



# Finding affordable housing solutions for the urban poor in Africa

Adding to Knowledge Management



## Editor

FormPRO - Formação Profissional para o Mercado de Trabalho em Angola

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## Content

Rationale .....	2
Introduction .....	3
Right and reality to adequate housing	
Community based production of houses is more than .....	
Low Cost Housing (LCH)	
The integration of skills development into low cost housing (lch).....	6
Traditional apprenticeship system of labour supply for .....	
housing production in South-western Nigeria	
Communities develop housing projects .....	8
Partnership in action for a community-driven land and .....	
shelter process in Gobabis, Namibia	
Lagos – the role of community development associations	
Community-led donor contributions.....	10
The Ethiopian experience – using donor partnerships effectively	
Financing of housing solutions .....	11
Market segments in Malawi	
The “greening” of low cost housing (lch) options .....	13
Cape Town aims for “green” low-cost housing	
UNHabitat set to promote green housing	
Conclusion .....	14

## Rationale

FormPRO has a commitment to learning from the work of others and believes this is the essence of knowledge management and the beginning of joint reflection on issues of topical interest. The following document is, therefore, interest-driven rather than necessarily of “empirical” relevance.

Emerging in 2002 from 30 years of civil war, Angola has been cut off from exposure to developments elsewhere, and has been further hindered by being caught in the midst of the Eastern-Western power-play. An added disadvantage has been that reflection has been limited to what is available in the Portuguese language. Thus it has missed some of the relevant discussions in English.

FormPRO would like to see both that English language debates are integrated into the discussions and that they are absorbed into the Portuguese knowledge base. At the same time, we believe that the general debate has much to learn from the Portuguese reflections. We have therefore prepared some papers in English and translated others into Portuguese. Papers such as this one are based on personal experience and internet research and do not claim to be comprehensive. They represent the beginning of ongoing discussion and an invitation to include the Angolan experience in the international exploration.

*Luanda, May 2012*

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## Introduction

The right to adequate housing is one of the most important basic human rights, recognised in seminal documents such as the Universal Declaration of Human Rights and the Millennium Development Goals (MDG). Adequate housing does not only mean a structure that stands firm against the elements, but also the basic services that make life tolerable such as water and decent sanitation.<sup>1</sup>

With burgeoning urbanisation (estimates of more than 10 million a year in Africa) throughout Africa, the right to adequate housing is often highlighted because it is not met in poor urban areas. There will be more than 300 million new urban dwellers in Africa by 2030 (increase from 2006<sup>2</sup>). Land is difficult to access, financing is unavailable from the public and private sector, planning by governments is poor. If the ambitions of the MDG are to be reached (as in Angola, where there are ambitious aims for one million houses by 2013)<sup>3</sup>, they require public housing programmes, government initiated housing programmes implemented by big companies, housing programmes implemented by co-operatives (often involving youth) and developments constructed by the people themselves. Low cost housing faces the additional challenges of scarcity of suitable land, urban density, overcrowding, environmentally unfriendly building materials and the complications of servicing poor housing areas with support infrastructure such as water, sanitation and electricity.

In a country like Angola, according to the government's own statistics, 90% of people live in "inappropriate conditions" and nearly two thirds are without access to clean water, sanitation is erratic and electricity intermittent. (Mail and Guardian, 23/3/12)

### Example – right and reality to adequate housing:

*In the famous, or infamous, case of *The Government of South Africa and Others versus Grootboom and Others* 2000, the Constitutional Court of South Africa made the right to adequate housing very clear but, when Mrs Grootboom died some years later, she still did not have a dwelling that met the very basic conditions laid out. The State's excuse for this was that it did not have the resources to provide the housing required.*

And, indeed, in a country such as South Africa where the housing backlog is something like two to three million or around twelve to 18 million people, the problem seems overwhelming. But, since the beginning of time, people have been providing houses for themselves and working together in communities to do so. To help them to do so at a level which meets the criterion of "adequate" is a challenge for the people, the State at various levels, civil society in the form of NGOs and the private sector.

1 S.G. Banerjee, E. Morella: Africa's Water and Sanitation Infrastructure: Access, Affordability and Alternatives; WB 2011

2 Housing challenges and opportunities in sub-Saharan Africa, [www.intilhc.org](http://www.intilhc.org) 2007

3 This commitment of the President was announced 14.04.2009. The "Projecto Angola Joven" – announced 05.06.2009 - has been designed to support the realisation of the President's commitment.

There is a widespread view that governments are responsible for the provision of universal access to urban infrastructures and housing and that they should take responsibility for constructing housing for urban poor households, particularly in low-income countries. However, in countries where average incomes are as low as they are in much of sub-Saharan Africa, very few city or national governments have the political will or the financial resources to pay for this, or to build enough housing to meet even a fraction of the housing needs of the city's poor. As a result, where public housing programmes have been attempted in Africa, the impact of these conventional programmes has been minimal, their ambitious targets have not been met and their costs have been too high.

Local governments in Africa generally are constrained by a lack of resources and capacity. But many have managed to tackle their urban challenges through successfully being innovative and willing to engage with other key stakeholders such as civil society and the communities themselves.

- Central governments are responsible for limited provision of grants and loans and a degree of co-ordination;
- Provincial and local governments are responsible for provision and maintenance of basic services, including education and health; and
- The private sector has increasingly taken on the delivery of services such as water, sanitation and electricity, urban renewal and housing projects, public transport and telecommunications.
- It is often the non-governmental sector that takes on increased local level interventions.

There are certain forms of capital that are necessary for successfully addressing the problems. They include

- natural capital (environmental impact),
- physical capital (infrastructure, shelter),
- financial capital (savings, credit, income),
- social capital (group formation) and
- human capital (skills training).
- 

**Reflection:** *What does adequate housing mean – beyond a firm structure and access to water and decent sanitation?*

In order for housing to be adequate, the houses themselves must meet basic standards (sometimes achieved by building from scratch and at other times by upgrading existing homes); some infrastructure provided by government is needed, housing settlements for the urban poor should be located near the commercial city cores, close to income earning opportunities<sup>4</sup>, and residents need some security of tenure.

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4 One of the anomalies of apartheid in South Africa was that the "grand plan" required that black townships be built far from city centers, adding not only time to an already hard life, but also considerable cost.

Various studies have also shown that settlements of this kind thrive best if women are involved in decision-making. Apparently women are the key stakeholders in any community housing project whether it involves resettlement to new land or upgrading. They are the ones with the most intimate knowledge of their community and its problems and they are the ones who already have strong social networks within the community and so the greatest ability to mobilise support for - or opposition to – any intervention in their settlement.

### **Example – community based production of housing is more than Low Cost Housing (LCH)**

#### ***The integrated urban housing project in Nakuru, Kenya***

*This intervention consisted of a range of complementary interventions and an evaluation, done three years after it began, found the following achievements:*

- *Group formation (social capital) which involved the setting up of savings groups and income generation associations with a co-ordinating group that consisted of more than 50% of women;*
- *Technical training provided to 28 women and 15 men as well as business training for 103 people of whom 44 were women;*
- *Savings and credit which involved revolving loans to set up businesses;*
- *Shelter which involved forming co-operatives to purchase land on which it was planned to develop housing, the demonstration of more affordable, alternative technologies, building of about 185 dwelling units and over 80 toilets, and the establishment of community-based water and sanitation committees to monitor service provision.<sup>5</sup>*

Integral to a process such as this was the facilitation of community-based production of housing. This required:

- Promoting self-built housing within the context of a comprehensive land-use policy;
- Integrating and regularising self-built housing, especially through appropriate land registration programmes;
- Encouraging efforts to improve existing self-built housing through better access to housing resources, finance and building materials;
- Developing the means and methods to improve the standards of self-built housing;
- Encouraging community-based and non-governmental organisations in their role of assisting and facilitating the production of self-built housing;
- Facilitating regular dialogue and gender sensitive participation of the various actors involved in housing production at all levels and stages of decision making;
- Mitigating the problems related to spontaneous human settlements through programmes and policies that anticipate unplanned settlements.

## The integration of skills development into low cost housing (lch)

In Nigeria, a traditional apprenticeship system of labour supply for housing production has been used. In traditional apprenticeship, the apprentice learns his or her trade and practices it under the instruction and supervision of a master. It is a system going back to the middle ages in both Europe and Africa. It developed, as did technology. Building trades such as carpentry, masonry and glassworks were considered to be “modern trades” in the same category as photography, bicycle repair and auto-mechanics. Recruitment into these trades transcended the traditional family or tribal affiliations. There are disadvantages to the system: a lack of programmed training, a lack of end-of-course test or examination to standardise the level of craftsmanship and differences in standards of craftsmanship from one employer or master to another.

### Example - traditional apprenticeship system of labour supply for housing production in South-western Nigeria

*Nigeria's National Housing Policy of 2006 envisages “housing for all” by 2015 and this raises a multitude of challenges. Availability of manpower, in both qualitative and quantitative terms, is very crucial in housing construction, and constitutes the second largest single component of resource input by the construction industry. In most cases, the types of manpower usually needed in large quantity for housing construction in Nigeria are artisans and labour. The crucial need for manpower development for housing emanates from the ever-increasing housing requirements in both urban and rural areas in Nigeria, with the needs in the cities already reaching “emergency” status. Development planners and urban managers have focused on the provision of houses in both qualitative and quantitative terms, recognising that this is the way to help boost economic and social well-being of the citizens within their domains. But the availability of adequately skilled person power in the housing construction sector has long been recognised as a gap in Nigeria. Massive unemployment and underemployment has been accompanied by a scarcity of brick or block layers, carpenters, plasterers, plumbers and other trades in the building industry. The paper<sup>6</sup> which discusses this looks at whether the traditional apprenticeship system can succeed in supplying the required artisan development. What was clear was that the quality of training from the existing trade centers left much to be desired as theory as opposed to practice was emphasised and the graduated tend not to be technically competent.*

*In recognition of the importance of the traditional apprenticeship system of labour supply, it was agreed that Nigeria would restructure the traditional apprenticeship system and expand vocational training centers for the training of personnel such as masons, plumbers, carpenters, welders, bricklayers and other craftsmen in the building industry. The importance of middle and low level technical manpower required for built environmental management was recognised. In studying the craftsmen*

6 Sanni Lekan and Alabi Folami Munta, Department of Urban and Regional Planning University of Ibadan, Nigeria. [lekansanni@37.com](mailto:lekansanni@37.com)

*in the study area in south-western Nigeria, the researchers found that, while the vast majority of craftsmen had obtained their skills through the traditional apprenticeship system, the existing building craftsmen in the area were aging out and the rate of enrolment of apprentice building craftsmen was dwindling fast.*

**Reflection:** *What type of lessons could be learned for Nigeria and elsewhere about informal apprenticeship<sup>7</sup> that built on traditional apprenticeship?*

- Training should build on the formal education and training apprentices already had and not be afraid of classroom methodologies – what is needed is dual training where part of the time is spent learning theory in the classroom and part in the field learning and doing practical work – thus traditional apprenticeship is changed into dual apprenticeship where the benefits of informal and formal methods are combined<sup>8</sup>;
- Master craftsmen should be employed and real construction sites used for practical training;
- Where possible, skills tests or competence based testing should be introduced;
- Training should be tuition-free and trainees should be provided with stipends in the form of bursary awards; they should also wear uniforms during the practical training;
- Women should be included and not necessarily in “traditional” women fields – for example, women have been proven to be excellent plumbers and electricians and can certainly work in the “new trades”;
- Government housing and development projects could be awarded to these training institutions and serve as the “laboratories” for practical skills acquisitions;
- Apprenticeship contracts should spell out, as much as possible, the elements of decent employment;
- Entrepreneurship training should also be part of the syllabus so that the “products”, unlike those of formal education systems, would see themselves more as workers and employment generators and not job-seekers.

This adaptation of the traditional training methodologies was seen as a way to ensure that the Nigeria could meet its 2015 target of “housing for all” but it also carried the seeds of communities that would be economically viable and in which money would circulate within communities instead of being automatically channelled out. Upgrading informal apprenticeship is also a cost effective way to improve young people’s employability. The process of “deprofessionalising” housing delivery opened all sorts of possibilities for local economic development and enabled ordinary people to become involved in building their own homes with the help of “non-formal” service providers and partially funded by “sweat equity”. Informal (quality) apprenticeships can dynamise local economies by perpetuating and consolidating productive and innovative micro and small enterprises which grow and create jobs.<sup>9</sup>

7 as part of the non-formal vocational training system in Nigeria.

8 Building Skills in the Informal Sector, Richard Walther, Education for All Global Monitoring Report. Presented at a meeting of experts on “Expanding opportunities for the marginalized through skills development” organized by GMR and BMZ in Bonn, Germany, November 2010. Cite as: “Paper commissioned for the EFA Global Monitoring Report 2012”. For further information contact [efareport@unesco.org](mailto:efareport@unesco.org).

9 Skills for Employment, Policy Brief, ILO, 2011

## Communities develop housing projects

What was also recognised in various parts of Africa was that community organisations of the poor can be valuable and resourceful partners when it comes to finding viable housing solutions for the poor. The urban poor are the designers, builders and suppliers of the major part of affordable housing in Africa's cities.<sup>10</sup> "In effect, Africans are remaking the city from below, as they refuse to be passive victims of the inability of the government and the private sector to provide adequate housing, and instead take on the role of entrepreneurs, urban managers and providers of services and infrastructure in their communities." This is particularly so where solutions lie in upgrading informal settlements which have been ignored for years because they have been classified as "temporary".

*The case of South Africa:* At least 10% of all people in South Africa live in informal slums, generally on the periphery of large cities. Initially, after 1994, the intention was to "eradicate" these settlements but more recently government has begun to acknowledge that this approach has failed and has called for more attention to be directed towards basic service provision and informal settlement upgrading. The majority of the urban poor will continue to resort to incremental upgrading of informally built housing to meet their needs. Without the cooperation of communities, and the participation of people who have learned basic skills to share with their communities, this will remain a source of tension rather than increased stability. (*Mail and Guardian*, 23/3/12) The need for affordable, well-located housing and essential urban services to be addressed is urgent and developments elsewhere suggest that upgrading of informal settlements drives economic growth while the continued growth of slums fuels social instability. The current service delivery fiasco in South Africa demonstrates this.

### **Example – partnership in action for a community-driven land and shelter process in Gobabis, Namibia<sup>11</sup>**

*Due to the unaffordability of land and housing for poor households about half the population of Gobabis in Namibia lived in informal shelters. Most of these households lacked toilets. In response to the poor housing conditions, residents established the Hatago Savings Group in 1998. By collecting small regular daily savings over time the community was able to accumulate funds and start negotiations in 1999 about accessing land. In January 2002, the savings group bought a block of serviced land for 50 members. The municipality sold the land to the savings group at a greatly subsidised price and development then commenced immediately. The capacity of the Hatago Savings Group to implement the project was built by the Namibian Housing Action Group (NHAG) and the Shack Dwellers Federation of Namibia (SDFN). NHAG facilitated technical training in recordkeeping of building materials, producing building blocks and house construction. The community made a significant human contribution, resulting in a 25% lowering of the construction cost, by making their own building blocks and doing their own excavations. The members managed their project, did bookkeeping, trained other groups and kept records of building materials.*

<sup>10</sup> Quick Guides for Policy Makers, Unhabitat, City Alliance 2011

<sup>11</sup> Quick Guides for Policy Makers 6, Unhabitat, Cities Alliance, 2011

*The municipality donated funds for a Community Center, and housing loans were obtained as part of the National Government's Build Together programme. On the 29 March 2003, the first house was handed over and the Community Center was officially opened. In 2004, the community and municipality formed a land team which met regularly and developed further strategies for accessing land; land for a further 70 houses was subsequently obtained. Gobabis Municipality initiated various projects to improve access to toilets and water for the community.*

**Reflection:** *What type of lessons could be learned for Namibia and elsewhere about communities develop housing projects?*

The Hatago community demonstrated that a community-driven process can result in affordable land and shelter. Local authority recognition and financial support from the national government (in the form of soft housing loans) enabled the project to address the housing needs of poor households. In addition, the emerging partnership between the local stakeholders led to other development initiatives in the town.<sup>12</sup>

**Reflection:** *The role of stakeholders in the provision of affordable housing*

What emerges from these various examples is that the provision of affordable housing is something that requires a number of stakeholder partners and a number of different modes of capacity building, and that the provision of shelter is not an isolated event but an integral part of the building of communities.

### **Example – Lagos, the role of community development associations**

*In Lagos, developers argue that poor urban residents and their associations have played an important role in preventing the city from imploding and descending into chaos. Urban poor residents and community development associations have been instrumental in transforming the city by taking responsibility for land and housing development, “turning previously blighted areas in the city into vibrant neighbourhoods, and managing solid waste collection”. Other community development associations in Lagos have taken an active role in infrastructure development and provision of services by paving streets, constructing security gates, maintaining public water pipes and taps, taking over mop-up operations after heavy flooding, and even establishing security operations to deal with the problems of crime.<sup>13</sup>*

Initiatives such as these show the poor as agents of change rather than simply beneficiaries and change the power relationships in these communities.

<sup>12</sup> Ibid

<sup>13</sup> Ibid

## Community-led donor contributions

### Example - the Ethiopian experience – using donor partnerships effectively<sup>14</sup>

*There is an enormous housing shortage in Ethiopia. Addis Ababa alone needs as many as 300 000 additional housing units. Up to 85% of current dwellings have serious defects. The Ethiopian government has responded by accelerating the pace of housing construction and making this programme a political priority. This scheme helps particularly middle-income Ethiopian families who receive support to become home owners.*

*Low-cost housing (LCH) depends on the cost efficiency in construction. This, the programme decided, could best be achieved by standardising building components and reducing the number of them required. GIZ, then GTZ, was part of the programme and, following the first successful GTZ LCH pilot projects in 2003, the municipal administration commissioned GTZ International Services (GTZ-IS) with the construction of 11 000 new apartments at 21 sites with a budget of Euro 50 million.<sup>15</sup> The Ethiopian government has since resolved to use GTZ's LCH technology in all future public-financed construction. Construction takes place using simple LCH technology involving prefabricated components. People who want to move into the apartment buildings become owners and pay 30% of the construction costs. The remainder is financed through building loans over a 15-year term, while the municipality provides advance funding. In the socially integrated settlements, which include municipal infrastructure facilities, the residents themselves are responsible for the maintenance of their houses. The result is affordable quality housing.*

There have been other programmes which used alternative construction methodology. The Moladi method is such an example (see UNDP Case Study: *Moladi – an affordable housing solution for the poor?* January 2010)

**Reflection:** *For donor agencies – what are certain learnings that can help them to maximise their contribution?*

- A challenge to the conventional argument between the improvement of housing and living conditions as “poverty alleviation” and support for income generation as “poverty reduction”.
- The importance of facilitating low-income groups’ right to act, organise and make demands.

<sup>14</sup> <http://www.gtz.de/en/welweit/afrika/aethiopien/8160.htm>

<sup>15</sup> GIZ usually works with local companies and transfers skills as part of a German and, in this case, Ethiopian, agreement and then hands over the projects to the host country, having transferred, or supported the transferring of skills. (Interview with GIZ's Stefan Helming, [www.addisfortune.com](http://www.addisfortune.com))

- Money goes further if it builds local capacity.
- Interventions that keep the costs of housing materials and components as low as possible are more sustainable.
- Partnerships between communities and local government are important and low income groups need to be able to negotiate effectively in these partnerships.
- NGOs are useful but only if they work with community-based organisations as real partners.<sup>16</sup>

## Financing of housing solutions

As with all housing solutions, financing is an issue. If the housing financing challenge can be solved, housing finance can also be used for more than buying or building a house. A house has value that in some cases can be used as security to access a loan, and this can then be used to build a business. Enhancing access to housing finance is therefore an important poverty reduction strategy.<sup>17</sup> It also sets in place a virtuous circle as people with houses buy furniture, appliances and other goods, and as the demand for more goods increases, the supply response creates more jobs, which creates greater affordability for more loans, more production and more consumption. All over the world, governments provide support to make their housing finance systems work for a larger proportion of their population.

*The case of South Africa:* Currently, South Africa has the most extensive housing subsidy system on the continent with the government playing a very dominant role. But the degree of fiscal capacity present in South Africa is not found elsewhere in Africa.

The challenge facing most African states is to provide support that does not crowd out the private sector. Government support should make it easier for the private sector to provide access to affordable housing finance rather than discouraging the private sector from participating at all. Government needs banks and other financial sectors to participate because it does not have the money to get the job done on its own. Government's interventions can make a difference directly through the provision of subsidies, different kinds of incentives (e.g. fiscal, income etc), or even the imposition of regulations. Directly, it can make a difference through broader macro-economic policy.

But, for some, formal developer built housing and mortgage finance is inaccessible, and government assistance is not helpful enough. Although referred to as "informal", this is the dominant part of the housing system in most African countries. With fewer than 15% of the population able to access mortgage finance, the rest address their housing circumstances outside the formal system, on their own, one-by-one. Owner built housing is the most common form of housing production in Africa and the inhabitants of African cities have themselves been the major source of finance for housing production.

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<sup>16</sup> [www.globenet.org/preceup/pages/fr/chapitre/etatlieu/contexte/e/ea/htm](http://www.globenet.org/preceup/pages/fr/chapitre/etatlieu/contexte/e/ea/htm)

<sup>17</sup> Quick Guides for Policy Makers 5, Unhabitat, Cities Alliance, 2011

### Example - market segments in Malawi

*So, for example, there are three clear segments of the population in Malawi which have different housing demands and housing finance needs.<sup>18</sup>*

- *Middle-to-high-income earners who buy land and self-build or buy finished houses within planned, regularised urban locations. These people typically qualify for mortgages or will save and build incrementally until they have a mortgage-able structure;*
- *The lower-middle and low-income earners living in urban areas who rent accommodation in high density unplanned settlements or who secure a plot of land (often not regularised) and build incrementally over a period of time. They require unsecured housing loans as their land tenure is unlikely to be regularised, or access to smaller-sized loans (home improvement loans) to build their homes over a period of time;*
- *Low-income earners or subsistence farmers in rural areas on customary land who also build incrementally, based on their seasonal income flow. These people need access to material loans since their housing needs are more basic, and they will need to build incrementally in line with their seasonal income flows.*

The latter mentioned housing mentioned in the Malawi example and which is common all over Africa, particularly in the urban areas, is in urgent need of upgrading so that it can be transformed into better-serviced and legally secure neighbourhoods, fully integrated into the cities where they are located. The development of non-mortgage housing finance is an important part of bringing this to scale and making it happen in a way that supports people-produced housing delivery systems.

**Reflection:** *For governments – to promote non-mortgage housing finance*

- Governments need to focus their attention on this when they consider financial sector development, and particularly housing finance.
- The goal of a comprehensive housing finance system is to reduce the number of people who need to address their housing needs informally, entirely outside the official systems, by providing broad options with competitive alternatives that are simpler, better, faster than the informal route.
- There are four ways of accessing loans: mortgage loans; pension-backed loans; housing micro-loan and informal finance. It is the latter form that is most widespread.
- In addition, there are instances where governments have to look at providing the financing fully in order to meet the needs of vulnerable groups. Examples here would be internally displaced persons in conflict areas, refugees from other countries, families of ex-combatants trying to resettle after a conflict.<sup>19</sup>

<sup>18</sup> Quick Guides for Policy Makers 5; Unhabitat and City Alliance, 2011

<sup>19</sup> A feasibility study into low-cost housing for vulnerable groups in Nord-Kivu, Robert d’Cruz, 2009, Commissioned by GTZ and funded by the UNCHR

## The “greening” of low cost housing (lch) options

Much of the above has been said before in different forms. A newer issue and one that still needs much exploration, is that of “green” low-cost housing.

### Example - Cape Town aims for “green” low-cost housing

*In an article by Caitlin Ross (<http://westcapenews.com/?p=268>), the author describes the possibility of “greening” low-cost housing which is being tested by the City of Cape Town. At the time of the writing of the article, the City had asked consultants to tender in order to assess the feasibility of the venture. The City was looking for solutions as low-tech as constructing awnings over north-facing windows through to solar water heating and including the positioning, colour, and design of the houses, as well as their orientation to the sun. A slightly smaller window would reduce heat loss and gain. Locally-sourced building materials such as sand and clay would be used because they were more labour intensive, and thus they would also create jobs. Making sand bags and compressed earth bricks, for instance, would not only stimulate micro-enterprises, create opportunities and allow people to learn skills, but were better insulation materials than the standard concrete brick.*

*The City is implementing a rigorous, pioneering programme, linking projects through an Energy and Climate Action Plan that will see a lower carbon, more modern, liveable and equitable city. Facing a triple challenge of a high carbon footprint, poor energy security and vulnerability to the impacts of climate change, the City has introduced “Energy for a Sustainable City” as one of its key strategies for its Integrated Development Plan. Its programmes include a 10% reduction in electricity consumption, a 10% renewable and cleaner energy supply with all growth in electricity demand met by cleaner/renewable supply, a spatial development framework plan with densification around traffic nodes, a suitable transport system, addressing non-motorised transport, air quality management and travel demand management, and resource efficient low cost housing. Already a large number of projects are being implemented including energy upgrades of its buildings and facilities, energy efficient water and sewerage pumps, traffic signals and streetlights, greening its fleets and so on. The City is developing a Clean Development Mechanism (CDM) landfill biogas programme across its landfill sites with the intention of using methane rich biogas to generate electricity, and a wind farm has been set up.*

One of the aims of sustainable development is to improve the quality of life of people while taking into consideration the needs of future generations and the capacity of the earth to sustain such activities. This means incorporating some of the Cape Programme initiatives into housing development. In addition people participation, allowing for future upgrades, minimising damage to sensitive landscapes all have a part to play. Examples other than Cape Town attempting to put this in practice include the All Africa Game Village, the Ivory Park Showcase Village, Kutlwanong in South Africa’s Northern Cape, Shayamoya in Cato Manor, Durban and Missionvale in Port Elizabeth, Cosmo City in Johannesburg, all of which are piloting green friendly approaches. (A Review of Urban Low Cost Housing Projects in South Africa through a Sustainability Lens, Leila Mahomed, SEED – Urban Programme, [leila@edg.co.za](mailto:leila@edg.co.za), 2000)

### Example - UNHabitat set to promote green housing

*To ensure a more inclusive approach to green housing provision, the UNHabitat has launched i-HOUSE, a new initiative promoting co-ordination and knowledge-sharing in the field of sustainable urban development. I-HOUSE will have a specific focus on low-income housing and slum upgrading in developing countries, as well as housing provision in post-crisis and humanitarian contexts. UNHabitat will collaborate with the municipality of Beira and BASF Social Foundation to improve living conditions of slum dwellers in Munhava slum, in the city of Beira, building a Multifunctional Clean Energy Center.*

*The new infrastructure will allow increased access to clean energy, better sanitation and safe drinking water for those people living in Munhava slum. The facility will also provide livelihood opportunities for vulnerable youth who will be responsible for its daily operation and management. It will be designed to utilise locally available renewable energy resources (human waste, solar energy and wind) for value addition including public toilets connected to biogas digesters and solar panels installed on the center's roof for lighting and for charging lanterns for domestic lighting to replace kerosene lamps. A playground, lit by energy produced in the center, will be annexed. The project will be mainly managed by self-promoting groups of youth in the slum of Munhava selected with and within the community.*

*At least 200 young people will benefit from professional training and will generate sustainable incomes through service management and selling. The total cost of the project is expected to be \$ 200 000.<sup>20</sup>*

**Reflection:** *What makes “green” sustainable housing work?*

The possibilities for “green” sustainable housing depend on picking up on opportunities, making sensible partnerships, finding champions, building capacity among, for example, local government officials, finding funding, varying density, locating settlements near economic opportunities.

There is no “one size fits all” solution, but there are pointers and ideas that will be used more widely if they are shared.

## Conclusion

The common problem faced by low cost housing programmes throughout Africa is that delivery does not always meet intention. This is a problem that cannot be solved without the participation of a set of committed stakeholders that includes individuals, community-based organisations, local government, and various state agencies, as well as support from donors. Solutions have to be both technical and human and housing should be seen not as a stand-alone factor but as an integral part of community development at the social and economic levels.

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<sup>20</sup> [www.thenationalonlineng.net/2011/index.php/business/building-properties/32638-un](http://www.thenationalonlineng.net/2011/index.php/business/building-properties/32638-un)





## **The project „Training for the labour market in Angola” (Formação Profissional – FormPRO)**

The project „Training for the labour market in Angola” (Formação Profissional – FormPRO) has the objective: The quality and relevance of training and advisory services have increased in selected economic sectors – especially the construction industry. This also puts the spotlight on vocational orientation and guidance as well as on employment services.

FormPRO is a bilateral Angola – German project. The Angolan side is represented by the National Institute for Employment and Vocational Training (INEFOP), which belongs to the Ministry of Public Administration, Employment and Social Security (MAPESS). The Federal Ministry for Economic Cooperation and Development (BMZ) has entrusted the implementation of the German contribution to the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ). Many other actors from the public and private sectors (chambers of commerce, associations, enterprises) as well as civil society organisations will play a part in achieving the ambitious objective by the end of 2012.

