



**CIFAL DURBAN PROJECT**

**REPORT BACK ON THE HOUSING AND INFORMAL  
SETTLEMENTS UPGRADING WORKSHOP**

**GHANA, ACCRA**

**22<sup>ND</sup> TO 24<sup>TH</sup> AUGUST 2012**

## **1. Purpose**

This report serves as a report back to the funders (CIFAL, Durban) for the Housing and Informal Settlement upgrading Workshop held in Accra, Ghana from the 22<sup>nd</sup> to the 24 August 2012.

## **2. Background**

CIFAL stands for *Center International de Formation des Acteurs Locaux* (in French). The International Training Centres for Local Authorities and Local Actors are hubs for capacity building and knowledge sharing between local and regional authorities, international organizations, the private sector and civil society. CIFAL networks are spread across Francophone Africa, Anglophone Africa, the Americas, Eastern and Western Europe and Asia. Firmly anchored from the outset in the principles of decentralization and local ownership, each CIFAL is run entirely by nationals from their respective countries.

The main goal of the CIFAL Durban project is to improve governance and decentralization at local government level. Recognizing the need for skill-building and knowledge transfer in regional and local communities, in 2003 UNITAR, through its Local Development Program unit, founded a global training network of nine CIFAL centers with the goal of making a significant contribution towards addressing emerging local training and capacity development needs. Durban was selected as the CIFAL centre for Anglophone Africa in August 2002.

The workshop was attended by 32 to 35 participants (pictured below) emanating from seven Anglophone African countries, viz:

Kenya , Mombasa and Nairobi;

Malawi, Zomba, Nkhata Bay, & Malunje;

Uganda, Kampala;

Tanzania, Dar es Salaam;

Zimbabwe, Bulawayo;

South Africa, eThekweni; and

Ghana, Accra.

Two delegates from Namibia did not show due to the lack of Yellow Fever inoculations. The delegation from South Africa included four from the eThekweni Housing Unit, two from CIFAL Durban office and one from the KwaZulu-Natal Department of Human Settlements.



### 3. Programme

The programme ran for three days and covered the following topics:

- Contextual analysis from Ghana, Kenya, and South Africa;
- Planning for informal settlements from Ghana, South Africa, and Kenya;
- Land Challenges from Ghana, South Africa, and Malawi;
- Implementation of Informal Settlements Upgrading from South Africa, Kenya, & Malawi;
- Community Engagement Strategies from South Africa and Kenya; and
- Local Government Capacity (technical and otherwise) to Carry Out the Housing Function from South Africa and Malawi.

In addition a number of case studies were presented and a half day field trip to housing projects in Accra was undertaken (pictured below).



See programme (attached) for further details.



#### 4. Proceedings

The workshop was officially opened by the Honourable E.T. Mensah, the Deputy Minister of Water Resources, Works and Housing from Ghana (pictured right). The workshop began each day at 8:30 and ran to 17:00 with a break for lunch. Due to extensive discussions in some of the sessions the lunch break was shortened and / or proceedings continued beyond 17:00.



#### 5. Results

##### **The goal of the workshop was to:**

To facilitate exchange and learning with regards to the provision of sustainable human settlements, between African cities which are facing urbanization –pressures and are struggling to cope with the challenges faced by an growing urban populations.

##### **The main objectives of the workshop was to:**

To understand how other cities in Africa experiencing similar challenges with regard to urbanization in the following fields:

- Policy context of different countries
- Planning for urbanization and upgrading
- Formalization of informal / irregular settlements
- Land challenges and initiatives to overcome these
- Community interaction practices and models
- Project preparation and implementation
- Standards and regulations
- Densification challenges and appropriate housing typologies
- The procedures to facilitate the release of appropriate land for affordable housing
- Monitoring and control processes in housing delivery

## **Desired Outcomes**

- Understanding the local dynamics of different African cities facing rapid urbanization
- Understanding how other African are responding to/coping with rapid urbanization
- Learning from other cities in Africa in order to improve responses in our own cities
- Establishing a network with other cities for ongoing learning exchanges

## **Evaluation**

The learning event was subject to the evaluation by the participants during the last session and also in writing. An evaluation questionnaire was used, the results of which are presented below. This report will be circulated to all the speakers and the participants.

**Please specify which aspects of the workshop you consider useful in the light of your professional task. The following aspects of the workshop are:**

- Participants considered involving communities in the housing development as important, baseline survey including of the infrastructure and social services in the housing and development is important, and involving various stakeholders.
- Presentations and discussions and Site Visits, Land Challenges, Case studies, contextual analysis of housing, Details of various laws and Acts, Implementation of informal settlements, Planning measures for informal settlements, Sharing of experiences with other African countries regarding sustainable development.

**How would you rate the contributions of the lecture?**

- The participants considered lectures very good and useful, they clarified issues and were more informed about the topic and well prepared

**What did you like particularly like about the workshop and why?**

- They enjoyed site visits, Interacting with various people from different countries and sharing experiences, the lectures were good, open and transparent, The various

practical approaches from the various participants e.g. South Africa, it gave practical alternative ways of housing, Hearing about challenges and success that other countries have regarding Housing and Informal settlements and Presentations from South Africa, Zimbabwe and Kenya,

**What can be improved concerning the workshop?**

- Involvement of politicians and some technical persons from one or two developed countries to share their experiences. In future, enough time of notice should be given to allow participants prepare well, To partner with the Local Government leaders in the process of planning, Increase the duration of the workshop, improve on the source ownership, sustainability and more research, Provide Perdiiums for in transit stay in foreign countries. Light meals should be provided on arrivals and provide participants with CD with presentations, Goals of the workshop must be fore-known, Country teams should prepare their position papers in advance.

**Please list the most interesting sessions**

- Site visit to projects after discussion and post discussions, Planning for informal settlements, Case studies, local government, Land challenges, experiences from other countries, Local government capacity, Impressed by the eThekwini team, more site visits should be move closer to CBD, land delivery strategies, project implementation challenges, Post management of settlement, discussions after presentation.

## **6. Recommendations From the Participants (Plenary session)**

**The following recommendations were endorsed by all participants of the workshop.**

1. **URBANIZATION** – RECOGNISING THAT URBANIZATION CANNOT BE STOPPED, COUNTRIES NEED TO CONSIDER DEVELOPING NATIONAL COMPREHENSIVE SOCIO- ECONOMIC DEVELOPMENT PLANS THAT WILL IDENTIFY ECONOMIC CORRIDORS AND NODES IN EACH DISTRICT AND THIS SHOULD BE DRIVEN BY PLANNING COMMISSIONS AT EACH SPHERE OF GOVERNMENT.
2. **GROWING NUMBER OF INFORMAL SETTLEMENTS** – COUNTRIES AND CITIES NEED TO STRENGTHEN NETWORKS THROUGH INTERGOVERNMENTAL RELATIONS WHICH ARE AIMED AT SHARING STRATEGIES AND PLANS TOWARDS UPGRADING INFORMAL SETTLEMENTS.
3. **COMMUNITY PARTICIPATION**- ANY SUSTAINABLE DEVELOPMENT TO BE SUCCESSFUL NEEDS EFFECTIVE COMMUNITY PARTICIPATION WHERE AFFECTED COMMUNITIES THEMSELVES ARE ENGAGED AND BECOME ACTIVE PARTICIPANTS FOR THEIR DEVELOPMENT FROM THE PLANNING STAGES THROUGH TO IMPLEMENTATION, MONITORING, AND EVALUATION. COUNTRIES NEED TO REVIEW THEIR COMMUNITY PARTICIPATION AND ENGAGEMENT STRATEGIES TOWARDS HOUSING AND UPGRADING OF INFORMAL SETTLEMENTS.
4. **LAND ISSUES** – LAND TENURE ISSUES NEED TO FORM PART OF THE KEY RISK AREAS TO BE ATTENDED AT INITIAL STAGES OF PLANNING FOR A HOUSING PROJECT. IDENTIFICATION AND ACQUIRING OF SUITABLE WELL LOCATED LAND FOR RESIDENTIAL USE SHOULD FORM PART OF THE NATIONAL, DISTRICT AND LOCAL SPATIAL, SOCIO- ECONOMIC DEVELOPMENT STRATEGIES.
5. **EFFECTIVE CO-ORDINATION** - VARIOUS SPHERES OF GOVERNMENT AND THEIR LINE FUNCTION DEPARTMENTS NEED TO ENSURE THAT



THEIR CO-ORDINATION YIELDS OUTCOMES WHICH WILL DEMONSTRATE TO THE CITIZENS OF THE COUNTRY THAT GOVERNMENT IS MOVING TOWARDS IMPROVING THE LIVES OF ITS PEOPLE THROUGH PROGRAMMES SUCH AS HUMAN SETTLEMENT AND HOUSING.

6. **STAKEHOLDER INVOLVEMENT AND PARTICIPATION** – DECENT HOUSING SHOULD NOT BE VIEWED AS A GOVERNMENT RESPONSIBILITY ONLY BUT IT SHOULD BE EVERYBODY'S BUSINESS INCLUDING PRIVATE SECTOR AND CIVIL SOCIETY WHERE GOVERNMENT'S KEY RESPONSIBILITY IS TO ENSURE THAT ENABLING ENVIRONMENTS, SUCH AS THE PROVISION OF PROPER POLICIES, PROGRAMMES, PLANS AND NECESSARY BULK INFRASTRUCTURE, PREVAILS (LEVELLING THE PLAYING FIELD FOR PLAYERS TO PLAY AND GOVERNMENT TO PERFORM THE REFEREE'S ROLE IN THE FIELD OF PLAY).
7. **STRIKING THE BALANCE BETWEEN DEVELOPMENT AND POLITICAL OBJECTIVES** - DEVELOPMENT STRATEGIES AND PLANS AIMED AT DELIVERING DECENT HOUSING AND UPGRADING OF INFORMAL SETTLEMENTS SHOULD ACHIEVE BOTH DEVELOPMENTAL AND POLITICAL OBJECTIVES.
8. **RENTAL** – HOME OWNERS SHOULD BE ENCOURAGED TO ADD ONTO THEIR HOMES, IN ACCORDANCE WITH APPLICABLE BUILDING REGULATIONS, AND RENT OUT THESE ROOMS IN ORDER TO PROVIDE FOR MORE PEOPLE AND THEREBY EARN THEMSELVES AN EXTRA INCOME.
9. **INNOVATIVE BUILDING TECHNOLOGY** – WITH THE HIGH DEMAND FOR HOUSING AND CHALLENGES SUCH AS SHORTAGE OF SUITABLE WELL LOCATED LAND AND OTHER RESOURCES, COUNTRIES NEED TO CONSIDER INNOVATIVE BUILDING TECHNOLOGIES AIMED AT IMPROVING THE DELIVERY PACE FOR HOUSING AND MAXIMIZING LAND UTILIZATION IN SUITABLE LOCATIONS.

10. **CAPACITY BUILDING** – COUNTRIES NEED TO CONSIDER STRENGTHENING CAPACITY AT NATIONAL, PROVINCIAL AND LOCAL GOVERNMENT LEVELS TO GIVE MORE POWER TO LOCAL GOVERNMENTS TO DELIVER ON THE HOUSING FUNCTION WITH NATIONAL OR PROVINCIAL GOVERNMENTS PROVIDING NECESSARY GUIDANCE AND SUPPORT.
  
11. **INFRASTRUCTURAL DEVELOPMENT** – GOVERNMENTS SHOULD INTENSIFY SOCIO-ECONOMIC AND INFRASTRUCTURAL DEVELOPMENT TO SUPPORT THE PROVISION OF AFFORDABLE HOUSES, FACILITIES AND ECONOMIC OPPORTUNITIES.