United Nations regional consultation on security of tenure for the urban poor and informal settlements 27-28 May 2013

Panel One: Informal settlement upgrading, regularisation and titling: achievements and problems
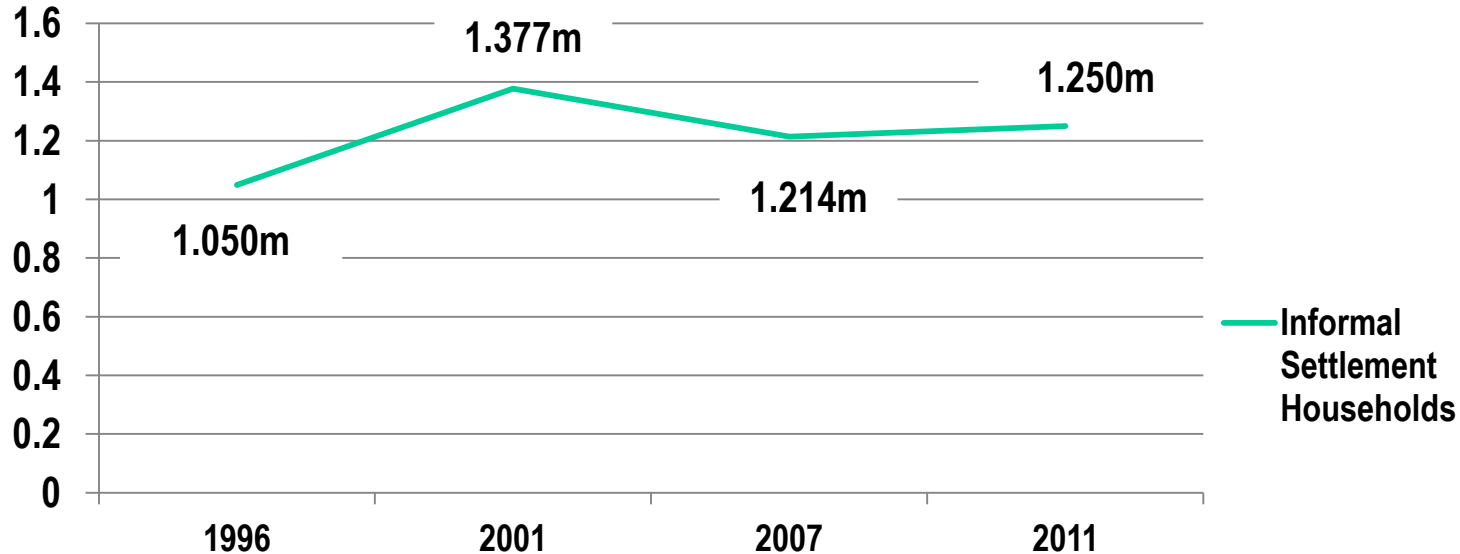
Steve Topham
National Upgrading Support Programme
27 May 2013

Background

- **Informal settlement growth:** 300 in 1994 to 2 700 in 2010

- **Need for adequate shelter**:

Need ('Backlog') / Production	1994	August 2012
Households needing adequate shelter	1.5m	2.3m
Subsidised houses / units produced	-	2.65

Informal Settlement Households (millions) 1996-2011

Response: participatory upgrading at scale

- **Outcome 8 Delivery Agreement** national target: 400 000 households in well-located informal settlements to receive basic services and secure tenure by 2014

- **Cabinet Lekgotla 2011**: Integrated upgrading programmes in 45 municipalities

- **National Development Plan Vision 2030:** expand upgrading programme, create new instruments for tenure & regularisation

- **NDHS & Presidency 2012**: Detailed project plans for 1 774 informal settlements

- **ALL** to be produced by participatory planning

Definitions and complexity… one size doesn't fit all

- National Housing Code: *informal settlements characterised by illegality and informality; inappropriate locations, restricted public and private sector investment, social stress, poverty and vulnerability*

- So can be interpreted to settlements on areas with general plans or even township establishment approvals

- Metros, secondary cities, larger towns: often high numbers of settlements, marginal land, infill sites, informal extensions to RDP projects (increasing sprawl)

- Towns and cities near / in former homelands: tension between planning system and traditional authorities (*Permission To Occupy*)

- Mining towns: informal settlement functionality as cheap rental areas for mineworkers (*Living-out Allowance*)

Instruments and tenure… need for more flexibility

- Very wide range of subsidy instruments – dominated by urban and rural top-structures (freehold) and rental units (via housing associations)

- Upgrading Informal Settlements Programme allows for incremental upgrading of tenure – few examples but aim to roll-out at scale

- Can't install infrastructure on private land – or can we?

- Municipal by-laws allow for recognition of 'official informal settlements' but focus on control and deterrence

- Positive work being done by Urban LandMark research, some municipalities and communities – use of street addresses, planning instruments, services bills, community enumerations and registers, but have to take it to scale

Way forward…

… just follow the arrow
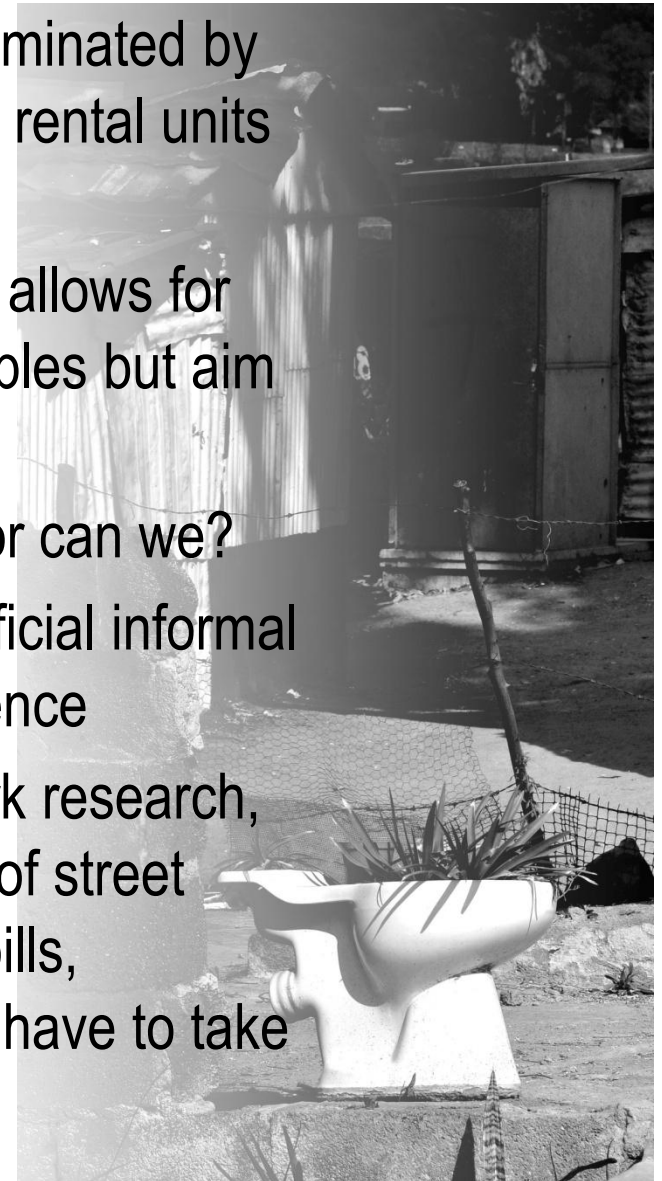
Thank you

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