

CONCEPT NOTE

A partnership approach to scaling up security of tenure and housing opportunities through co-production between organised communities, local and regional authorities, central government, and universities

February 2019

VISION

To improve the tenure security, services and living conditions in informal settlements and prevent future informal settlement growth in Namibia by 2030.

MISSION

To undertake Informal Settlement Upgrading and Green Fields Development through incremental, bottom-up processes of city-wide planning, implementation and capacity building.

TARGET

To reach the 40% of the population (ca. 80% of urban population) living in substandard housing (shacks) in informal settlements. Preliminary calculations based on NSA census data estimate that to clear the current housing backlog and cater for future need until 2030, about 30 000 households need to be improved annually in Namibia. This includes upgraded and tenure-secure informal settlements, new green fields developments as well as improved housing on existing tenure-secure plots.

BACKGROUND

The vast majority of the urban households reside in informal settlements without secure tenure, being excluded from the potential to improve their shelter. Combined with households living in overcrowded rentals and backyard shacks, 89% of Namibia's population cannot afford commercial market related land and shelter solutions. The current formal processes thus do not cater for this sector, are not affordable without substantial government subsidies, and exclude households' roles and contributions to achieve up-scaling. Pilot projects 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.

METHOD

The proposed alliance will increase the capacity of communities in need of security of tenure, basic services and shelter solutions, as well as for Central, Regional and Local Government, academics, professionals, students (in relevant fields) to do participatory planning and upgrading. This will result in inclusive city-wide plans and the implementation of incremental development. This can be achieved through a process of on-site learning-while-doing and developing the necessary curricula and capacities to upscale.

PHASING

Phase 1 (2019-2020): Strategy formulation through implementation of Informal Settlement Upgrading and Green Fields Development in all regions and curriculum building

Phase 2 (2021-2030): Full scale Informal Settlement Upgrading and Green Fields Development implementation to cover all urban areas in Namibia

PARTNERS AND ROLES

Communities in need of security of tenure, basic services and improved shelter	<ul style="list-style-type: none"> • Shack Dwellers Federation of Namibia (SDFN) • Informal Settlement Committees • Community Development Committees (CDCs) • Trade Unions • Other networks (to be identified) 	<ul style="list-style-type: none"> • Core implementation agents
Ministries	<ul style="list-style-type: none"> • Ministry of Urban and Rural Development (MURD) • Ministry of Land Reform (MLR) • National Planning Commission (NPC) • Ministry of Health and Social Services (MoHSS) • Ministry of Works and Transport (MoWT) 	<ul style="list-style-type: none"> • Oversight
Local Authorities (LAs)	<ul style="list-style-type: none"> • forthcoming LAs in 14 Regions for Phase 1 implementation • Association of Local Authorities of Namibia (ALAN) • Namibia Association of Local Authority Officials (NALAO) 	<ul style="list-style-type: none"> • Core implementation Agents • Coordination of learning exchanges
NGOs	<ul style="list-style-type: none"> • Namibia Housing Action Group (NHAG) • Development Workshop (DW) • Others (to be identified) 	<ul style="list-style-type: none"> • Overall Coordination • Technical Support
Academia and Training Institutes	<ul style="list-style-type: none"> • Integrated Land Management Institute (ILMI) / Namibia University of Science and Technology (NUST) • University of Namibia (UNAM) • Community Skills Development Centres (Cosdecs) • KAYEC • Student organisations (to be identified) 	<ul style="list-style-type: none"> • Monitoring and evaluation • Policy development • Technical Support (students)
Professional bodies (and private sector)	<ul style="list-style-type: none"> • Namibia Institute of Architects (NIA) • Namibia Institute of Town and Regional Planning (NITRP) • Association of Consulting Engineers of Namibia (ACEN) • Namibia Institute of Quantity Surveyors (NIQS) • Green Building Council of Namibia (GBCNA) • Others (to be identified) 	<ul style="list-style-type: none"> • Coordination of private sector technical support
International Partners	<ul style="list-style-type: none"> • Slum Dwellers International (SDI) • UN-Habitat • City Alliance • Gesellschaft für Internationale Zusammenarbeit (GIZ) • Others to be identified 	<ul style="list-style-type: none"> • International best practice • Technical support

ACTIVITIES AND OUTCOMES

NO	OUTCOMES	ACTIVITIES
1	Identification of implementation/ learning sites based on the commitment of both LA and community	<ul style="list-style-type: none"> • Consult communities and Local/Regional/National Authorities to start with profiling (if not already done) • Identify the demand-driven location (agreement with Authorities and communities to implement the process, availability of bulk services) • Establish a team from the Local Authority and community to facilitate the process
2	Information for development decisions	<ul style="list-style-type: none"> • Undertake Community Land Information Program (CLIP) based on the boundaries of the settlements determined by the LA and communities, as well as backyard shacks, tenants and second households (overcrowded extended families) in existing formal housing • Register households not covered by CLIP in the informal settlements and saving groups, at relevant LA property division • Assess of existing bulk infrastructure services • Identify potential for investments based on Local Authority budgets, central government finance and local community contributions
3	Locally driven settlement plans	<ul style="list-style-type: none"> • Feedback on settlement data/information with discussion forums to identify priority needs and future planning • Facilitate city-wide planning sessions with all stakeholders • Conduct studio sessions on Informal Settlement Upgrading and/or Green Fields Development based on city-wide planning and priority needs identified • Draw up settlement and greenfield layouts, agreed upon by community and Authorities • Develop service plans with all stakeholders • Submit plans to Local Authority for approval for development rights and/or Flexible Land Tenure registration
4	Secure tenure and basic services to enable housing development	<ul style="list-style-type: none"> • 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) • Survey larger block erven (land surveyor) and individual plots (technician) • Start re-blocking process with community • Install basic service reticulation with community and as part of learning-by-doing approach • Approve occupation and development rights certification (Local Authority) while Flexible Land Tenure application is processed
5	Improved shelter	<ul style="list-style-type: none"> • Facilitate households to use/access: (a) their own financial resources; (b) Build Together loans as individuals or independent saving groups; or (c) the Twahangana Fund to construct permanent houses
6	Enhanced professional and technical education	<ul style="list-style-type: none"> • Develop/enhance useful knowledge during formal and informal training modules. These include amongst others work integrated learning, community planning studios, practical training. • Share learning experiences continuously amongst stakeholders, regionally and Nationally, during the implementation. • Document and disseminate processes and outcomes through popular media, reports, research (post-graduate and other research projects) • Review lessons learnt and sharpen approaches for future strategy and curriculum development
7	10 year National Implementation Strategy to achieve 2030 targets	<ul style="list-style-type: none"> • Assess of existing bulk infrastructure services on National level • Identify potential for urban development and housing investment based on National budgets • Consolidate 10-year Implementation Strategy for up-scaling (to reach all urban areas in Namibia) through continuous refinement of the 2-year learning-while-doing approach

Technical Teams

For each Region (?) a Technical Support Team needs to be established which requires the following expertise:

- 1 project manager (quantity surveyor?)
- 1 town planner
- 1 engineer
- 1 surveyor
- 3 community liaison officers
- 1 trainer for service installations

FUNDING

Assumptions

At this stage a precise costing of this initiative is difficult to achieve as it is necessarily based on the following assumptions:

- a. The overall annual need of improved land and housing units lies at 30 000. 80% of urban residents live in informal settlements, equating to 24 000 units required per year in this sector. However, the Land/Housing Needs Assessment Method requires further development, especially to disaggregate need per Municipality, Town, Village and Settlement;
- b. The various cost estimates listed below require further calculations and regular review to keep in line with cost fluctuations and regional disparities;
- c. Amounts will need to be adjusted annually by 7% to cater for inflation.
- d. A model for calculating bulk services costs (not required in all cases) needs to be developed;
- e. The compounding effect of loan repayments and longer-term subsidies (rates and taxes etc.) as well as adding more beneficiaries on an annual basis requires detailed modelling;
- f. The administrative costs at all levels of implementation, which need to be developed in more detail.

Cost estimates

The following amounts per beneficiary/erf have been estimated for the various stages, based on research and experience of community-led processes:

Item	Description	Amount (N\$) per erf
Virgin Land	Un-serviced and un-planned land	<i>free of charge by LA</i>
Planning & Technical Support	Data gathering (CLIP), city-wide planning, layout planning, surveying (paraprofessionals), training & supervision for infrastructure installation	5,000
Basic Servicing (by communities)	Community-driven servicing / upgrading (if bulk infrastructure available) (incl. rental of machinery, erf pegs, water, sewer, tenure / development rights)	10,000 (8,000-12,000)
Bulk Infrastructure (where necessary)	(incl. gravel roads, street lighting, electricity, xxx)	XXX
Rates and Taxes Subsidy	How to ensure affordability for residents?	XXX

Funding estimates

Year	No of beneficiaries / households	Planning & servicing costs per erf (incl. 7% annual escalation)	TOTAL COST	Communities' contribution (excl. sweat equity) into Revolving Fund	Government Contribution
				30%	70%
2019 / 2020	7000	\$15,000	\$105,000,000	\$31,500,000	\$73,500,000
2021	24000	\$16,050	\$385,200,000	\$115,560,000	\$269,640,000
2022	24000	\$17,174	\$412,164,000	\$123,649,200	\$288,514,800
2023	24000	\$18,376	\$441,015,480	\$132,304,644	\$308,710,836
2024	24000	\$19,662	\$471,886,564	\$141,565,969	\$330,320,595
2025	24000	\$21,038	\$504,918,623	\$151,475,587	\$353,443,036
2026	24000	\$22,511	\$540,262,927	\$162,078,878	\$378,184,049
2027	24000	\$24,087	\$578,081,332	\$173,424,399	\$404,656,932
2028	24000	\$25,773	\$618,547,025	\$185,564,107	\$432,982,917
2029	24000	\$27,577	\$661,845,316	\$198,553,595	\$463,291,722
2030	24000	\$29,507	\$708,174,489	\$212,452,347	\$495,722,142
TOTAL	247000		\$5,427,095,755	\$1,628,128,727	\$3,798,967,029

CONTACTS

Namibia Housing Action Group
nhag@iway.na

Namibia Association of Local Authorities Officials
nalao@windhoekcc.org.na

Civils Society Organisations Working Group on Land Reform
uhurud@hotmail.com

Integrated Land Management Institute (NUST)
ILMI.Admin@nust.na

ANNEXURE

Background of experience

From Information to planning to implementation: Shack Dwellers Federation of Namibia (SDFN) and Namibia Housing Action Group (NHAG) practiced the collection of information as one of their key activities since 1992. When the SDFN federated the saving groups in 1998 one of their key activities (besides savings, land negotiations, internal block servicing, and incremental housing development), became the collection of information and mapping of informal settlements. This resulted in establishing the Community Land Information Program (CLIP) with MRLGHRD (now MURD) in 2006. In 2016 an MoU was signed between MURD, NHAG and the SDFN to facilitate the program.

CLIP became the basis for informal settlement upgrading in 3 locations which include Greenwell Matongo C in 2005, Tweetheni and Ehangaano in Windhoek and the Freedom Square in Gobabis since 2012. While Greenwell Matongo C required re-blocking and Tweetheni and Ehangaano resulted in concept urban designs, the Gobabis intervention advanced further to become an active pilot project with the community installing their own services. This additional step was achieved through the collaboration of a wide range of partners which include the Gobabis Municipality, the community, NUST, MURD, MLR, NHAG/SDFN, COSDEC and on an international level SDI, Global Land Tool Network (UN-Habitat), GIZ, and the Spanish Cooperation Agency.

This community is in the process of installing their services with the support of a plumbing trainer, NHAG and the Gobabis Municipality. Funding for required material (about N\$6,000 per household) was provided by MURD and is managed through the is Twahangana Fund, which is the SDFN's Poor People's Development Fund that is operating on a revolving basis. A technical committee which includes representatives of Gobabis Municipality, Omaheke Regional Council, community members, the trainer and NHAG meet regularly to coordinate the process and monitor the expenses.

Further references

Choices in Freedom Square: Bottom up Planning in Gobabis: https://youtu.be/l1Xy_LSq7Js

Planning Studios: <https://www.youtube.com/watch?v=VajgCsABKWI>

Document: http://sdfn.weebly.com/uploads/2/0/9/0/20903024/freedom_square_report_clip2.pdf

Community driven sanitation (greenfield): <https://www.youtube.com/watch?v=FEFuAiqsPal>