

# **Scaling up security of tenure and housing opportunities through a partnership approach: a concept note for co-production between organised communities, local and regional authorities, central government, and universities<sup>1</sup>**

23 August 2017 . Updated Draft

**Proposal:** To undertake Informal Settlement Upgrading and Green Fields Development through a bottom-up processes, which can facilitate City-Wide planning and implementation.

## **Two stages are proposed-**

Stage one: Learning for strategy formulation and gradual curriculum building<sup>2</sup> (3 years) 2017-2020 in each region

Stage Two: Full scale implementation 2020-2030 to cover all urban areas in Namibia

**Target:** Reach the 89% of the population not affording conventional housing, to progressively realised improvements to their living conditions and achieved improved housing by 2030.

**Why:** The majority of the urban households without secure tenure, being excluded from the potential to improve their shelter, are residing in informal settlements. Combined with households living in overcrowded renting and backyard shacks, Namibia faces a huge challenge, in that 89% of the population cannot afford the commercial market related land and shelter solutions. The current formal processes do not cater for this sector on scale, is not affordable without substantial subsidies and exclude households' roles and contributions as a possible resource to achieve up-scaling. Examples in some local authorities in Namibia have demonstrated the usefulness of participatory and incremental approaches in attaining security of tenure, basic services, and to enable the up-scaling of house construction.

**How:** By increasing the capacity of communities in need of shelter conditions, as well as for Central, Regional and Local Government, academics, professionals, students (in relevant fields) to do bottom-up planning and participatory upgrading. This will result in inclusive city-wide plans and the implementation of incremental development. This can be done through a process of on-site learning while doing and developing the necessary curricula to upscale.

## **Who to be involved**

**Communities** in need of upgrading, basic services and improved shelter

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<sup>1</sup> First draft (13 March 2017) prepared by Anna Muller, following contact from Urban Forum with interested parties. Discussion with Romie Nghitevelekwa (UNAM), Madelein Stoffberg (NUST) on 8 March 2017. The proposal is currently being shared with stakeholders.

<sup>2</sup> Up to 20% of the curriculum can be changed without undergoing the long procedure that would be required; gradual may also allow for recalibration on-the-go. Some existing curriculum program do fit and can link to this initiative.

**Ministries:** Ministry of Urban and Rural Development (MURD) and Ministry of Land Reform – line ministries with other Ministries with related interest (National Planning, Health, Training, Sanitation, Energy, Water)

**Local Authorities:** a deliberate effort will be made in supporting smaller Local Authorities in order to even out the terrain; organisations like the Association of Local Authorities of Namibia (ALAN) and the Namibia Local Authorities Organisation (NALAO) will be also engaged.

**Training and Research Institutes:** Namibia University of Science and Technology (NUST), University of Namibia (UNAM), Namibia College of Open Learning (Namcol), Community Skills Development Centres (Cosdecs), Kayec; the Integrated Land Management Institute (ILMI) will aim to bridge the gaps in the academic calendar through Summer and/or Winter Schools, identify the courses within NUST that may fit within this process, and document the process.

**Student organisations:** Namibia Architecture Students Association (NASA), Namibia Urban Planning Students Association (NUPSA) and other student initiatives and associations to be identified

**Professional bodies:** Namibia Institute of Architects (NIA), Namibia Institute of Town and Regional Planning (NITRP), Association of Consulting Engineers of Namibia (ACEN).

**Professional practices and private sector:** Nina Maritz Architects, and other firms, Surveyors.

**NGOs:** Namibia Housing Action Group (NHAG), Development Workshop (DW), and others

**Community Networks:** Shack Dwellers Federation of Namibia (SDFN) and Informal Settlement Committees, Community Development Committees (CDCs) and other networks

**Renewable Energy Organisations:** Green Building Council of Namibia (GBCNA)

**International Partners:** SDI, UN-Habitat, City Alliance, GIZ, CASS and others to be identified

### **Activities:**

The activities and outcomes below facilitate a learning as part of practical training during the implementation of 4 existing and 10 new study sites (informal settlements in 14 towns in each region) within a three year period which include city wide planning covering both informal settlement upgrading and green-fields development.

This will enable also the building of skills to plan full scale-up on demand driven basis.

### **Actions and outcomes include -**

#### **Outcome 1: Identification of learning sites based on the commitment of both Local Authority and community to embark on the activities**

- consultation with communities and Local/Regional/National Authorities to start with Profiling (if not already done)
- to identify the demand-driven location (agreement with Authorities and communities to implement the process)
- establish a team from the Local Authority and community to facilitate the process

## **Outcome 2: Information for development decisions**

- Community Land Information Program (CLIP) based on the boundaries of the settlements determined by the Local Authority and communities, as well as backyard shacks, tenants and second households (overcrowded extended families) in existing formal housing
- Registration of households not covered by CLIP in the informal settlements and saving groups, at relevant authority property division
- Assessment of existing bulk infra structure services
- Potential for new investments based on local authority budgets, central government finance and local community contributions

## **Outcome 3: Locally driven settlement plans**

- Feedback on data with discussion forums to identify priority needs and future planning
- Studio planning sessions for on-site upgrading and new greenfields
- On city-wide information availability, the city-wide planning studios are conducted
- Settlement based layouts finalized and Greenfields Blocks identified, agreed upon by community and Authorities
- Service plans and sustainable development options shared and agreed upon
- Plan submitted for formalization of blocks
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## **Outcome 4: Secure tenure and basic service to enable housing development**

- Block land surveys done within Larger Block erven and smaller blocks inside - area within around 30 households measured according to the provisions of the Flexible Land Tenure Act
- Re-blocking process started (
- Establish an enabling body (technical team between the Local, and Regional Authorities, NHAG/or relevant technical supporter, and community and for the installation of basic services (water, sanitation)
- Identify a suitable finance model or conduit for community driven service reticulation

## **Outcome 5: Improved shelter**

- addressing Sustainable Development goals 1,3,5,6,7,11
- households will be able to use their own (a) financial resources, (b) Build Together, as individuals or independent saving groups, or (c) through the Twahangana Fund to construct permanent houses

## **Outcome 6 . Professional and technical education enhanced and in place**

**Cross-cutting over above activities:** Develop and increase dedicated knowledge during formal and informal training modules. These include amongst others work integrated learning, community planning studios, practical training.

This will be enhanced by a continuous sharing and learning of experiences amongst stakeholders during the implementation.

Documentation and the dissemination of the process and the outcome to be covered through popular media, reports, research (post-graduate and other research projects)

**Outcome 7: A 10 year National Implementation Strategy in place to achieve the 2030 targets**

- through the learning-while-doing approach for 3 years the strategy for up-scaling to reach all urban areas can be refined

**Outcome 8: Enhance international learning for land governance and urban land solutions**

- **working with international partners and stakeholders to share the outcomes and build capacity**

**Each activity involves the stakeholders to do the following**

- learning while implementing
- Identify the learning material and process (Curriculum development process)
- Conduct studios
- Conduct reviews – Lessons learned and feeding into process guidelines
- Document the process (researchers)
- Sharpen the lessons for future strategy

**Background of experience**

**From Information to planning to implementation:** SDFN/NHAG practiced as one of their key activities since 1992 the collection of information. When the Shack Dwellers Federation of Namibia federated the saving groups in 1998 one of their key activities (amongst Savings, Land negotiations, Incremental development- houses and internal block servicing), became the collection of information and mapping of informal settlements. This resulted in agreeing with MRLGHRD (now MURD) in 2006 a Community Land Information Program (CLIP). Furthermore an MoU was signed in 2016 between MURD, NHAG and the SDFN to facilitate the program.

This activity became the basis to do informal settlement upgrading in 3 locations which include Greenwell Matongo C during 2005, Tweetheni and Ehangaano in Windhoek and the Freedom Square in Gobabis during 2012. While Greenwell Matongo C enable re-blocking, Tweetheni and Ehangaano had concept urban designs, the Gobabis intervention advanced further and became an active pilot resulted in the community installing their own services. This additional step was achieved through the collaboration of a wide ranging of partners which include

- The municipality
- The community
- NUST
- MURD

- MLR
- NHAG/SDFN
- COSDEC
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And on international level

- SDI
- Global Land Tool Network - GLTN (UN-Habitat)
- German Cooperation Agency (GIZ)
- Spanish Cooperation

This community is in the process of installing their services with the support of a trainer, NHAG and the Gobabis Municipality. The finance for the material (about N\$6,000 per household) came for MURD and is managed through the is Twahangana Fund which is the Poor People's Development Fund of the SDFN that is working on a revolving basis. A technical committee which include representatives from the Gobabis Municipality, the Omaheke Regional Governmnet community members, the plumbing trainer and NHAG meet regularly to coordinate the process and monitor the expenses. This finance is open for both savers and non-savers and the model is in developing stages.

#### **Further references:**

Choices in Freedom Square: Bottom up Planning in Gobabis

[https://youtu.be/l1Xy\\_LSq7Js](https://youtu.be/l1Xy_LSq7Js)

Planning Studios

<https://www.youtube.com/watch?v=VaigCsABKWI>

Document

[http://sdfn.weebly.com/uploads/2/0/9/0/20903024/freedom\\_square\\_report\\_cip2.pdf](http://sdfn.weebly.com/uploads/2/0/9/0/20903024/freedom_square_report_cip2.pdf)

Community driven sanitation video (greenfields)

<https://www.youtube.com/watch?v=FEFuAiqsPal>

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