last resort to a housing facilitator ensuring **adequate shelter** and greater access to a wider choice of housing options.’
- ‘More attention must be paid to aspects of human settlement apart from top structures, including public infrastructure and the public environment.’

Outcome 8 - MTSF 2014-19

Sustainable Human Settlements and Improved Quality of Household Life

AIM: Ensure that poor households have *adequate housing* in *better living environments*

adequate housing includes “secure tenure, access to basic services and within sustainable settlements”

→ Interventions at scale of households

better living environments (or sustainable human settlements) are where “citizens are living in close proximity to work with access to social facilities and necessary infrastructure.”

→ Interventions at scale of neighbourhood/ society

What is adequate housing?

- **‘Adequate housing** is much more than about providing shelter from the elements and is intrinsically bound up with a number of other cross-cutting rights
 - including the right to public participation, equality, human dignity, and access to information
 - as well as a range of socio-economic goods and amenities.
 - These include access to land, water, sanitation, electricity, livelihoods, transport, clinics, hospitals, schools, universities and cultural and recreational amenities.’
 - http://spii.org.za/wp-content/uploads/2014/09/Working-Paper-8_Monitoring-the-right-to-adequate-housing-in-SA.pdf

What does pre-draft HS policy say about who gets what?

- > R15 000
 - Nothing
- R7 001 - R15 000
 - Sliding scale subsidy for erf/ house
- R3 501 – R7 000
 - Site & service & 50% top-structure subsidy (?)
- < R3 500
 - Site & service & self help subsidy (?)
- Destitute (old, ?)
 - Site, services & house
- BUT also can get top structures in special circumstances (e.g. at transport nodes)
 - R3500 – R7 000 (50% contribution)
 - < R3 500 (R20% contribution)
- Re-sale clause reduced from 8 to 5 years

The big decision

Do we adopt more of a width or a depth approach to housing?

In other words, with the same amount of money:

Depth

- Fewer people get bigger product
- Over time the remaining people then get this bigger product
 - Those who do not get at start must wait their turn

Width

- More people get smaller product
- Over time these same people then get more product
 - All people at least get something at the start

Depth vs Width

depth

width

	Period 1		
Full			
Mid			
Basic	😊	✘	✘
	Period 2		
Full			
Mid			
Basic			
	Period 3		
Full			
Mid			
basic	😊	😊	😊
	Area 1	Area 2	Area 3

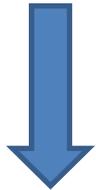
	Period 1		
Full			
Mid			
Basic	😊	😊	😊
	Period 2		
Full			
Mid			
Basic			
	Period 3		
Full			
Mid			
basic	😊	😊	😊
	Area 1	Area 2	Area 3

Turning the housing process upside down

Depth

(start with full RDP house)

1. Government builds house

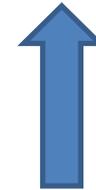


2. Household adds

Width

(start with land and services)

2. Government adds



1. Household builds house

Motivation for width

- As many people as possible are assisted to get at least access to land, water & healthy environment as soon as possible
- Contributes to addressing equity (as many more people start at same basic level)
- Contributes to dignity (as people can access basic toilet and don't have to use bush)
- Still able to progressively improve conditions over time
- Reduces 'pressure' for households to occupy land without authorisation.

Moving back to width?

- It can be argued that the original RDP housing approach was more of a width approach, but over time – as housing standards increased - it shifted to become more of a depth approach
- The new draft Human Settlement policy can be interpreted as a shift back to a more width approach

Implications of adopting width approach

1. Needs government to start with 'basic' tenure and services as part of **incremental settlement** approach
2. Needs much more **land** to be made available in shorter period of time
3. Needs government to provide **development support** to help people to help themselves
4. Needs more **targeted interventions** to address:
 - Destitute and special needs
 - Spatial restructuring

1. Need to accommodate incremental settlement

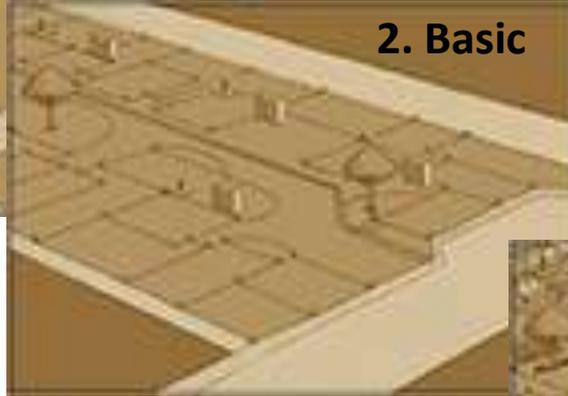
- Incremental settlement is the process by which legally recognised settlements are created over time in an incremental manner through the actions of a range of role-players including government, communities and the private sector.
- It includes the development of such settlements from a brownfield (in-situ) as well as a greenfield context.
 - <http://www.incrementalsettlement.org.za/faq>

Incremental Settlement Approach

1. Prepare



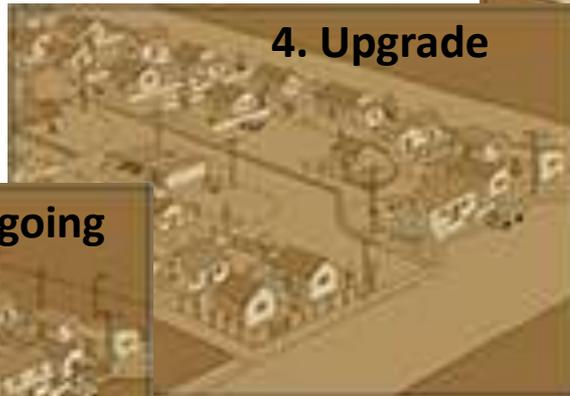
2. Basic



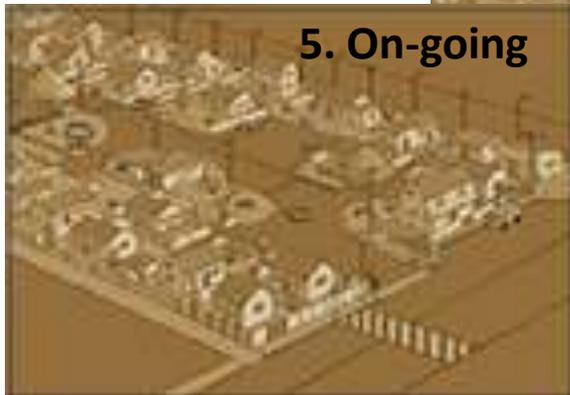
3. Support



4. Upgrade



5. On-going



Development Phases

2. Need much more land

- This is linked to section on *quality living environments* (interventions at scale of neighbourhood)
 - Identify incremental settlement zones within SDF's
 - Support municipalities to implement land acquisition and land development strategies based on updated SDF's
 - Negotiate for and expropriate land where necessary

3. Need to provide development support

1. Housing Support: Help households to build or organise the building of their own houses (training, savings and loan, information sharing, etc)
2. Business Support: Help construction and other businesses to start or expand (training, skills development, cheap loans, marketing, beehives, etc.)
3. Social Support: Help social groups such as children, youth, the aged, the infirm and people with disabilities, orphans, women's groups, neighbourhood residents, cultural groups (choirs, clubs, etc), and many more address their needs
4. Organisational Support: Help community leadership structures represent their constituencies

Three types of government intervention/ support

1. 'Basic' interventions at start (tenure & services)

2. Indirect housing support

- Training and advice
- Bulk buying support
- Savings and loans , etc

3. Direct housing support

- Give money
- Give material (vouchers)
- Give material + labour/management, etc

'New' interventions to address progressive realisation of right to **adequate housing**

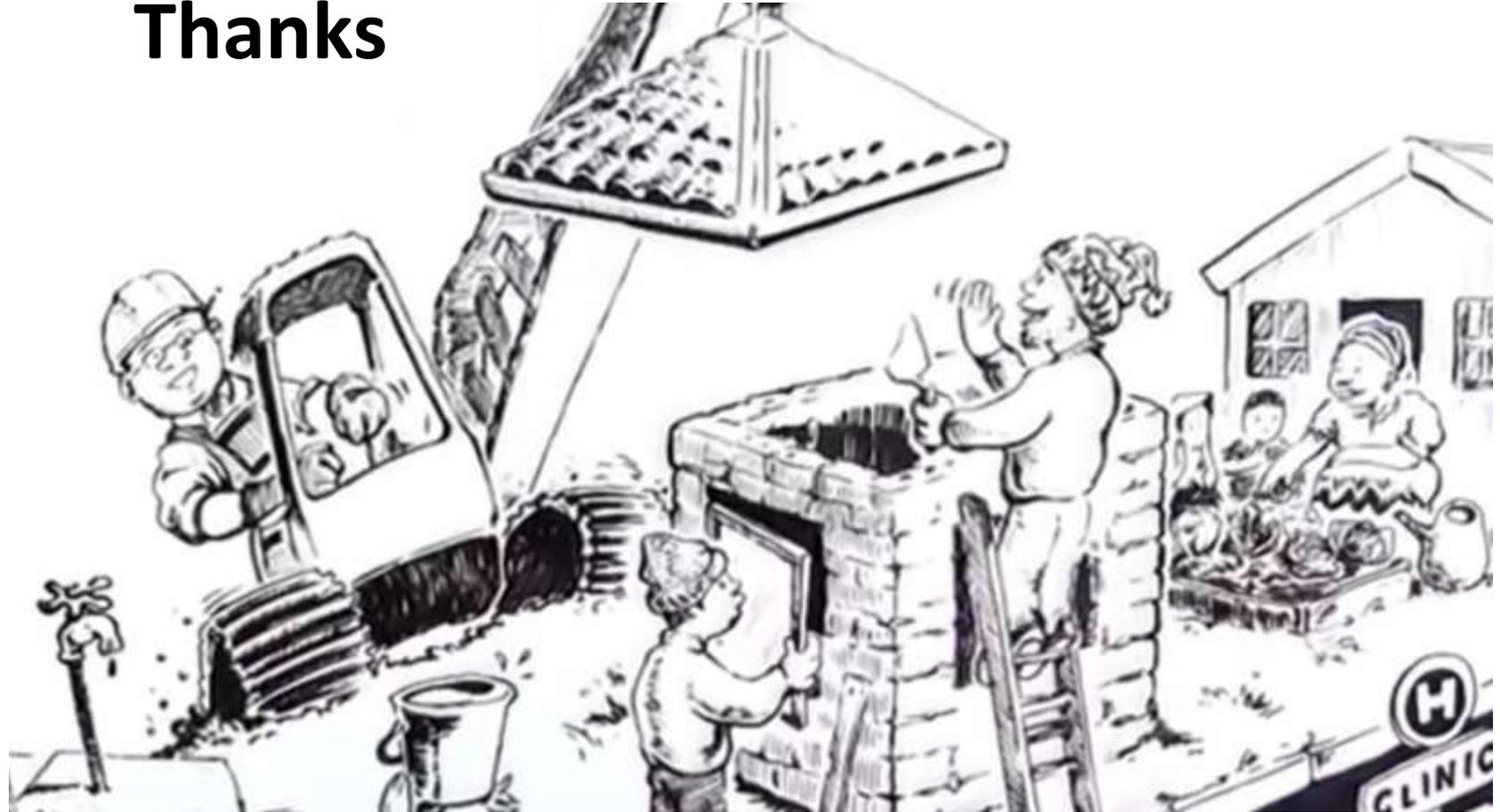
4. Need better targeted interventions

- Aged and destitute get 'different' product at start
 - At what age and how define destitute and what is this different product?
- Special needs (disabled, orphans, etc) get 'special' top structure
 - How define special needs and what is this 'special' product?
- Strategic locations get 'different' product at start
 - e.g. In restructuring zones, social housing institutions build medium density rental apartments
 - How determine strategic locations?
 - What is 'different' product?

Quality of living environment

- Remember that this presentation on the Human Settlements white paper focused on
 - improved quality of household life, and interventions at scale of household, so people have access to **adequate housing**
- There is another whole section dealing with:
 - sustainable human settlements and interventions at the scale of neighbourhood/ city/ society so people have *better living environments*

Thanks



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