

And also, this is a kind of partial upgrade with reclaimed materials they have the developed with the kind of whatever, they have able to procure from the past site or with their feasibilities, they have made some modifications to their shelters. And within a month 53% of the house owners have started to upgrade their shelters and this is very quick, within a month if this kind of change is 53%.

The priorities were first doors, second walls and the third is windows, so the ventilation aspect. And some beneficiaries bought their own timber for walls, doors and windows as we have seen in this complete set is in a timber. For the outset and used the plastic sheeting provided to the line of the walls, so they covered with a kind of partial covering with a plastic sheet.

Others sold a plastic sheeting and hired the local artisans to build adobe walls. So, they have given it back and they sold it in the market and they could able to get some money and they could able to put some more money and built the adobe walls and so this whole process you know, it's all showing up an incremental process depending on each household what kind of economic feasibility they had, what kind of infill they are responding to their needs and demands.

And some paid for the labour in kind using the tools they were given in the shelter kit and some sold their tools once shelters were complete to buy household furnishings. So, once the tools have been sold, they even bought some more household furnishings and fittings.

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Scaling-up low cost housing

It accepted the transitional shelter pilot as the basis for its minimum standard for a low-cost house unit, but required a minimum floor area of 20 m² instead of 18 m² and 'permanent' walls of adobe or timber. Launched a project to build 40,000 low cost houses. By the end of March 2009, 16,240 were built, mainly through partners of UNHCR and the MoSSP.

The methodology of beneficiary selection and implementation of low-cost housing followed which developed in the pilot transitional shelter project.

Like the bulk of housing resettlement programmes, the Government of Kenya's housing reconstruction launch document *Return Home (Rudi Nyumbani)* (MoSSP, 2008), written in consultation with the United Nations Development Programme (UNDP), makes no mention of linking housing provision with other forms of livelihoods assistance.

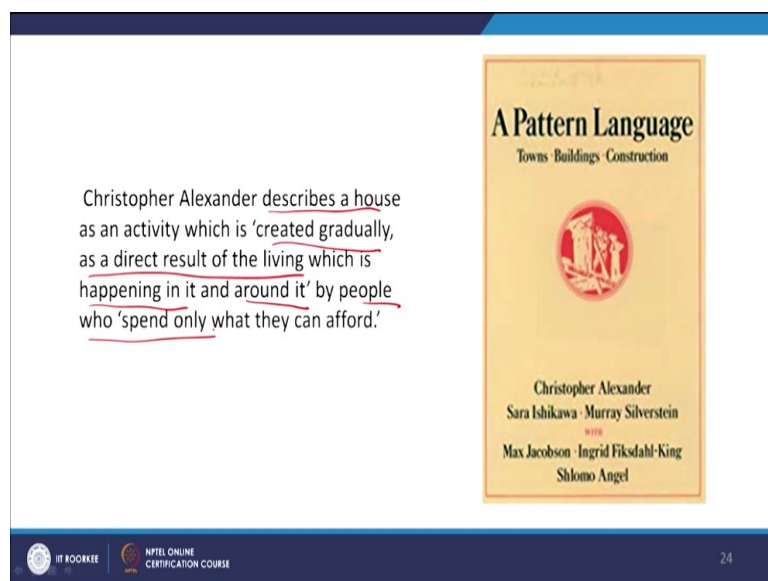
One exception, the IOM, linked low-cost housing with peace building and support of agricultural activities.

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So, with this, the government have understood that yes there is a possibility that to scale up this process. So, now what they did was they developed from 18 square meters to 20 square meters and the permanent walls of adobe and timber and they launched the project build about 40,000 low cost houses. So, by the end of March 2009, it is about 16, 240 were built and mainly with the partnership of UNHCR and MoSSP.

So, this is a kind of a very bulk project and the Japanese agencies and different NGOs also have given us support for that.

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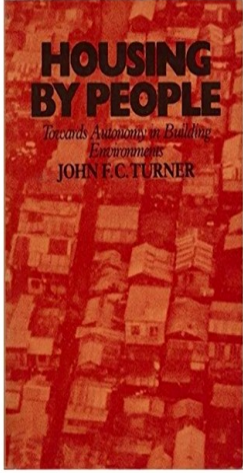




But when you talk about the theoretical understanding of it, you know as I said you in the beginning transition shelter is not a noun, it is a verb, it is a process. So, as Christopher Alexander describes a house is an activity which is 'created gradually, as a direct result of living which is happening in it and around it' by people who spend only what they can afford. So, it starts with you, when you actually start personalizing your own spaces.

When you start living in it, you realize that you know, what you need and accordingly people start amending that, not only within the house, around the house.

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the 'use value' derived from this approach was more significant than market value, as what housing does for the user is more important than what it is.





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And this is the similar observations made from John F.C. Turner on his work in Mexico, housing by people. So, that is where he talks about the use value derived from this approach was more significant than the market value, as what housing does for the user is more important than what it is. So, this is not a product, it is a process how man evolves, a house into a home. And he tried to see that the use value is more significant than the market value.



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John Habraken in Supports (1972) categorizes three levels of decision making:

1. the tissue (urban fabric)
2. support (base building) and
3. fitout (infill).

The tissue tends to remain the same, supports will change with time and infill will change more regularly. This system of subdivision allows users to interface with the level that is relevant to them:

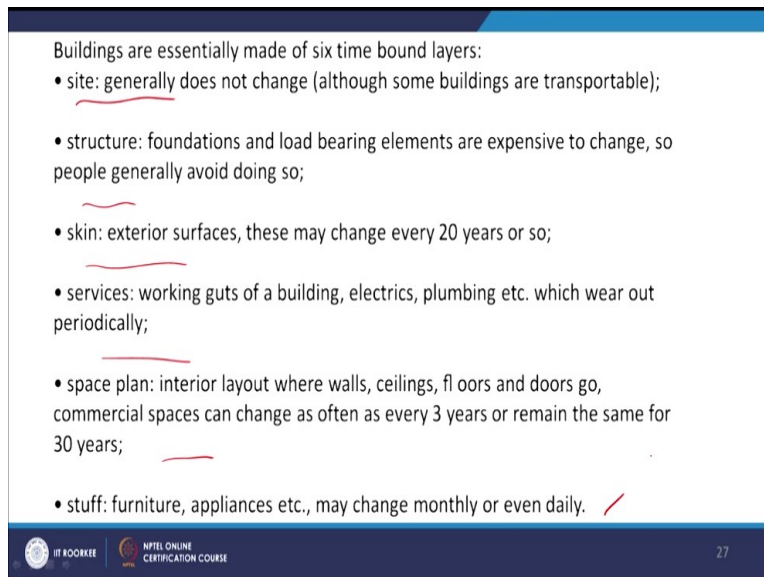
- the consumer (or household) on the infill level,
- the housing corporation or developer on the support level and
- the municipality on the tissue level.



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And similarly, John Habraken supports on 3 levels of decision making; one is the tissue and the support which is the base building. The tissue refers to the urban fabric and the support refers to the base building and the fitout refers to the infill, what the people have done in their houses and the tissue tends to remain the same because it's a larger content and the supports will change with time and infill will change more regularly.

So, this keeps changing very frequently and the system of subdivision allows users to interface with a level that is relevant to them. So, how each community response to these different 3 categories? The consumer or households they act on infill level, the housing corporation or a development agency on a support level or the municipality works on a tissue level.

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Buildings are essentially made of six time bound layers:

- site: generally does not change (although some buildings are transportable);
- structure: foundations and load bearing elements are expensive to change, so people generally avoid doing so;
- skin: exterior surfaces, these may change every 20 years or so;
- services: working guts of a building, electrics, plumbing etc. which wear out periodically;
- space plan: interior layout where walls, ceilings, floors and doors go, commercial spaces can change as often as every 3 years or remain the same for 30 years;
- stuff: furniture, appliances etc., may change monthly or even daily. ✓

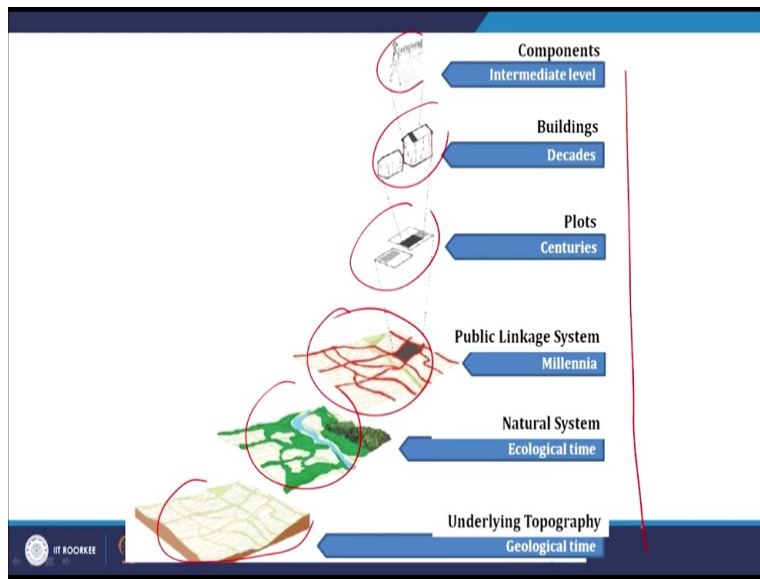
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And similarly, buildings are also essentially made of 6 time bound layers. This is space time phenomenon which Ian Bentley also talks about it. One is a site, which generally does not change, although a few buildings are transportable. The structure, the foundations and load bearing element are expensive to change because in the structure, once if you setup the foundation, it is very difficult to change.

You can break the walls; you can take out the prefab walls, so people generally try to avoid doing that. The skin which is the exterior surfaces and these may change over 20 years or so. Whereas, the services working guts of a building, electrics, plumbing which wear out periodically, so you need a periodic maintenance of it. A space plan, an interior layout, where walls, ceilings, floors and doors go commercial spaces can change as often as every 3 years and remain the same for 30 years.

And the stuff, the intermediate elements of furniture, appliances may change even monthly or even daily.

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Similarly, Ian Bentley also talks about how different layers of the space time the underlying topography, the natural system and the public linkage system and the plots and the buildings and the components which changes at different time aspects.

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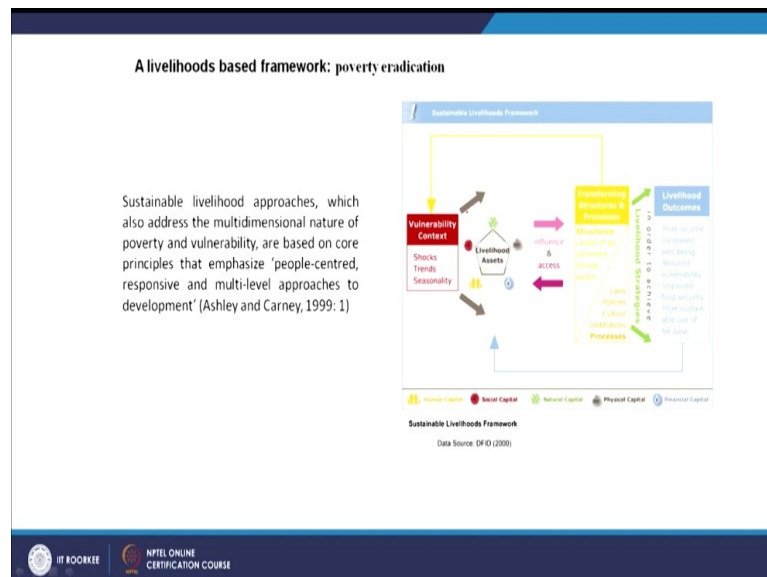
If a standard structure is acceptable in owner-driven processes, this is of great value in humanitarian operations:

1. If the intervention is an upgradeable temporary shelter then budgeting, procurement and distribution of standardized kits is a relatively simple operation.
2. If the intervention is permanent construction then standardized structural options designed in collaboration with end users can be developed into standard bills of quantities and set key-stage grant disbursements, while still allowing flexibility on the design of skin and space plan. This is much lighter on professional resources and time than an entirely bespoke approach.

Once a kit is developed, if a standard structure is acceptable in a owner-driven process and this kind of intervention is upgradeable temporary shelter than budgeting, procurement and distribution of standardized kits is a relatively small, simple operation. If the intervention is permanent construction, then the standardized structural options designed in collaboration with end users can be developed into standard bill of quantities and set key-stage grant disbursements.

Because each stage we have to look at the funding allocation as well and while still allowing flexibility on the design of skin and space plan. So, there is a basic code dwelling concept and how we tailor different options within it. This is much lighter on professional resources and time than an entirely bespoke approach.

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And we have to understand when we are dealing with this kind of poor communities, one has to look at the livelihoods framework, it is not just only a shelter and this is where, the defeats ASAL framework to sustainable livelihood framework is very apt and considering because how an individual or a communities or a social group, how their abilities to access certain resources whether it is a social, economic, human, natural, political.

Whatever the resources, how they are able to access the resources, on one hand, they are already subjected the vulnerability context, they are already in the context, which will have some influence on their access to the abilities, you know the abilities to access the resources and that is where we talk about with these abilities, how they transform the structures and processes, whether in the form of regulatory framework, whether in the form of public and private sector.

And then how they create their own livelihood opportunities and this is where we talk about the more income increased, wellbeing, reduce vulnerability, increase food security you know, like that there is whole set of framework, which actually an individual or a group or a community can actually work with it.

So, this is very important when we are looking at the transitional shelter and as well as when they are actually looking at the owner-driven process, you need to understand the whole resources and their vulnerability context itself.

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The enabling approach to shelter provision

The enabling approach recognizes that people can build houses themselves at lower cost than through government provision and can meet their own housing needs more specifically this way in accordance with the resources that they have available.

Finance. The enabling approach recognizes the bottleneck to housing created by limited access to finance.

Land/Tenure. The Habitat agenda states 'access to land and security of tenure are strategic prerequisites for the provision of adequate shelter for all' (UN-Habitat, 1996: paragraph 75).

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The enabling approach, how we can enable this process and one is the finance you know because this is one the enabling approach recognizes the bottleneck to housing created limited access to finance. So, we talked about the cash flows, we talked about how at a stage wise, how we can deliver the financial disbursement. Land tenure, we talk about the access to land and security of tenure which are the prerequisites for any provision of adequate shelter for all.

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Materials/Labour. Materials have major cost implications and inappropriate building regulations can inhibit the production of housing.

People and governance
people need to be able to participate individually and collectively in:

- national policy-making;
- planning, implementation and monitoring of housing projects;
- managing institutions that provide services;
- wider political processes.

(UN-Habitat, 2006: 45)

Legal and Regulatory Frameworks. Governments can play a key role in supporting the creation of enabling environments for housing provision through reviewing legal and regulatory frameworks.

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Also, the materials and labour because materials have a major cost implications and also inappropriate building regulations can inhibit the production of housing. So, the legal frameworks, that is where we talk about the governments can play a key role in supporting the creation of enabling environments for housing provision through reviewing legal and regulatory framework.

How can we accommodate the indigenous materials in the regulatory process, that is an important challenge for all the building course. And the people and governance, where we talk about how we can engage the people to participate individually and as well as collectively. The national policy making, the planning and implementation, monitoring of housing projects and the managing of the services and wider political processes.

We have this whole framework actually enables the owner-driven, participatory owner-driven process, even though it is a transitional but how we can, what are the different ways, how we can engage them and how if you can actually give this kind of support systems. So, this can gradually lead to an important transition in their lives because they can be self-reliable, they can make their own system, they can rely on that system they can.

Only we need to provide a little support system in order to progress with it. I hope you got a better idea on transitional housing in Kenya. Thank you very much.