

EPHP DELIVERY MODELS

Built Environment Support Group

Community development

& in situ upgrading model

July 2009



Phase 1: Intervention modelling

3 months

- Leadership assessment/ development
- Enumeration survey; house condition & skills audit
- Participatory rural analysis – needs assessment and community resource mapping
- Action plan; resource identification

Phase 2: Community mobilisation

3- 24 months

Implementing action plan -- possible elements:

- Clean-up campaign
- Lifeline services (refuse, standpipes, pit or chemical toilets)
- Savings clubs
- Community facility/ meeting space
- Livelihood security training (pre-development) – water, nutrition & food security, social grants access (partnered)

Phase 3: Land, services & housing packaging -- variable

- Assume outside figure identified, geotech undertaken by municipality
- Pre-project consumer education: Project cycle, roleplayers, procurement routes >>> PHP chosen.
- MIG funding secured for bulks (& internal services – new generation projects)

Phase 4: Project design (Infrastructure) – 3 months

- Engineering survey – topography, map and colour code existing structures by condition
- Preliminary town planning & engineering design
- Identify set-aside land and lifespan (short-life and permanent), potential uses (e.g., food gardening, worship site)

Phase 4: Project design (cont'd) – 9 months

- Negotiation of service levels
- EIA (municipality) – may be done after conditional approval
- Identify relocations (floodlines, steep slopes, on existing or planned services routes) -- internal or off-site depending on availability of spare sites
- Conditional approval to housing subsidies (old generation projects)

Phase 5: Pre-implementation – 6 months

- Detailed design
- Survey and peg sites
- Relocations – facilitate/ construct to fast track
- Pre-implementation consumer education: Site boundaries & servitudes, housing subsidy qualification criteria, property ownership/title deeds, civils labour recruitment
- Social compact

Phase 6: Civils construction

6-9 months

- Facilitate CBO participation in site meetings
- Community liaison, reportbacks
- Roads, water, sewer reticulation (if applicable)
- Replacement of boundary pegs
- Opening of township register, transfers

Phase 7: House construction – 12 to 18 months

- House design & selection undertaken in parallel with services construction
- Consumer education: House product, value-added savings/materials (NHBRC?), working around existing house, self-build &/or domestic labour contracting or contractor-built product.
- Mobilising construction training

Phase 7: House construction (cont'd)

- Materials supply system – Bulk purchase contract (but delivered to door) or voucher system
- Allocating housing advisers to sub-areas
- Construction procurement mapping; construction supervision; facilitate inspections programme
- Claims processing

Phase 8: Handover – in parallel with phase 7 + 1 month

- Domestic service connections
- Post-consumer education: Rates & services, indigent support policy, maintenance, secondary market & pre-emptive rights, extending & improving your home, savings and loan finance.