



**ROAD TO SUSTAINABILITY (RTS) PROGRAM
PORT ELIZABETH
SOUTH AFRICA**

**SEMI – ANNUAL
PERFORMANCE REPORT
April 2001 – September 2001**

Submitted to: USAID

SUB CONTRACTOR: ISANDLA PARTNERS IN DEVELOPMENT

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REPORTING PERIOD: 1 April 2001 – 30 September 2001

SECTION 1. PROJECT OVERVIEW

1 PROJECT PURPOSE AND EXPECTED OUTPUT

1.1 PROJECT PURPOSE

The Cooperative Housing Foundation (CHF), with support from the United States Agency for International Development, established a Technical Service Centre (TSC) for low-income housing delivery in Port Elizabeth in August 1996. The TSC offices in Port Elizabeth and later also in Cape Town, provided alternative approaches to the delivery of low-cost housing. The program included self-help and group-based housing, cooperative development services, and training and technical assistance to housing associations, NGOs, and local government officials. With the TSC's assistance, three housing associations have been formed and more than 850 housing units have been built.

CHF, in conjunction with the TSC's South African staff, have designed a unique transformation process to create a lasting NGO through the Road to Sustainability (RTS) program.

The main focus of the RTS Program is to:

- Transforming CHF's existing Technical Service Center into a sustainable South African Section 21 company (not for profit) that will continue to meet the needs of the historically disadvantaged populations of the Eastern Cape.
- Significantly expand the organization's services in for instance the areas of People's Housing, Environmental Development (global climate change components addressing issues such as energy efficient housing, tree planting etc.), Project Management and Technical Assistance.

USAID signed a Cooperative Agreement with CHF for the implementation of the RTS program in South Africa. CHF manages the transformation process and acts as a Technical Advisor to the new entity, Isandla Partners in Development (IPD).

1.2 EXPECTED OUTCOME

The main result of the RTS will be a South African-run development organization prepared to help the historically disadvantaged for years to come. The organization will increase efficiency, competitiveness, and accountability as well as access funding from other donors and corporate funding sources.

Other results from continued organization expansion and program activities include:

- Construction of at least 125 energy efficient houses for HD South Africans,
- At least 4 energy-efficient housing workshops for township residents and local government officials,
- Funding and implementation of a series of environmental development projects, including gardening, tree planting and garbage removal to benefit at least 500 families, and
- Training and outreach for schools on water conservation and the environment.

2 PROJECT STATUS

2.1 REPORTING PERIOD (APRIL - SEPTEMBER 2001)

2.1.1 RTS Program

- *Sub Grant Agreement with CHF*
 1. IPD requested an extension of time until February 2002. Negotiations are underway to determine the details.
- *Establishment of Isandla Partners in Development*
 1. Two new Board members were appointed
 2. The Board approved the Strategic Plan and Operational plan for 2002
 3. The transfer of equipment / cars has been successfully effected
 4. IPD appointed a new Administrative Assistant and a new Bookkeeper
- *Construction of at least 125 energy efficient houses for HD South Africans*
 1. Constructed 130 houses
 2. Installed 75 on-site digesters (sewer system)
- *At least 4 energy-efficient housing workshops for township residents and local government officials*
 1. Arranged 1 energy efficient housing workshop with assistance of IIEC and their local consultant, Afesis Corplan, in Motherwell
 2. Arranged 2 energy efficient housing workshops with assistance of Christelle Beyers of IIEC – one for Emerging Contractors and the other one for Decision-makers in the Nelson Mandela Metropole
- *Funding and implementation of a series of environmental development projects, including gardening, tree planting and garbage removal to benefit at least 500 families*
 1. Arranged 3 tree planting projects and ceremonies at Motherwell (47 beneficiaries) which included the hand out of Title Deeds, Colchester (130 beneficiaries) and Clarkson (200 beneficiaries)
- *Training and outreach for schools on water conservation and the environment.*
 1. Entered into talks with the Departmental Program Manager of the 20/20 Vision Program to act as project manager for the implementation of the program in North Eastern Cape schools.

2. Attended preliminary meetings at the end of September 2000 with the Education Department to gather information on education schedules for project implementation.

2.1.2 Diversification of services: Projects funded outside RTS Program

- Housing Associations for Community Development: USAID funded (\$150 000). The main goals are as follow:
 1. The establishment and strengthening of community-based housing associations that are able to respond to the development goals of their communities.
 2. A municipal structure that identifies and partners with Housing Associations as a mechanism for identifying and implementing community development projects.
 3. A strengthened IPD that has an expanded service area and a greater capacity to partner with community-based groups.
 Signed Cooperative Agreement with USAID in June 2001.
 4. Expected date for project completion is September 2002

- Housing projects: Motherwell NU 10,11 & 12
 1. Construction of 47 block houses (42m² – 3 roomed) to the value of R830 300

- Clarkson Local Government Support Program (USAID/SA funded)
 1. Finalize and implement Business Plan
 2. Finalize legal agreements
 3. Coordination of technical work done at Clarkson:
 - Maintenance Manuals, Refuse site operational manual
 - Preparation and allocation of small contractor's tenders
 - Procurement of technical equipment
 4. Design and upgrading of municipal office
 5. Set up office
 - Design and implementation of policy, systems and procedures
 - Facilitate staff appointments
 - Plan and coordinate training and capacity building programs
 6. Plan and coordinate awareness programs
 7. Finalize budget / implementation of Indigent Policy
 8. Establish Clarkson Development Forum
 9. Ensure integration in Local government activities (Ward committee system, Integrated Development and Local Economic Development Programs)

3 MAJOR ACTIONS PLANNED FOR TIME EXTENSION PERIOD

3.1 RTS Program

Isandla Partners in Development (IPD) plans the following:

- *Marketing of IPD*
 1. Engage in matters of Provincial interest

2. Year end report back function with all stakeholders and development partners
 3. Registration as consultants at more state departments
 4. Join more professional associations
- *Environmental project*
 1. Food gardening project (50)
 2. Refuse collection and refuse site operation training
 - *Training and outreach for schools on water conservation and the environment. (New appointment for 2001 –2002)*
 1. Coordinate integration of 20/20 Vision program modules into the Outcome Based Education curriculum at interested schools in the North Eastern Cape.
- 3.2 Submission of Funding Applications and project proposals
- Project proposal to Provincial Housing Board - Uitenhage 21
 - Project Proposal to Nelson Mandela Metropole - Zenzeleni Housing project (45) for disabled people
- 3.3 Follow up on Projects already applied for:
- Farmerfield Rural Housing Project (56)
 - Shukushukuma Housing project (450)
 - Walmer C & E Housing project (400)
- 3.4 New project currently explored
- Rocklands (400)
 - Walmer Area A & B (189)
 - Assistance to staff of employer (MTR Smit Children's Home) (7)

4 **PROJECT FINANCIAL STATUS**

Note: Financial information (269) to be provided separately on or about November 15, 2001.

SECTION 2 MAIN REPORT

1. RESULTS AND ACCOMPLISHMENTS

The following results were achieved in the implementation of the RTS program

1.1 ESTABLISHMENT OF SA NGO

Isandla Partners in Development (IPD) registered as a Non profit organization in terms of Section 13(5) of the Non Profit Organization Act.

IPD introduced itself to key role-players in the Port Elizabeth region and registered as consultants with various local authorities (e.g. Western District Municipality), state departments (e.g. Department of Water Affairs) and professional and or voluntary associations (e.g. SANGONET).

Phil Goduka was also nominated to serve on a Housing Advisory Committee for the Nelson Mandela Metropole.

1.2 DIVERSIFICATION OF SERVICES

The RTS program allowed IPD to expand the organization's services. The following projects were undertaken or is underway:

1.2.1 Environmental Development:

- Energy Efficient Housing
 1. IPD hosted an energy efficient housing workshop that was attended by 28 beneficiaries from Motherwell. This workshop was arranged in conjunction with IIEC and Afesis Corplan.
 2. Two workshops were conducted with the assistance of IIEC's Christelle Beyers – 32 people attended the first workshop on "Emerging Contractors" and 19 people attended the second workshop on "Decision-Makers."
- Tree planting
 1. IPD organized 3 tree planting projects – Motherwell (47 beneficiaries), Colchester (130 beneficiaries) and Clarkson (200 beneficiaries). These projects were launched by means of tree planting ceremonies attended by various dignitaries e.g. CHF Vice President, Ms. Judith Hermanson, the ward councilors, the Mayor, and other departmental officials. Training was organized in all areas. A total of 115 people were trained (48 Males/67 Females). The project was implemented through volunteer participation.

1.2.2 Community Development and capacity building programs

IPD tendered and was awarded a Cooperative Agreement by USAID in June 2001 to the value of \$150 000 to be completed in September 2002

1.2.3 Economic development

1. IPD is working hand in hand with CEBI to build the capacity of 5 Emerging Contractors identified by Sakhezethu Ngomanyano Housing Association in Motherwell.
2. IPD is advising CEBI on the type of business skills required and is itself concentrating on the legal requirements (e.g. NHBRC and VAT registration) and

the facilitation of technical training and practical experience to build a reference base.

3. IPD was also instrumental to the creation of job opportunities for some of the Emerging Contractors, by using them as team leaders at the Colchester Housing project where they were lacking some technical skills.

1.2.4 Capacity Building and Training

1. IPD organized a housing management training course for the Colchester Housing Association which was attended by 11 people (7 males & 4 females).
2. IPD is also organizing certificated technical skills training via ETC on housing projects as well as on the Clarkson Local Government Support Program where we have organized financial, administrative, computer, and training regarding organizational matters.

1.3 DEMONSTRATION PROJECTS

A HOUSING RELATED PROJECTS

1.3.1 COLCHESTER PEOPLE'S HOUSING PROJECT

CHF submitted the application for the Colchester Housing Project (130 houses) in January 2000. This project has been approved at the end of July 2000 for R2 390 000.

The Western District Municipality was under the impression that they own the land only to find out in March that the transfer never materialized. A land availability agreement was signed with the government of the Eastern Cape (land owner) and sent to the Conveyancer on the 15 May 2001. Certain endorsements were required by Mr. Stockenstrom at the Deeds Office, which delayed the opening of the town register by months. The endorsement was eventually sent to the Conveyancer on Wednesday 18 July. No transfers can be affected if the town register is not opened and no payments are made without proof of transfers.

IPD started with construction in March and struggled for months to get bridging finance of R1,1 million. All materials had to be ordered by the end of June to side-step the price increases which came into effect on 1 July 2001.

Ralph Kilian submitted a letter to IIEC to explain how IPD would try and make houses energy efficient within the limitations of the funding available for low cost housing, taking into account that the Provincial regulations specify a minimum size of 40m². The construction of houses has been completed.

1. Foundations cast 130
2. Walls built up 130
3. Roof on 130
4. Structure completed 130
5. On site digester installed 75

IPD is still installing on site digesters as suppliers failed to deliver septic tanks in time due to poor weather conditions. We are confident that we will complete these by the end of October.

The engineers started with the construction of gravel roads and overland storm water channels. They expect to complete the work by Mid November 2001.

1.3.2 MOTHERWELL ACCELERATION PROJECT

IPD successfully completed 42 houses within the first quarter of the year as part of the Motherwell Acceleration project that came to an end in March 2001. IPD managed to assist yet another 5 families in Motherwell with houses during this reporting period, leveraging R83 375 in government subsidies. This brings the total number of houses completed this year in Motherwell to 47 at a total value of R830 300.

1.3.3 FARMERFIELD RURAL HOUSING PROJECT

The TSC assisted a local NGO, East Cape Agricultural Research Project with the compilation of a housing application for 56 restituted families to be settled at Farmerfield. This application was submitted in August 2000. The Provincial Housing Board is still awaiting directives from the national Department of Housing with regard to the housing application due to the issue of double subsidization of restitution beneficiaries. IPD follows up this matter on a monthly basis, but has no idea when this issue will be resolved.

New trust members were elected. IPD is trying to set up a meeting with the new Trust, to sort out roles and responsibilities. IPD became a bit impatient with the inability of the Trusts (past and present) to sort out fundamental internal problems - e.g. beneficiary identification. IPD eventually received a final list from the Land Commissioner's office on 2 July 2001. IPD compared the names to the applications received and queried the omission of some of the original (court ordered) beneficiaries. IPD queried this at the meeting of 17 September 2001 and it was decided that the Legal Resource Center at Grahamstown would assist the Farmerfield Trust in determining who should be on the final list

The investigations with regard to the development of the bulk services are now coming to an end. The Engineers commenced with designs in May and can start with the installation of bulk services as soon as they can get approval from the Department of Water Affairs and the relevant municipality.

They have been waiting for approvals from the Albany Municipality before they can commence with the work in Farmerfield. After months of waiting we discovered that Farmerfield now falls within the boundaries of another Municipality - the Ndlambe Municipality.

IPD arranged a meeting with all stakeholders in Grahamstown on 17 September 2001 to discuss the way forward.

The Land Commissioner's office arranged a subsequent meeting with Ndlambe Municipality on 28 September 2001 to explain what the project is all about and to request that they accept the role of support organization. IPD submitted a letter to the Ndlambe Council explaining all the issues and requesting definite council resolutions to be taken with regard to this project.

The Land Commissioner's office also undertook to assist with obtaining approval from the Department of Water Affairs for the provision of Bulk services and to sort out the

confusion with the PHB on the issue of double subsidies. IPD arranged an urgent meeting on 19 October with the Provincial Director of Housing to this effect.

1.3.4 MOTHERWELL: WORLD HABITAT AWARD ENTRY

CHF submitted the TSC managed Motherwell NU 10 project in the internally acclaimed World Habitat Award. The entry was not successful but the submission was commended for its ingenuity. Sections of the report will feature in the upcoming World Habitat Annual calendar.

B ENVIRONMENTAL PROJECTS

1.3.5 TREES FOR HOMES, COLCHESTER, MOTHERWELL AND CLARKSON:

Motherwell

Solomon Kota organized a tree-planting project with SNHA for 46 newly built houses in Motherwell NU 10,11 and 12. The first project meeting was held on 30 May 2001. Sue Spies who works in association with Food and Trees for Africa organized a tree demonstration workshop for the Executive Committee of the housing association and other community leaders. The demonstration workshop took place on 2 August 2001 at Necedo High School in Motherwell NU 10.

A ceremony for tree planting and handing over of title deeds took place on 28 August 2001. One hundred and fifty (150) trees were distributed to the beneficiaries of SNHA. 42 new homeowners received their title deeds.

Ms Judith Hermanson, CHF Vice President, who also presented the title deeds to the beneficiaries, attended the event. Alain Noudehou (CHF HQ) and David Thompson, (CHF SA Country Director) also attended the ceremony.

A total of 168 families benefited from tree planting projects.

Colchester

- Ms. Julie Jordan and Ms. Sisana Swartbooi attended a tree planting demonstration that was held on 2 August 2001 at Necedo High School in Motherwell. They were shown how to plant and maintain trees by Ms. Sue Spies. Follow up training for the beneficiaries was organized at Colchester on 25 August 2001.
- Food and Trees for Africa supplied 260 trees to the community of Colchester. Each beneficiary received one fruit and one shade tree. Trees were distributed during a tree planting ceremony which was attended by members of the community, Mr. Matebese (Ward Councilor), ISANDLA Staff, Ms. Judith Hermanson, Alain Noudehou and David Thompson along with several representatives from Food and Trees for Africa. The ceremony also included a presentation by the local school choir.
- One hundred and thirty (130) families benefited from this project.

Clarkson

Solomon Kota organized meetings with the Clarkson Development Forum (recently established by IPD) to discuss the possibility of a tree-planting project - especially in the newly developed area. The need for tree-planting was recognized from the

beneficiary survey conducted by IPD earlier this year. It was also decided that this project would be organized to coincide with the Arbor Week activities on 7 September 2001.

The following officials attended the event from the Koukamma Municipality:

- Mr. N O'Connel, Mayor,
- Cllr Yake, Clarkson Ward Councilor
- Mr Tsobo, Department of Water Affairs and Forestry

The Mayor was the guest speaker.

Four hundred (400) fruit and shade trees were distributed on the day. The Mayor planted a commemorative tree at the Moravian Church where the ceremony took place.

Two hundred (200) families benefited from this project.

1.3.6 ENERGY EFFICIENT WORKSHOPS

IPD organized an energy efficient workshop in Colchester at the end of 2000 and another workshop in Motherwell on 27 June 2001, which was attended by 30 community leaders - the executive committee of the Sakhezethu Ngomanyano Housing Association and Shukushukuma Committee. Fred Khusambisa, Afesis Corplan, presented the workshop.

The response to the advertisement in the local newspaper inviting Emerging Contractors to the workshop was very good. Councillor N Sihlwayi (Chairlady of the Nelson Mandela Metropole Housing Committee) officially opened the workshop of the Emerging Contractors on 19 July 2001. This Workshop was very well received. Draft training manuals were distributed to each attendant on which they had to comment.

The Decision-Makers workshop on 20 July was a bit disappointing in terms of the number of confirmed guests who did not turn up due to a short notice launch of the "Rapid land Release Program" by the MEC for Housing in Bisho the night before. The workshop was however well received by the attendants. IPD was pleased to see that the attendants represented all the important role-players invited.

1.4 IMPACT

IMPACT OF RTS PROJECTS			
	Total	Male	Female
Establishment of IPD (staff composition)	7	3	4
Houses constructed	177	92	85
Training: Colchester			
Project management - housing	11	7	4
Tree-planting workshop	38	20	18
Training : Motherwell			
Train the Trainer - Treeplanting	20	8	12
Treeplanting workshop with beneficiaries	39	19	20

Training: Clarkson			
Treeplanting workshop	18	1	17
Energy efficient Housing workshops			
Energy efficiency workshop - Motherwell			
Emerging Contractors	28	10	18
Decision makers	32	25	7
	19	16	3
Trees planted	377		