

Assessing the Extent to Which the South African RDP (Reconstruction and Development Programme) has Achieved its Objectives in the Implementation of RDP Housing Assignment: The Case of 2011-2013 Golf Course Study in Eastern Cape

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ABSTRACT This study sought to assess the extent to which the national RDP policy has achieved its objectives of housing provision with a case study of Golf Course 2011-2013 study. The study triangulated both qualitative and quantitative approaches with the qualitative being the dominant approach, while the quantitative was less dominant. The quantitative design took the form of a mini survey while the qualitative took the form of a case study. The study was exploratory, explanatory and descriptive in design. The findings from this study indicated that RDP houses were both indecent and never met humane standards; they lacked social services such as schools and hospitals around them; were positioned outside the town's mainstream development; beneficiaries were not driving the project; and RDP estate lacked security services. These findings prompted these researchers to recommend to the government to consider filling in all the identified gaps in the RDP policy implementation. This is because these projects were expected to meet the needs of the beneficiaries.

INTRODUCTION

The Post Apartheid government of South Africa penciled the popular RDP (Reconstruction and Development Programme) housing programme of 1994 as a guiding banner and light to effectuate putting up houses to the needy especially the majority black (Republic of South Africa (RSA) 1994, 1995). The policy was drawn in order to redress the imbalances faced by most Black South Africans without access to adequate and qualitative housing (Mafukidze and Hoosen 2009; Chakuwamba 2010). The RDP programme was introduced with six principles that include integration and sustainability, people driven, peace and security, nation building, meeting basic needs, building infrastructure, democratization, assessment and accountability (RSA 1994, 1995). These were ideally the principles or the objectives upon which the RDP housing programme was built upon. The principle of integration and sustainability meant that the programme must be implemented in such a way that other future generations will also benefit from implementation of the programme. The programme should not only serve the interests of one generation (Fox et al. 1998). The principle of people driven process meant that the people

were supposed to be widely consulted in order to allow immense ownership of the programme. This called for popular participation of the programme activities (RSA 1994, 1995). In order to promote peace and security, the policing services were expected to be visible to ensure that the people are safe and secure (Fox et al. 1998). The issue of nation building meant that all political parties were supposed to be involved in the national assembly to ensure that they all have one goal which is to build the nation with the people's interests at heart (RSA 1994, 1995). In order to meet the basic needs of the people, the programme was to ensure that the people are able to access the basic goods and services while in terms of infrastructure, the programme was supposed to ensure that schools, hospitals, water and transport were accessible to the people (Morgan and Smit 2002; RSA 1994, 1995). Democratization, assessment and accountability meant that the programme was supposed to enable the people to participate in decision making through the facilitation of different government organs (Morgan and Smit 2002). They would ensure that there is involvement of all the necessary sectors, whether private or NGOs to ensure that the needs of the people are met (Manomano 2013). This programme was introduced

to ensure that 1,000,000 houses are provided to those without houses by the year 2000 as well as through ensuring that the houses are qualitative and adequate as well as closer to economic opportunities and services (RSA 1995). This was to ensure that these people are not segregated or secluded from the mainstream economy. It is, however, dampening and disappointing to hear so many negative comments and complaints pointing towards discrediting these houses. For example, the housing beneficiaries of places such as Braamfischerville, Soweto, complain of having their houses located far away from the essential social and economic opportunities (Moola et al. 2011). Furthermore, although one million houses were built by the year 2000, various housing beneficiaries from various corners of the country have complained of these houses being too small and highly inadequate. The issue of inadequacy or of smaller space has been of great concern (Radebe 2006) among other things. It is hoped that the findings from this article will enlighten other researchers in the domain of human settlements as well as policymakers, NGOs and the government towards promulgating proactive strategies, and strengthening the existing housing programmes.

Study Aims

Although the broad aim and objective from which this study was derived was to explore the perceptions of the RDP housing beneficiaries on the extent to which the houses meet their housing needs in South Africa with a case study of Golf Course Estate in Eastern Cape Province, the aim of this paper is to assess the extent to which the national RDP housing policy/programme has achieved its objectives in the implementation of the RDP houses.

Problem Statement

Globally, regionally and within many countries, perhaps effective implementation of housing policies and programmes could allow many people who are homeless to be having houses in time. Unfortunately, despite many countries especially of the developing part of the world such as South Africa theoretically having elegant housing policies and programmes, the implementation process has been slow, or displaying a dragged-out process with the result that a huge number of people still remains homeless. Even for those who have been accessed hous-

es, they have raised loud voices of discontentment and disenchantment, greatly due to low quality of the houses. In South Africa, the housing programmes have been guided largely by the 1994 RDP policy. Apparently, although the policy has made commendable strides in that thousands of people can now pride to own their houses, apparently and generally the housing implementation does not appear to meet the national and social expectations. This phenomenon appears to attract a lot of national public condemnation. It is critical, therefore, that an assessment of the RDP policy and the extent to which it has achieved the objectives of the programme in South Africa is effectuated to possibly detect the gaps that contribute to derailing the implementation of the RDP housing programmes in South Africa.

METHODOLOGY

Study Design

The study used both qualitative and quantitative methods, taking qualitative as the dominant method while the quantitative was less dominant. The qualitative method enabled the researchers to obtain the perceptions, feelings and attitudes that the housing beneficiaries attached to the RDP houses generally and validate whether they meet their expectations and also the policy objectives of housing provision (Creswell 1994 as cited by Kang'ethe 2010). The quantitative method on the other hand was especially useful because it enabled the researchers to collect the quantified magnitude (Neuman 2006) of the perceptions of the beneficiaries on the extent to which the RDP housing programme has met its objectives of housing provision. To this end, the triangulation approach therefore enabled the researchers to corroborate the findings because two different data collection methods confirm and affirm one another (Fottler et al. 2008).

Instruments

Instruments are tools that guide the data collection process. In this research, an interview guide with unstructured questions was used to guide the administration of one-on-one in-depth interviews with the social worker, RDP housing administrator and the 22 RDP housing beneficiaries; while a likert scale designed question-

naire was used to guide questionnaire interviews with 50 residents of the RDP houses.

Data Collection and Data Collection Process

These researchers utilized one-on-one in-depth interviews for collection of qualitative data while for quantitative data collection, the researchers used a questionnaire interview. The researchers were assisted by a research assistant from the Department of Social Work and Social Development who also doubled as a translator as most data for the interviews was collected in IsiXhosa language. All the data from the one-on-one interviews was audio taped through informed consent from the study participants and the data was transcribed later on after the interviews. Notes were also jotted to complement the audio taped data. The qualitative data was analyzed using the content thematic analysis whereby the raw data from the interviews was ordered, categorized and rearranged into themes according to the emergent views of the participants while the quantitative data was analyzed using the Statistical Package for Social Sciences (SPSS) and then presented in tables, graphs and charts for presentation and clearer meaning.

Units of Analysis

The 50 RDP housing residents were subjected to a questionnaire interview; while 22 RDP housing beneficiaries, one social worker and one RDP housing administrator were subjected to a one-on-one in-depth interview. The RDP housing administrator and the social worker were important because they were the ones officially supposed to mind the welfare of the houses and residents respectively. Thus these two acted as key informants for the study.

Sample Selection

The study utilized both probability and non-probability sampling methodologies in selecting the respondents for the study. Probability sampling methodology entailed the use of both the stratified and simple random sampling for selecting participants for the quantitative enquiry. Both stratified sampling and simple random sampling were especially important because they decrease the probability error as well as

increase the generalizability and representativeness of the results respectively (Babbie 2007). Non probability sampling entailed the use of purposive sampling in selecting the participants for the qualitative enquiry. Purposive sampling was especially useful because of its ability to enable the researcher to select the participants that carry the desired research characteristics and attributes (Neuman 2006).

METHODOLOGY

This study was conducted in Golf Course housing project in Alice Town. Alice Town is in Nkonkobe Municipality of Eastern Cape Province. Golf course had a total of 1233 houses. The data for this research was collected in November 2012 and analyzed in December 2012 and January 2013. The RDP housing administrator and the social worker were interviewed from their offices in Fort Beaufort and Alice respectively; while the RDP housing beneficiaries were interviewed from their RDP houses.

FINDINGS

Profile

Gender and Race

The findings from this study indicated that 88 percent of the study participants were blacks while 12 percent were colored: On gender, 62 percent of the study participants were females while 38 percent were males (see Table 1). These findings revealed that blacks outnumber the coloreds, which is also a testimony to the national statistics that indicate that blacks outnumber coloreds in South Africa. The findings revealed that females outnumber the males, which is also an undeniable characteristic feature of South Africa demographics. This is also more pronounced in terms of poverty as females are also more affected by poverty than males. This means that feminization of poverty is becoming a worrying state of affairs that needs to be addressed. It also then explains the dominance of women in accessing RDP houses. It could be appropriate for the government to consider instituting safety nets and income generating projects that will affirmatively target the Black majority as well as the females in South Africa if the desired goals of racial equitability and equity that was espoused in the RDP programme objectives is to be fairly addressed.

Table 1: Gender of the study participants

S.No.	Race	Frequency	%	S.No.	Gender	Frequency	%
1	Black	44	88.0	1	Male	19	38.0
2	Coloured	6	12.0	2	Female	31	62.0
	Total	50	100.0	3	Total	50	100.0

The findings from this study revealed that 60 percent of the study participants were single; 28 percent were married; 6 percent were widowed and those that were either, widowed, separated or divorced constituted 2 percent respectively (see Table 2). The findings revealed that most people residing in those houses were single people. It could also be timely for the government to affirmatively embark on economic opportunities to help the single people. This is to ensure they have a stake in the contribution to their countries' gross domestic production. This is important because the RDP policy was to ensure equitable redistribution of resources and opportunities so that all the South Africans can equitably enjoy from the sweat of their countries.

Table 2: Marital status

S.No.	Marital status	Frequency	Percentage
1	Single	30	60.0
2	Married	14	28.0
3	Divorced	1	2.0
4	Widowed	3	6.0
5	Widowed	1	2.0
6	Separated	1	2.0
	Total	50	100.0

Socio- economic Status

The findings from this study indicated that 52 percent of the beneficiaries were unemployed; 32 percent were employed; 6 percent were casual laborers; 2 percent were self employed and 8 percent were students (see Table 3). These findings revealed that most people residing in these houses were unemployed. This is a condition that may require serious interventions if the citizenship of the majority in South Africa is to be improved and make the realization of the RDP policy to be fulfilled. The RDP policy envisaged a situation in which jobs will be created so that all the people can be able to have resources to easily meet their basic needs. Perhaps a smart collaboration between the government, non-government agencies and other private funders in formulating alternative ways towards devel-

oping these housing estates is important. The people in these estates could also be funded to kick start business activities. These activities can therefore become a pool of employment and trade opportunities that can bolster the survival strategies of these people significantly. This could hopefully reduce idleness and also have a positive impact in reducing social vices such as crime.

Table 3: Occupation of study participants

S.No.	Occupation	Frequency	Percentage
1	Employed	16	32.0
2	Unemployed	26	52.0
3	Casual laborers	3	6.0
4	Self employed	1	2.0
5	Student	4	8.0
	Total	50	100.0

The Basic Need for Adequate Housing Was Not Met

The findings from this study revealed that 32 percent of the beneficiaries indicated that the houses were very small; 64 percent revealed that the houses were small; while 4 percent indicated that the houses were large (see Table 4). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

"We can't fit in this matchbox house and I wonder what kind of a family would fit in these houses. They are too small";

"We are so prone to diseases as well as lack of privacy because my children and relatives are all in one room".

The findings indicated that these RDP houses were failing to meet the basic needs of adequate housing to these beneficiaries. Although the RDP Policy provision was to see people being adequately accommodated, unfortunately the small sized RDP houses do not appear to fulfill this obligation. This is because a house should be spacious enough to enable privacy and confidentiality to the inhabitants. It appears

that although the intention of putting up the RDP houses was good, but the houses themselves present severe discomfort because of their size. This means that the tenets, the objectives of the RDP policy to see people being accommodated in humane and dignified settlements have not been fulfilled. It contradicts the commitment of the principle of meeting basic needs as well as the Constitution of South Africa that commits the government to ensure that a progressive access to such housing is realized (RSA 1994). It is therefore important for the government to seriously consider the complaints of the beneficiaries in order to institute a renovation programme that will increase the size of the current houses. This is to make them accommodate an average family. This will also ensure that their privacy and confidentiality are not compromised. The provision of decent and humane houses to the needy South Africans as spelt out in the RDP policy needs to be adhered to.

Table 4: Size of RDP houses

S.No.	Size	Frequency	Percentage
1	Large	2	4.0
2	Small	32	64.0
3	Very small	16	32.0
Total		50	100.0

The People Were Not Given Room to Drive the Project

The findings from this study indicated that 18 percent of the study participants revealed that RDP housing administration offices were very far; 54 percent revealed that they were far while 28 percent indicated that they were not far (see Table 5). These perceptions were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

“These officials do not come for meetings and their offices are even far from our houses yet most of us are very poor and cannot afford transport fares to go to their offices.”;

“They housing officials are actually supposed to be closer to us so that they know what we are going through and the conditions of the houses they built for us”.

The findings from this study revealed that the beneficiaries were not taken seriously as evidenced by the unavailability of the housing of-

icials when needed to handle some housing grievances. The fact that the houses were very far from where they could relay any grievance was discouraging. As one of the objectives of RDP was to ensure that the houses are integrated into the economic mainstream, this meant that this requirement was not adequately taken care of. It was a source of stress, disappointment and presented a state of disenchantment. This severely contradicts the commitment of the RDP programme which aimed to ensure that the project people-driven, yet the reality on the ground indicates that was people are only spectators and the audience in the project. It also indicates that the principle of democracy, accountability and transparency has been largely, ignored, whereas observing and utilizing it could have solved many problems and complaints associated with RDP houses. It is not shocking that many of the RDP houses were poorly built because the people themselves were not driving the project. It is pertinent for a policy investigation to unearth the causes and gaps within the implementation of the RDP houses in South Africa.

Policing Services Are Not Integrated Within the RDP Houses

The findings from this study revealed that 34 percent of the study participants indicated that the police services were very far; 52 percent indicated that they were far and 14 percent revealed that they were not far (see Table 5). These findings were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

“We really need police services around these houses because there is a lot of break-ins, theft and we feel insecure around this location and to make it worse, rape is becoming a matter of concern as one woman was raped in her own RDP house.”

The findings from this study revealed that the government has not stood up to its obligation of ensuring that the people are living in safe and secure environments. This is because apparently most RDP housing domains such as Golf Course have been neglected with regards to coverage of security services. It is also humiliating given the fact that the programme was supposed to ensure that the security and safety of the beneficiaries is realized. Moreover, it could

have been honorable if the principle of integration and sustainability had been considered to ensure that these infrastructures are provided to ensure that even the future generations will find residing in the RDP housing locations equally dignifying, safe and secure.

Public Hospitals Are Not Integrated Within the RDP Houses and are Hard to Reach

The findings from this study indicated that 24 percent of the study participants revealed that public hospitals were very far; 46 percent indicated that they were far while 30 percent revealed that they were not far (see Table 5). These perceptions were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

“The public hospitals are unfortunately located very far from our houses and some of us are very old to walk long distances; it is even disturbing that upon arriving to those places you may not get your assistance on time and it is our plea that the government must do something for us.”

The findings from this study indicated that public hospitals are very difficult to access for these people. Public hospitals are institutions and infrastructure where these beneficiaries are able to get necessary health care, both for material and psychological wellbeing, and for emergency treatment. Therefore, the current stalemate contributed by the distance between the RDP houses and the hospitals is an issue that needs to be treated urgently by the government. Since the RDP policy promised to ensure it meets the infrastructural and health needs of the people, the distance to health services negates the policy principles. Therefore, lack of integrating these houses with infrastructures poses developmental gaps and their importance cannot be overemphasized.

Primary Schools Are Very Far and Needed in the Housing Location

The findings from this study revealed that 34 percent of the study participants indicated that primary schools were very far; 50 percent revealed that they were far while 16 percent indicated that they were not far (see Table 5). These perceptions were corroborated with the following qualitative sentiments from the bene-

ficiaries who were subjected to a one-on-one interview:

“The primary schools are so far until I’m so afraid to send my child on foot, because he may be killed on the way because the road to school is dangerous and if I have to get a taxi, it is very expensive for me because I survive on a child support grant”.

The above scenario points to the fact that educational access poses immense challenge for the poor and the vulnerable. This is because the findings indicate that this infrastructure is not closer to these houses. This means that the RDP objective of ensuring social services are availed or are within reach to the larger South African majority is not addressed. Ideally, primary schools are supposed to be located within easy reach for these beneficiaries. It also indicates that achieving millennium development goal number two that envisage countries achieving universal access to primary education is still a mammoth and mountainous task for South Africa (United Nations 2012). It therefore means that serious developmental steps need to be taken to catch up with the 2015 deadline of Millennium Development Goals stock taking.

Secondary Schools Infrastructure was Unavailable and Difficult to Access

The findings from the study indicated that 28 percent of the study participants revealed that secondary schools were very far; 56 percent indicated that they were far while 16 percent indicated that they were not far (see Table 5). These perceptions were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

“It’s very tough for us because when our kids arrive at schools, they will be very tired and when they come back, they are very exhausted and this affects their performance and demotivates them so much until we feel that our problems will never come to an end as we thought our kids will become breadwinners of our families soon.”

The findings paint a bleak picture on the lives of the children as regards their opportunity, to do well in school. The children from Golf Course are faced with discomfort, demotivation, which poses a negative impact on their performance. With all these hurdles to overcome, the cycle of poverty is definitely and likely to be cyclic for

these beneficiaries. It is also disappointing to the efforts to improve the quality of education bearing in mind that South Africa is one of the countries with the lowest quality of education globally. Moreover, with the principle of infrastructure clearly spelt out in the RDP programme, it could have been reasonable to see the construction of those secondary schools as a priority for the RDP beneficiaries.

University/FET (Further Education and Training) Colleges are Not Integrated Within Close Proximity to the RDP Houses

The findings from this study indicated that 44 percent of the study participants revealed that University/FET College was very far; 48 percent indicated that they were far while 8 percent revealed that they were not far (see Table 5). These perceptions were corroborated with the following qualitative sentiments from the beneficiaries who were subjected to a one-on-one interview:

"We are thankful for the University and FET College but our challenge is that our children cannot afford to go there and come back all the time because these institutions are far from the estate. The government could at least provide buses for our children and this could also motivate them."

The participants conveyed the message that availability of government transport service could facilitate the students who are children of

the RDP beneficiaries to access these institutions with ease. Otherwise, as it is, many may not be able to commute due to lack of transport. The renewal of commitment towards the principle of ensuring that necessary infrastructure is around these houses is long overdue. Moreover it is important if the objective of integrating these services is relooked at to ensure that these infrastructures are easily accessible to those who are staying far away from them.

DISCUSSION

The findings from this study revealed a state of gender discrepancy as there were more females than males. The findings mirror what the national statistics indicate that there are more females than males in the country (Statistics South Africa (SSA) 2010). There were also more blacks than coloreds and this is not a shocking state of affairs in a country where the coloreds are about 9 percent of the population with the Blacks being the dominant population (Seidman and Gassman 2008). Other perceptions also indicated that blacks are poorer than other races in South Africa which may also give the explanation to their predominance in this housing programme as beneficiaries (Aliber 2001; Terre Blanche 2006; Woolard 2002 as cited by Duncan et al. 2007). The findings also indicated that many of the beneficiaries residing in those houses were single people than those that were either married, divorced, widowed or separated. This is a

Table 5: Perceptions on distances to various infrastructures

<i>S. No.</i>	<i>Police Services</i>	<i>Frequency</i>	<i>%</i>	<i>S. No.</i>	<i>Primary schools</i>	<i>Frequency</i>	<i>%</i>
1	Not far	7	14.0	1	Not far	8	16.0
2	Far	26	52.0	2	Far	25	50.0
3	Very far	17	34.0	3	Very far	17	34.0
	Total	50	100.0		Total	50	100.0
<i>S. No.</i>	<i>Public hospitals</i>	<i>Frequency</i>	<i>%</i>	<i>S. No.</i>	<i>Secondary High school</i>	<i>Frequency</i>	<i>%</i>
1	Not far	15	30.0	1	Not far	8	16.0
2	Far	23	46.0	2	Far	28	56.0
3	Very far	12	24.0	3	Very far	14	28.0
4	Total	50	100.0	4	Total	50	100.0
<i>S. No.</i>	<i>RDP housing</i>	<i>Frequency</i>	<i>%</i>	<i>S. No.</i>	<i>University/FET college</i>	<i>Frequency</i>	<i>%</i>
1	not far	14	28.0	1	Not far	4	8.0
2	far	27	54.0	2	Far	24	48.0
3	very far	9	18.0	3	Very far	22	44.0
4	Total	50	100.0	4	Total	50	100.0

scenario echoed by other subjective sentiments that single people are also more affected by poverty (Rodgers 2006 as cited by Manomano 2013) in South Africa which gives these researchers a convincing platform to suggest that the government may need to consider affirmative action programmes that may assist these people in improving their livelihoods. This is pertinent if the Millennium Development Goal (MDG) number one of addressing poverty and eradication of hunger by 2015 is to be fairly addressed (United Nations 2012).

The findings also revealed that most beneficiaries were unemployed. This is a very deplorable situation that has affected many communities especially the vulnerable and needy in South Africa (Erasmus et al. 2008). In such an evident stalemate, it therefore becomes pertinent for the government to try alternative ways of assisting these people to have a source of income. This could take the form of funding Income Generating Projects (IGPs), or borrow a leaf from the prominently tried and tested *Jua kali* sector of Kenya among other things (Daily Maverick 2013). The *Jua Kali* sector is the sector in which people do various kinds of business in unsheltered avenues, usually due to lack of resources to make roofs or shelters. This could also reduce the government's expenditure on social security programmes as well as easing the burden on the taxpayers' money. This could possibly result in a strengthened redistributive capacity.

The findings from this study indicated that the beneficiaries of the houses bemoaned that their houses were very small and inadequate for occupation. The small sized houses appears a joke especially to bigger sized families (Knight 2001). In Sekhulune, for example, some of the beneficiaries have resorted to shacks because their families cannot be accommodated in these houses (Nabudere and Africa 2013). It brings the RDP programme to disrepute as it has failed to ensure that adequate housing as a basic need is sufficiently met.

The findings also indicated serious gaps with regards to long distances to access infrastructure like schools and hospitals. The RDP policy had espoused that the RDP houses are within the mainstream of development. This was to make social services and social amenities easily accessible to RDP housing beneficiaries. However, the position of these houses are usually far

from the developed parts of the towns or cities and thereby contradicting the RDP policy objectives (RSA 1994; Knight 2001). Other perceptions criticize these RDP houses being located far away from the phenomenon of infrastructure such as schools, clinics, social and environmental functions (Pieterse 2010). Lack of social amenities and as recreation has left now children idle which could prompt them to be involved in illicit behaviour such as crime and prostitution as well as encourage them to drop from school engage in drug and alcohol abuse (Huchzermeyer 2001). The distance of the schools definitely make many children do well. This environment prompting the denial of access to children presents a human rights denial for the South Africans to be educated so that they can position themselves adequately to have decent jobs and therefore afford to live a decent life. This means that South Africa is running the risk of failing to do well as far as the Millennium Development Goal number two is concerned, that envisage to see countries achieve universal primary education (United Nations 2012). It could be important for the government to revisit the objective of integrating these infrastructure or services to other mainstream (Republic of South Africa 1994).

The findings from this study also revealed that policing services were located far away from these RDP houses while sentiments indicated that staying in the RDP houses was now '*insecure*'. It is further worsened by a rise of reports of immense gender based atrocities such as rape cases. These researchers do believe that these cases could decrease if policing services were visibly located around the RDP houses whether in the form of mobile and development services or physical structures (Manomano 2013). Lack of security has presented serious challenges. For example, in Braamfischerville, Gauteng, a young girl in her early teens was raped and stabbed multiple times in her mother's RDP house (Roane and Mbangeni 2013). These researchers are of the opinion that if the RDP policy of envisaging integration of various services had been complied with, then policing services should have been prioritized in the construction of these RDP houses in order to promote peace and security (RSA 1994, 1995).

Furthermore, the findings also revealed that the RDP housing officials and their offices were located very far away from the RDP houses and

in some instances, officials were not available for meetings to hear housing beneficiaries' complaints and grievances. This concurs with other authors that indicate that the needs and interests of the vulnerable are never taken into consideration (Cooke and Kothari 2001: 23) in these meetings and in some instances they are misrepresented. The capacity to drive and own the RDP project is in vain (Mafukidze and Hoosen 2009). It is therefore clear that little is being done through this housing programme to allow the people to be on the fore front of running this project as espoused in the RDP programme (Morgan and Smit 2002). It also indicates that there is little or no democracy that is being pursued in the administration of the housing projects. The project does not consider consulting the beneficiaries as any important phenomenon. This evidently against the RDP programme policy (Chakuwamba 2010).

CONCLUSION

Although the government of South Africa has gone a step ahead in trying to address the housing challenges faced by many of its vulnerable people, much needs to be done with regards to meeting the objectives of the RDP housing programme. This is because even though one million houses were built by year 2000, their inadequacy and insecurity among other things has not adequately complied with the objectives of the RDP programme. It is pertinent that the gaps identified in this paper pertaining to the implementation of the RDP programme on housing are timeously filled. This would possibly bring in an environment that will see RDP houses improved and the level of life of the beneficiaries also raised.

RECOMMENDATIONS

In light of the findings and sentiments raised during the research undertaking, the following has been recommended:

- ♦ Renovation of RDP Houses especially with regards to the enlarging the size and spacing of these RDP houses needs to be critically considered. This is to make the houses dignified and decent places of habitation.
- ♦ It is recommended that the programme consider putting up requisite infrastructure such as schools and health centres in order to

improve the social well being of the housing beneficiaries.

- ♦ The integration of social services such as Police, Public Hospitals, Schools and University or FET College needs to be prioritized to ensure that the beneficiaries have access of these services. Provision of cheaper or free transport where possible can go a long way in making these housing locations habitable.
- ♦ RDP housing administration is key to solving many of the problems that the beneficiaries struggle with as they are the knowledgeable people about the housing project. Therefore, their closeness to these people is an essential ingredient of community development.

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