



EPHP in KZN
As the CRO flies – a view from BESG

Built Environment Support Group
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Current activities

BESG is seeking to address the historically poor interface between communities and the state (local and provincial), and the lack of sector capacity through both of its two core programmes:

- Deepening democracy, located in the KZN Midlands, which builds community leadership, and trains them in local government legislation and processes (IDP and budget) and housing consumer education (HCE).
- Supporting sustainable human settlements in KZN, located in the Midlands and eThekweni, which runs an HCE, leadership development, and housing support programme for independent communities and organised social movements. It is experiencing intake problems as relations between local government and communities are increasingly fragile and in some instances polarised.

Challenges – no enabling framework

- We cannot include EPHP in our HCE without raising unfulfilled expectations in communities who should benefit from, and have access to, EPHP as an alternative to developer-driven housing.
- We need the implementation framework to be in place in order to support its roll-out.
- In the meantime we are using limited foreign donor funding to undertake pre-project housing consumer education

Challenges – mixed messages

- While the above has been KZN Human Settlements' official position, the Department has acted in contradiction by trying to force EPHP on war veterans, and approving a R2.1bn, 25000 unit, developer-driven project in Vulindlela under the guise of an EPHP "pilot project."
- Over R40m was approved as facilitation funding, but no pre-project consumer education was conducted and there was no open selection process.

Where was the choice?



The consequences of Vulindlela

- We have had to withdraw our staff from training 4 CBOs in the Vulindlela area, as they know something is deeply wrong and are asking BESEG questions that will put us in direct conflict with the developer and amakhosi. We have asked NDHS, as custodian of the policy, to conduct an awareness workshop for approximately 30 CBOs in the area via the municipality's ABM team.
- The level of investment amounts to 17% of KZN's entire annual allocation for the next 5 years. This means there will be no space for genuine EPHP projects unless province drastically scales up EPHP as a proportion of its total programme.
- The project is non-compliant with the EPHP policy and PFMA, and risks corrupting EPHP in the same manner as managed PHP did to its predecessor.

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