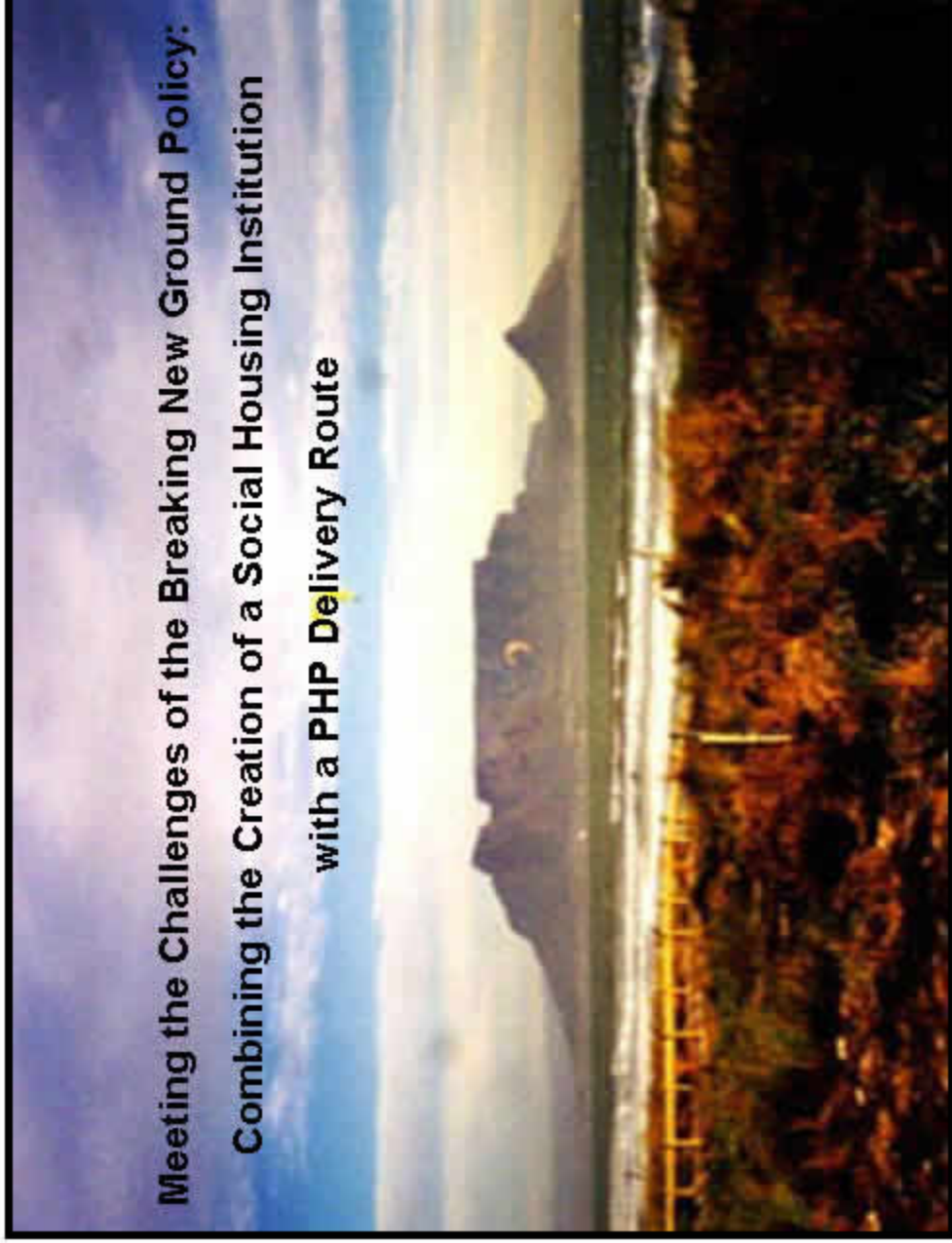


ILINGE LABAHLALI HOUSING CO-OPERATIVE

Meeting the Challenges of the Breaking New Ground Policy:
Combining the Creation of a Social Housing Institution
with a PHP Delivery Route



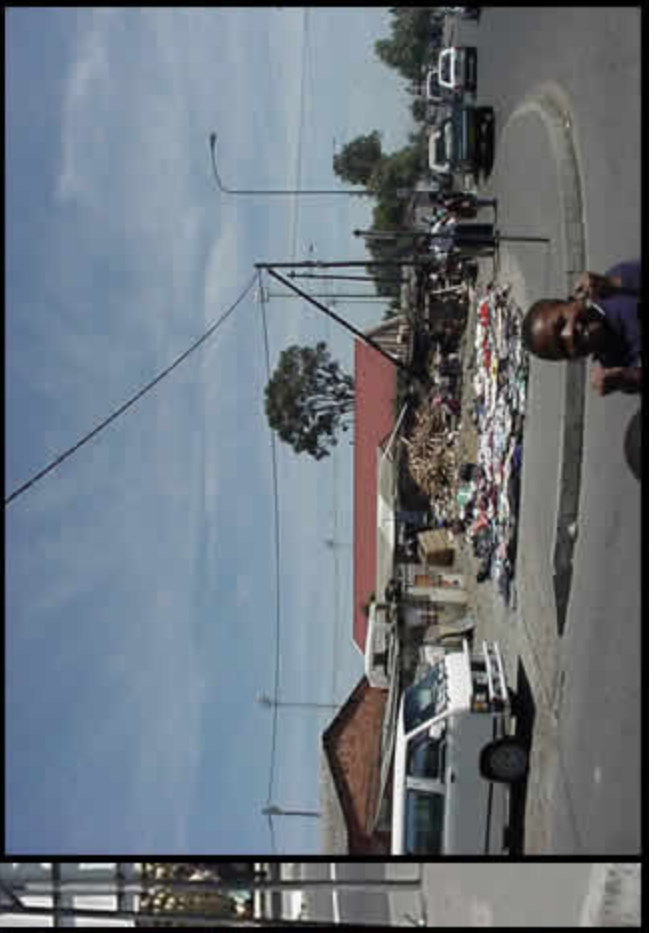
Top Down State Driven

Versus

Bottom Up Community Based Housing Delivery







Location



ILINGE LABAHLALI HOUSING CO-OPERATIVE, NYANGA
HOSTEL TO HOMES DEVELOPMENT - INSTITUTIONAL + PHP SUBSIDY





Problematic

- City seeks to privatise housing stock



- Residents face the difficult choice:

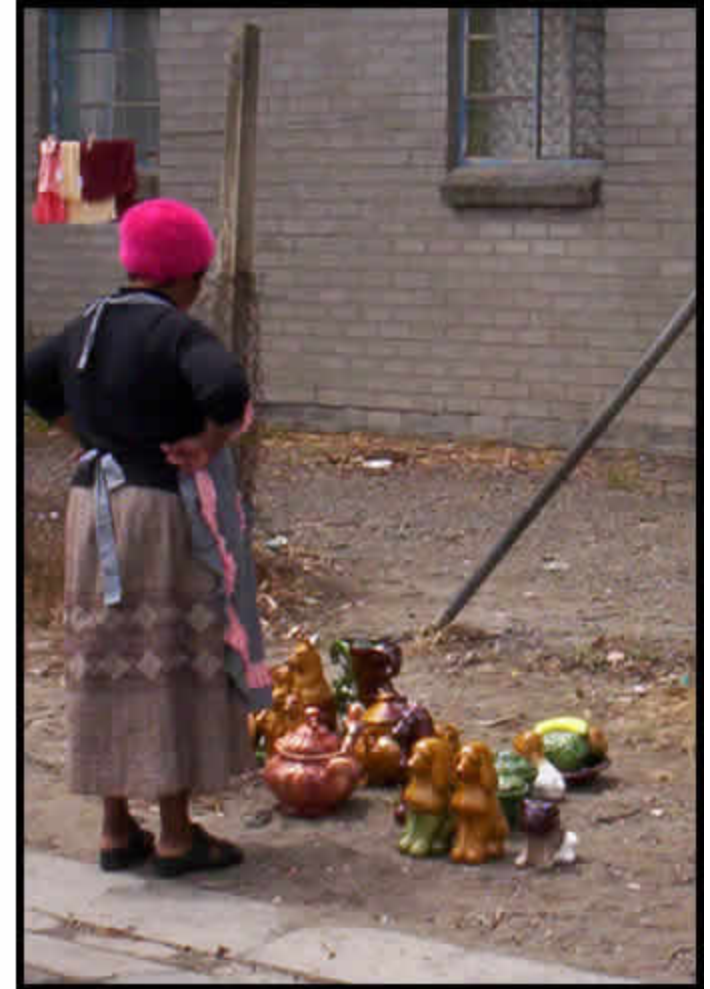
- relocate to affordable alternative accommodation

or

- face the costs and challenges of transforming the housing stock to family units and take formal ownership



- Companies want out of housing provision



The Project



The Consultative Planning Process



The Partnership



The Co-op Structures

- The Board of Directors
- The Hostel Committees
- The Sub Committees





Building the Community Based Housing Institution through a Consultative Physical Planning Process

1. Establishing and capacitating the institution

- Building the co-ops membership base
- Facilitating the formation of savings groups
- Facilitating co-op registration
- Facilitating the election, capacitation and evolution of co-op representative structures



parallel processes



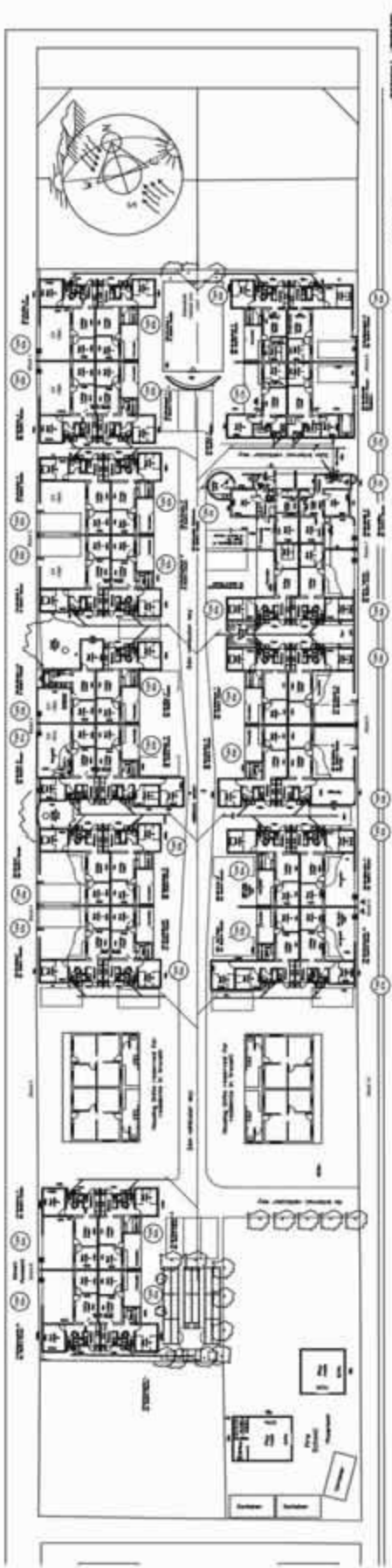
2. Consultative physical planning process

- Residents appoint architects through competitive tender
- Architects profile families through family interviews to gather:
 - Particular housing needs
 - Livelihoods analysis
 - Family / subsidy application data
- Workshopping land use options to address densities and desired on-site activities
- Workshopping generic single, double and infill house types
- Negotiating allocation of members to particular units
- Reflecting particular expressed family housing needs in costed house types
- Facilitating co-op selection of material suppliers
- Workshopping implementation modes with resulting PHP choice through members referendum
- Preparing and submitting Institutional and PHP Subsidy Application



Design and layout

BONNITA HOSTEL - SITE DEVELOPMENT PLAN



Ntlangano Crescent

Collective ownership enables the block to be planned as a unitary environment with a range of private, collective and transitional spaces



- * 60 FAMILY UNITS
- * CONSOLIDATED PROPERTY
- * SINGLE AND DOUBLE-STORY TYPES
- * STREET AND MIDBLOCK ACCESS TO UNITS
- * 2, 3 + 4 BEDROOM UNITS
- * COMMERCIAL - HOME BASED
- * RENTAL SPAZAS

- * SOCIAL - BRAAI/SEATING AREAS
- MULTIPURPOSE VENUE
- * RECREATIONAL - CHILDRENS PLAYGROUND
- MINI NETBALL/SOCCER COURTS
- * EDUCATIONAL - PRE-SCHOOL
- * CO-OP ADMIN - OFFICES AND STORES
- * AGRICULTURE - SMALL SCALE PRODUCTION



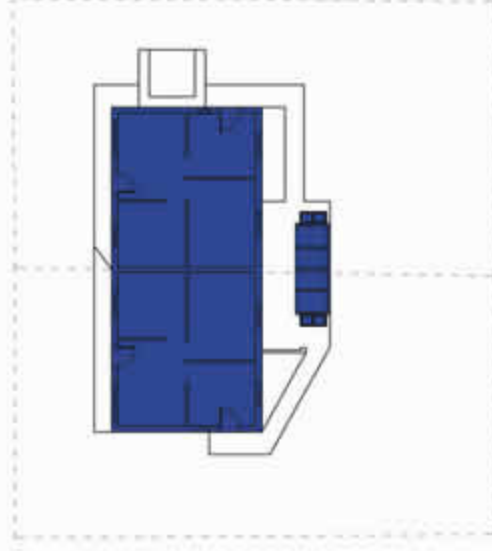
ILINGE LABAHLALI HOUSING CO-OPERATIVE, NYANGA
 HOSTEL TO HOMES DEVELOPMENT - INSTITUTIONAL + PHP SUBSIDY



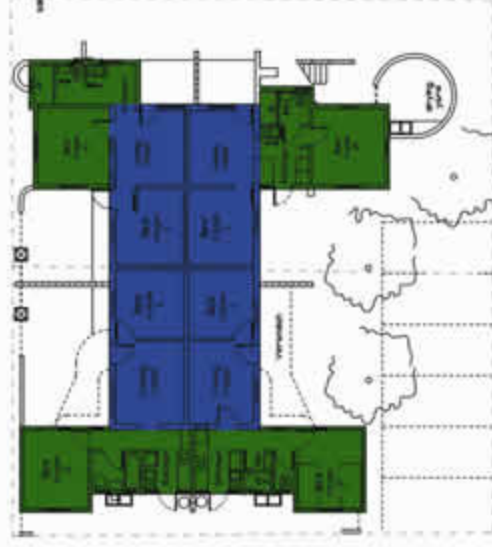
Design Concept

BLOCK DESIGN CONCEPT

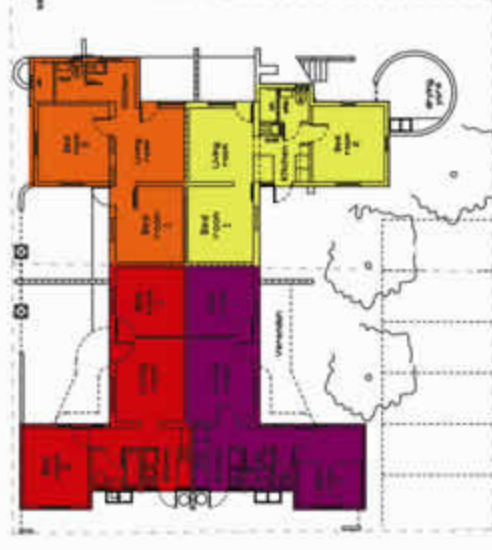
Incrementally extendable units assembled from a range of extension options enable appropriate "fit" with individual families' needs and means



EXISTING SEMI - DETACHED BLOCK



RENOVATIONS + EXTENSIONS

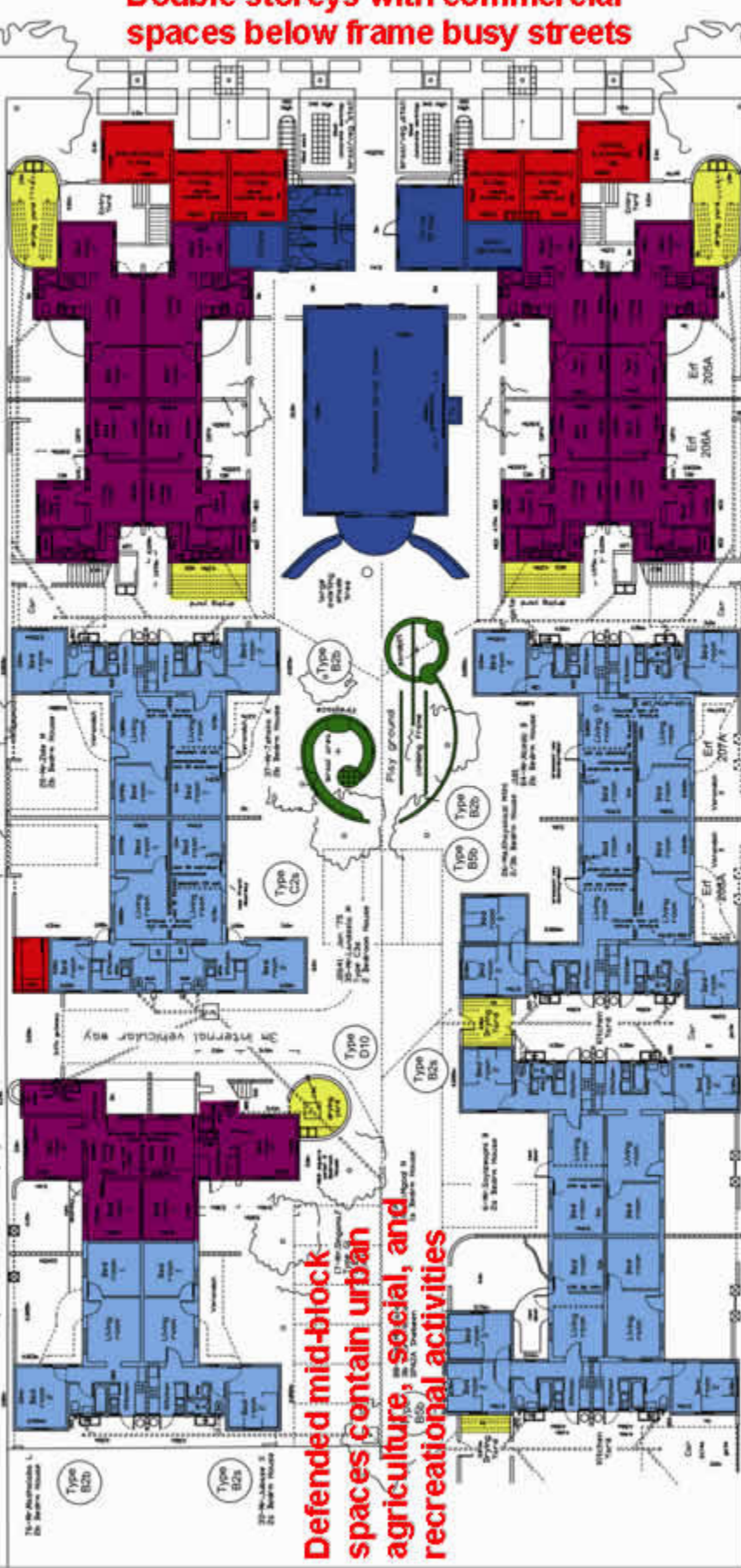


4 UNITS

Densification

BONNITA HOSTEL - LAND USE DESIGN

Carefully considered public / private transitions in an architecture of stoep, gardens, gateways, yards and structured collective precincts



Double storeys with commercial spaces below frame busy streets

Defended mid-block spaces contain urban agriculture, social, and recreational activities

Extensions create varied, continuous street frontages pocketed with economic opportunities

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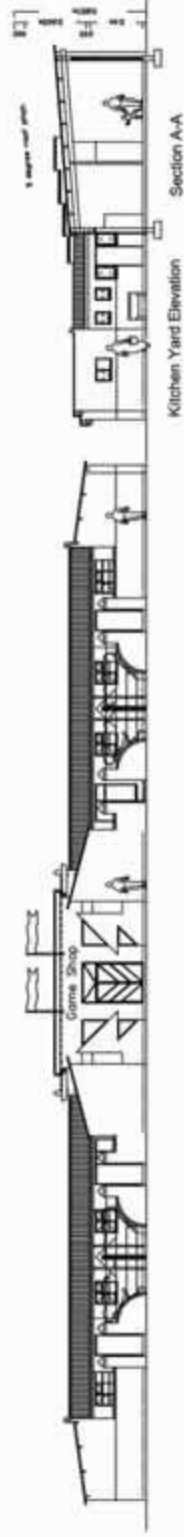
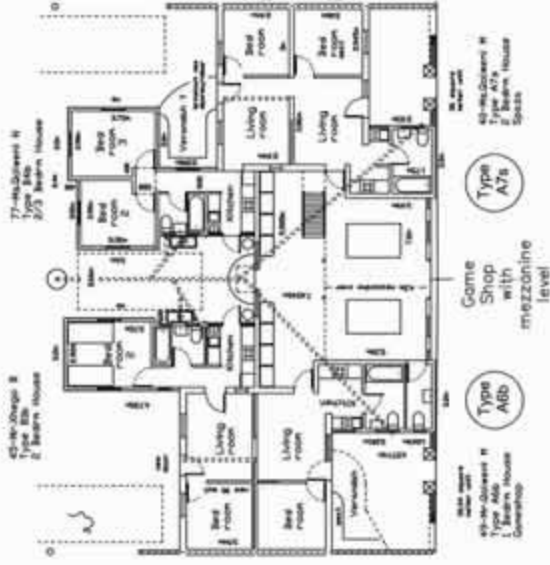
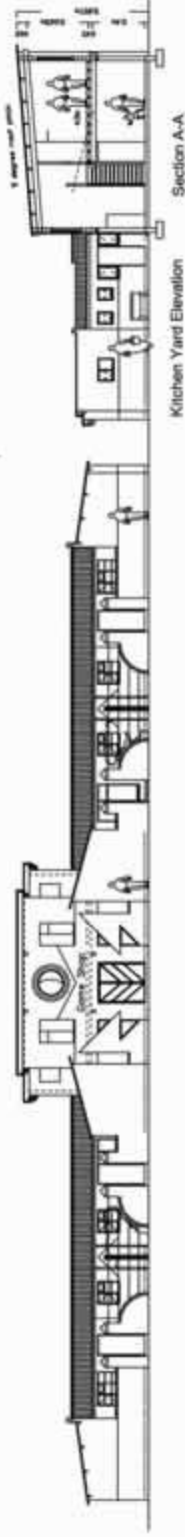
HOSTEL TO HOMES DEVELOPMENT - INSTITUTIONAL + PHP SUBSIDY



Economic activities integrated into a street face

COMMERCIAL - HOME BASED

Mr. Qolweni's Game Shop



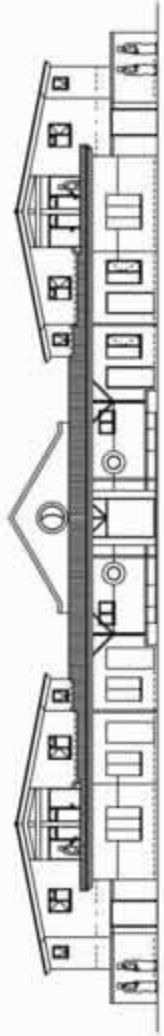
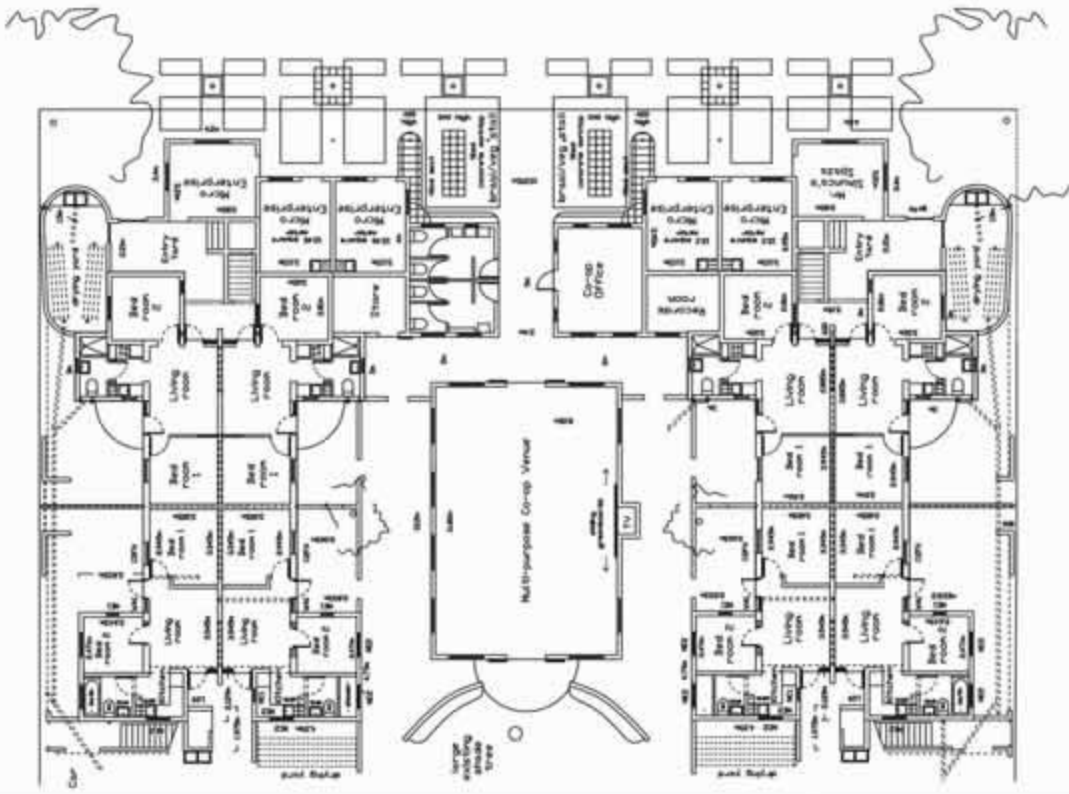
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 HOSTEL TO HOMES DEVELOPMENT - INSTITUTIONAL + PHP SUBSIDY



Social and micro economic facilities are built into

the fabric of the block

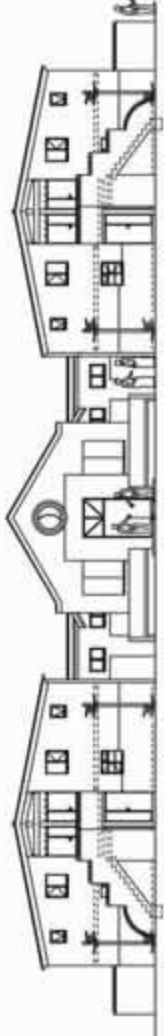
COMMERCIAL - RENTAL SPAZAS



Commercial Street Elevation



Cross Section A-A through Venue, Courtyards + Endblock Double Storey Units

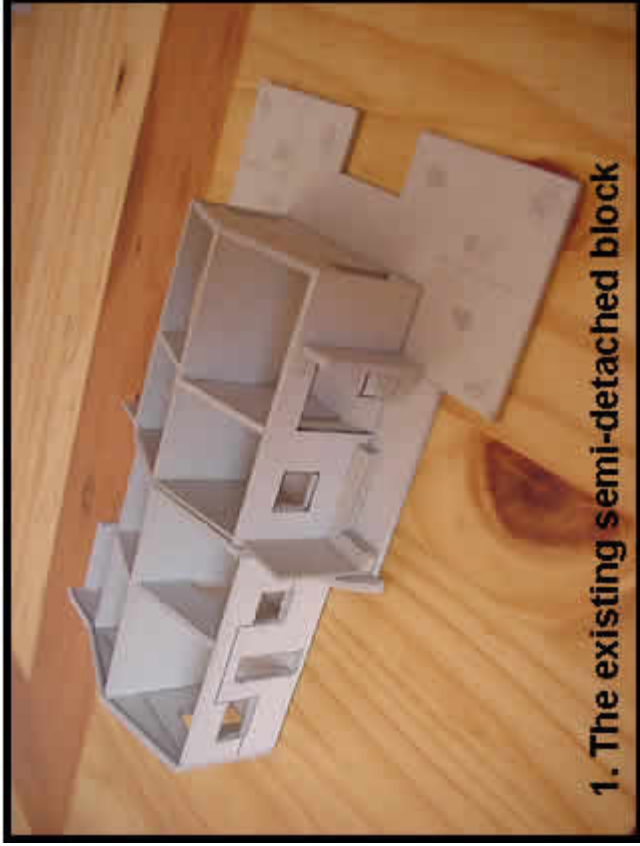


Elevation from Midblock

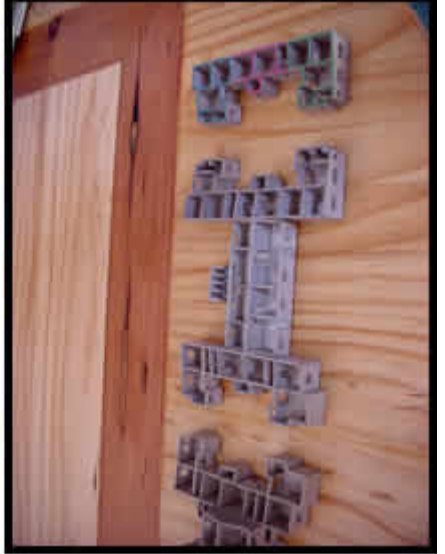


ILINGE LABAHLALI HOUSING CO-OPERATIVE, NYANGA
 HOSTEL TO HOMES DEVELOPMENT - INSTITUTIONAL + PHP SUBSIDY

The Incremental House



The Participatory Design Process



The Construction Program



- Block laying
- Plastering
- Electrical
- Carpentry
- Plumbing



CETA Accredited Training

- 84 trainees recruited from unemployed co-op family members have attended a 3 month CETA accredited training program
- They form work teams, registered with the co-op and are deployed in staged lump sum contracts over the projected 2 year phased rolling implementation program

Implementation Options



➤ Each house comprises a number of staged lump sum contracts

➤ Families choose to implement these contracts as:

- As voluntary family labour teams
- As voluntary mutual labour teams

or

- As paid labour teams made up from the vocational trainees



➤ Value added by families, either through voluntary or paid labour, and / or materials is credited to families in a co-op register



General Observations

- Combining PHP and Institutional instruments in a project governed by participatory democratic processes has caused delays and some problems of fit.

- The project has taken too long

- Optimally the project should have been initiated with the first organised hostel and rolled out in parallel with further ongoing planning

- The City Housing Official has played an exemplary organising and social facilitation role pointing to the need for the State to develop organisational capacity to conduct projects of this type
 - State administrative and management flexibility

 - Simplification of the paper trail

 - Financial recognition of the expanded range of technical and social facilitation roles required would create replicable conditions for these types of projects

Lead Practice Principles

- The project is derived from direct, empowering engagement with the people whose needs it seeks to address
- Direct dialogue, profiling families and conducting a livelihoods analysis enables a realistic fit between project strategies and peoples needs / means
- Mobilising people into addressing their own housing needs releases a range of related development outcomes
 - social cohesion and community identity are forged
 - life skills, organising skills and practical livelihood skills are developed
 - the viability of local existing enterprises is enhanced
 - capital formation is encouraged through savings groups
 - forward and backward capital linkages in the local economy are stimulated
- Combining the Institutional and PHP instruments combines the institutional advantages of establishing a united community voice; with the PHP advantages of achieving larger houses and harvesting the related local job creation training and organisational gains
- The integrated development approach that networked in a range of public and private sector technical, social facilitation and training agencies to carry out a cohesive development program animated the range of competencies and staged outcomes required to drive the project forward



Thank you