**Phase 4 Fieldwork Plan**

Aim:

The aim of Phase 4 is to explore the concept of ‘self-build’ houses and to map the tasks and outputs required for the design, construction a

nd operation of the top structures.

**Objectives:**

* To understand the extent to which self-build approaches deliver larger and better quality housing compared to the government driven Reconstruction and Development Programme (RDP) model.
* To understand what project management means in housing construction and the critical success factors in the decision-making process.
* To understand the various forms of procurement and explore potential links with local construction industry and practice.
* To map the skills upgrading during the self-build housing approach; namely: technical skills; management and communication (soft-skills).

Topic guides – Questions:

2 focus group discussions (with 10 residents each) will be organised for each case study. There is no need for gender categorisation (as in Phase 3) but it is important to identify people involved in ‘sweat equity’ and the construction (NS8 and Piesang River) or willing to participate in the upgrading process (Havelock) of the top structures. We would need each group for 1½ to 2 hours to cover the following questions. **Start by signing consent form with each member.**

The FGD will cover issues such as opportunities and challenges in self-built houses, materials selection, technologies, access to housing, connection with neighbourhood planning, priority mapping in housing provision. We will also discuss the land tenure challenges, the skills obtained during this process, identification of key stakeholders/ organisations involved in housing provision, and the connection with services and infrastructure provision.

**Questions:**

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| **Background to housing construction:**   * Barriers and drivers for good quality housing? * What went well and what difficulties did the community have in building their own houses? |
| * Problems with construction started in 1986 by one person looking for domestic (close) job in the suburbs/ close proximity. He relocated from rural areas. The area was a big dam it had only mud/ * He built his house by mud and tree poles. * The following years others followed * Tone from the formal housing settlement was not good because white people came and demolished the settlements to build formal housing on this land and their existing homes were losing value because of the informal settlement. * Flooding not good, also part of climate change. They all realised that Havelock is on a wet area with not good conditions to build so then the residents stopped putting pressure and demolishing shacks. * No social services for kids to play. * One section belongs to a certain person (private) – the majority is municipal land.   Informal settlements have challenges: flooding, cold or hot but it is about the reasons why you take this risk. It is the sacrifice you can make to save ZAR25k per year and you can make something good out of it.  The land has a complex structure: it’s both municipal and private being under negotiations to be bought by the Municipality.  The houses at the bottom of the settlement are the most vulnerable ones. No free standing building could work there.  The foundation needs to be made from concrete, fabric not to have asbestos and be from a fire resistant material, such as fibre cement, Corrugated roof. Kwaulisha (project) where they upgrading the shacks themselves. This is how they envisage the upgrading.  Most of the people in Havelock work as bricklayers, building something themselves is not a problem.  Challenges: open spaces, there is no crèche (it’s far and expensive to go), swings for kids, wires everywhere which is dangerous for children to play, dangerous to play in the main road. |
| **Methods of housing provision:**   * discuss sweat equity, connection with government funding, public-private partnerships * impact and reflection on cost – time - quality |
| Open foot paths and driveways for social services to be at door step.  Open space driveways and proper material. The issue of space is massive, particularly open space.   1. Formal housing is needed but the first thing to change would be the structure (reblocking) for social services. When people get sick in an uphill shack there is not access for the ambulance to get them, they need to go on the main road. 2. Double storey buildings would be nice to have because this generates more space and everyone would be accommodated. 3. Formal pathways with steps because it’s so steep so people don’t fall on other’s walls. 4. Walls are sensitive to flooding, river is expanding to the houses 5. Material to be fire resistant for community safety – fibre cement might be one solution. |
| **Strategies to overcome challenges in housing:**  *Examples:*   * Availability of low cost building materials * Appropriate building and construction technologies * Low interest rates on building finance * Sourcing funds from international communities |
| * Fire resistant materials * Training community members for installation * Getting funding that can cover the cost.   A number of people are not employed. It would be useful to provide people training for installation.  Realising prototypes, building models, doing a demonstration project.  Few people get permanent jobs in the settlement  They prefer expensive materials as they last for longer  Funding is essential but SAVINGS are difficult as people don’t stay permanently unemployed and they prefer to save for buying things for their own families. |
| **Describe the typical owner-built profile? How often do you pay extra for:**   * Future upgrade * Refurbishment * Maintenance |
| Maintenance costs a lot and they prefer redesigning.  It is better to get the proper quality of the material. Cheap materials gathered are already thrown away, not in a good conditions.  Example, the seal, plank - plastic material for roofs: it’s mainly stolen from trucks or bought on a black market (when there are spare ones).  Fix roads and put speed bumps for children to play.  Building materials are very scarce and not in good quality to stay for a long period of time (they get material from whatever they can find).  Old planks (roof) last for a short period of time – stealing from trunks. |
| **Discuss wider synergies or potential conflicts with:**   * Existing formal housing * Neighbourhood planning * Connectivity (Transport) and access to community activities (halls, crèche, church, schools etc) * Social spaces & community assets * Water sanitation and infrastructure provision |
| Rising conflict with the adjacent housing at the time of the red toilets. This was because of bad smell.  Structure at the top of social space.  Formalising Havelock means that the adjacent properties will lose value, so the municipality stopped the project.  The private owner is in negotiations with the Municipality, price too high for the Municipality to buy. |
| **Selection of materials and construction techniques:**   * What materials/ construction techniques are used for the construction of top structures? * Prioritise the top 3 aspects behind their selection (proximity, local availability, price)? |
| Building material that is fire resistance and foundation to be in concrete.  Stilted (rising) foundation  At the moment key materials is wood.  They prefer better quality to last for longer. A lot of people do not buy new material, they are sceptical because they are not fire resistant.  So the first thing is to do reblocking – so fire affects only one/ small number of shacks. |
| **Why were/ will you be involved in ‘sweat equity’?**   * best use of budget from saving groups * social considerations * government initiatives/ building codes * availability of low cost building materials and technologies |
| * Changes the status of living * Savings for re-blocking * They want to add savings to create their own NGO for growing food gardens. |
| **Discuss impact of flooding, fires or heatwaves on housing:**   * Frequency, location * One-off shocks and ongoing stresses * Strategies for resilience |
| All of these affect people but mostly those that live at the bottom of the settlement.  There is rain, leakage, people need to move the beds around, hazards from stream.  Paraffin is used for cooking (Stoves) as it is the cheapest form of fuel. However this is very dangerous for fires and for human health. It also causes overheating in the houses. Connection to electricity is illegal, there are illegal wires, burns and immediate consequences.  15 shacks were already. The people that install the wires illegally to steal electricity ‘smell’.  Flooding: house becomes a swimming pool, it happens during summertime. Havelock is on a steel hill and the houses at the bottom are built on top of a sewage pipe. This is very problematic.  When there is heavy rain you can’t walk on bare foot (with flip flops) as it is very dangerous with the naked electrical cables (they are very powerful)  When it’s too hot there are mosquitos. |
| **Impact of self-built houses on:**   * Title deeds (no ownership from the FEDUP houses). * Rising cost of land * Complex land acquisition process * Existing building regulations |
| People live in Havelock because it’s closer to work. Home is a temporary settlement, when they retire they want to go back to the rural areas (this is where home is). But if there is an upgrading they will retire in the home in the rural area but they will send young members of the family to stay/ move in Havelock. |
| **Skills and capabilities you want to further develop to be actively involved and drive the upgrading of the top structure?**   * Technical (design and construction) * Management skills (project management, procurement) * Soft skills required for negotiation/ communication/ team working/ advocacy within the community and externally with NGOs and local authorities? |
| Directingthe ablution blocks – one CR was leading the project management of this when the municipality came. He drove the truck for installation.  He was selected by the ward councillor. Advising municipality to come up with the structure and the design.  Many people in the settlement have skills – we must make them use the skills they have obtained.  All of them come from rural areas, from this they have the skills to work with brick and blocks. The reason for not using this skills is conflicts with the community.  People are jealous not supporting each other.  They are not a united community and there are conflicts.  Perceptions working with white people  ISULABANTU not involved in political organisations. There are people with no jobs or education that are creating problems.  At previous times, everyone had to report to the committee who is coming etc. |
| **Any other aspects:** |