



Provincial Strategic Objective (PSO6) Presentation

Developing Integrated and Sustainable Human Settlements for All

Mbulelo Tshangana
Department of Human Settlements
11 May 2011

Contents

- Institutionalisation of PSO 6
 - Progress to date
 - Institutional Structure
 - Next Steps
- Achievements and challenges against PSO 6 targets / outcomes
- Specific interventions to address capacity constraints
- New challenges impacting on targets and outcomes

Institutionalisation

| Progress to date: | |
|---------------------|---|
| 18 August 2010 | Strategic Case approved by Cabinet |
| Sep – Nov 2010 | Work shopped and drafted Strategic Directive |
| Dec 2010 – Feb 2011 | Distributed to and met with other Sector Departments to get inputs on Strategic Directive |
| April 2011 | Incorporated comments and received endorsement from Sector Departments on Final Draft |
| May 2011 | Presentation to Provincial Top Management |

Strategic Objective 6: Developing Integrated and Sustainable Human Settlements

Human Settlements Planning Work Group

Functions

- To execute Research;
- To promote Human Settlement Policy Development and Implementation;
- To develop and support Provincial wide Housing Demand Database;
- To create Project Pipelines;
- To support the development of Municipal Human Settlement and Integrated Development Planning;
- To facilitate Grant Allocation;
- To develop and implement Human Settlement Capacity Building programmes;
- To ensure Land Acquisition for the development of integrated and sustainable human settlements.

Human Settlements Delivery Work Group

Functions

- To promote Beneficiary Involvement;
- To promote Consumer Education;
- To ensure effective Stakeholder Relations;
- To ensure Institutional, policy and process alignment;
- To ensure approval of projects for Implementation that contribute to this PSO;
- To provide Implementation Support;
- To ensure Municipal Human Settlement development performance Monitoring;
- To ensure Title Deed Transfers;
- To ensure Quality Assurance of human settlements built;
- To enhance Provincial Housing Development.

Affordable Housing Work Group

Functions

- To promote effective Land Release;
- To promote Public Private Partnerships;
- To ensure Social and Rental Housing Supply;
- To ensure effective and efficient Rental Property Management.

Strategic Objective 6: Developing Integrated and Sustainable Human Settlements

Human Settlement Planning Work Group

Target Statements

Ensure human settlement projects meet the Integration density and sustainability criteria;

More Effective IDP / HS Planning;

HSPs aligned to the Provincial Government strategy of upscaling Basic services

Human Settlement Delivery Work Group

Target Statements

Increase houses built under self-help (PHEP) programme;

Increase beneficiaries participating in the development of housing opportunities;

Increase beneficiaries' awareness of their rights and commitment to their responsibilities;

Increase number of households with access to basic services;

Reduce the housing backlog;

Increase the number of beneficiaries with security of tenure;

Increase housing units built with energy efficient methods/materials.

Affordable Housing Work Group

Target Statements

Provide a fair allocation of housing opportunities.

Increase number of households with access to affordable housing;

Increase Private Sector investment and participation in the provision of affordable housing;

Increase rental collection rates from state owned rental stock.

Affordable housing can be defined as a co-operative housing option for low- to medium income households not adequately serviced by the private and subsidy market, and not qualifying for fully subsidised housing.

Strategic Objective 6: Developing Integrated and Sustainable Human Settlements

Human Settlement Planning Work Group

Objectives

- Plan for upscaled provision of services (services sites)
- Reduce bulk infrastructure as a constraint to human settlement development;
- Reduce institutional/ human resource planning capacity constraints;
- Acquire well located land for well-planned Integrated Human Settlements;
- Introduce a coordinated approach for human settlements through effective IDP/ Human Settlement Planning;
- Increase sustainable resource use by exploring alternative technologies and building methodologies;
- Increase densities of new human settlement development on well-located land.

Human Settlement Delivery Work Group

Objectives

- Educate beneficiaries in respect of their rights and responsibilities of home ownership and rental;
- Increase beneficiary involvement in development of housing opportunities.
- Upscale provision & implementation of serviced sites;
- Reduce institutional/ human resource project management capacity constraints;
- Ensure the implementation of Projects that comply with integration and sustainability criteria;
- Promote security of tenure through effecting transfer to beneficiaries.

Affordable Housing Work Group

Objectives

- Develop and Implement Systems and Processes to ensure a fair allocation of housing opportunities.
- Close the gap in the property market through strategic partnerships and private sector investment;
- Enhance supply of new rental housing opportunities and encourage improved property management of rental stock.
- Enhance the supply of affordable housing

OUTCOMES

Plans to address the identified problems and constraints summarised by three broad outcomes:

- **Outcome 1 : Accelerated delivery of housing opportunities;**
- **Outcome 2 : A sense of ownership, rights and responsibilities amongst beneficiaries; and**
- **Outcome 3: Optimal and sustainable use of resources.**

KEY INTERVENTIONS

GRANT ALLOCATIONS ADVISORY COMMITTEE

- Long term – Assess the readiness and suitability of proposed projects over MTEF.
- Short term – Assess quarterly performance of municipalities and recommend to top management any in-year adjustments to municipal allocations.
- Assessments based on inputs of planners and regional technical managers.
- Outcome is a recommendation on how funding should best be applied to achieve strategic goals.

INTERVENTIONS (cont.)

PORTFOLIO MANAGEMENT UNIT

- Established as a centralised point for the collection, processing and management of all project information.
- The PMU will also define and maintain project management standards and processes, and ensure that appropriate project management processes and tools are used to ensure the effective and successful planning, implementation and monitoring of all human settlement projects funded by the department.

INTERVENTIONS (cont.)

PROFESSIONAL RESOURCE TEAMS

- Will be established to overcome the shortage of professional capacity at both departmental and municipal level, and to build and strengthen capacity at those levels.
- Five District PRTs will be established, as well as one PRT for Kosovo, one for N2 informal settlements and one to manage PHP projects.
- PRTs will work closely with Regional Technical Managers and Project Managers, as well as the Planning Directorate, with a mandate to ensure the effective management of the full project life cycle – from identification in the Human Settlement Plan to handover of keys and title deeds.

NEW CHALLENGES

- Establishment of Urban Settlement Development Grant, which is disbursed directly to City.
 - In City, serviced sites to be funded by USDG; top structures by HSDG
- N2 Gateway no longer a ring-fenced allocation
 - N2 Gateway ring-fenced allocation was intended to contribute significantly to serviced sites target.
 - Both the above require further consultation and closer cooperation with the City to achieve PSO6 targets.
- NDoHS ring-fenced R68m for Drakenstein's Drommedaris project
 - Top Structures only (Drakenstein's indicative allocation is only R65m) – danger of “top structure creep”.

Next steps

1. Approval of PSO6 Strategic Directive

- a) PTM – 4 May 2011
- b) Cabinet – 11 May 2011

2. Implementation of Strategic Directive

- a) April: Letters to HODs and other stakeholders to confirm nomination of members of Steering Group and relevant Working Group(s)
- b) May: Inaugural Steering Group Meeting
- c) June: Working Groups meet
- d) July: Steering Group meets at least 1 week prior to EISSC meeting for report backs from Working Groups

Thank you

Dankie

Enkosi