The Extent to Which Government Housing Programs Meet the Expectations of Intended Beneficiaries in South Africa

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ABSTRACT Although numerous housing projects for the needy have been established in South Africa since 1994, many reports show their inadequacy in meeting the expectations of the intended beneficiaries. It is based on this notion that this paper was crafted to explore the extent to which housing programs meet the expectations of intended beneficiaries. The study collected data from 276 samples or participants who were subjected to either interviews or questionnaires. The findings show that the beneficiaries were not happy with the quality, size and spacing of the houses; the intended beneficiaries felt that the distance of the houses to other socio-economic locations such as schools, hospitals and police were very far; the government and contractors' slow pace of construction of the houses was disturbing and very slow. The researchers recommend an overhaul in the implementation of the housing program to ensure that the expectations of the intended beneficiaries are met. A thorough monitoring and evaluation is needed to promote and strengthen accountability at all levels. (This paper is derived from a broader research study that sought to investigate the implementation of housing programs towards addressing housing problems in the Amathole district of the Eastern Cape Province with the objective of this study being to investigate and establish the extent to which the housing projects meet the expectations of the targeted beneficiaries in South Africa.)

INTRODUCTION

Indubitably, one of the most precious ways of addressing the challenges faced by mankind in South Africa and the world over has been through low cost housing such as the Reconstruction and Development Program (RDP) as well as through the Upgrade of Informal Settlements Program (UISP) (Republic of South Africa 1994; National Housing Code 2009). During apartheid, most Black South Africans faced severe and extreme situations in accessibility to quality in housing that is close to areas where there are social services among other things (Midgely 1995). The poor, degrading and dehumanizing living conditions served as a means to exacerbate poverty that personified itself among the black majority, who among other things lived in poor and unhealthy housing (Midgely 1995; Morgan and Smit 2002; Pacione 2014). In an effort to redress and rewrite the future and present living conditions of the once marginalized Black majority, the post-apartheid government crafted and put in place various programs and policies with the RDP housing program among them. The government obligated itself to ensure that housing should meet the demands and be of quality that is acceptable by the intended beneficiaries and prevailing international and national standards (Republic of South Africa 1994; Heymann and Barerra 2013).

Moreover, a pressing expectation was to ensure there is a mutual relationship between these houses and areas of social services to make them more humane and inhabitable (Republic of South Africa 1994; Manomano 2013). Hence, the government was obligated to ensure the construction is within acceptably shorter periods, which also made it to press for construction of a million houses by the year 2000 and to ensure that housing access reaches all as emphasized by President Zuma. In the same vein, it was widely noted that shacks were increasing around the country (Goebel 2007; Murray 2014), and if not attended to, they were likely going to be a very big problem for generations to come and may also leave policymakers in doubt of whether a solution can be put in place to meet the problem. The well known UISP program was born and rolled out in 2009 in the country (National Housing Code 2009). This program was to ensure that shacks can be reduced through upgrades and renovations among other things. The situation on the ground bears testimony that largely the

expectations of the people have been jeopardized and in most cases neglected. Most of the housing structures are so small that they make family life so strenuous and burdensome (Manomano 2015; Boya 2013). The spacing cannot even accommodate many people with most of these houses measuring 20 square meters, which leaves a lot of serious questions to be answered (Manomano 2013). Access to social services such as schools, hospitals and police is also very difficult as most of these houses are found along margins of towns and townships among other things where there are no social services at all (ETU undated). It implies that these programs are just dumping and pauperizing the needy and vulnerable as there is a need for rural and urban planning to be integrated to ensure that housing does not ignore the expectations of the intended beneficiaries. On the other side, complaints regard the slow construction process of the houses to be severely flawed and indicative of the government's and contractor's failure to build and hand over the houses to intended beneficiaries on time (Chakuwamba 2010; Rust 2012). This has resulted in some accessing those houses after decades and some crossing the verge of giving up. Hence, it is hoped that this paper will be a platform to promote and stimulate discussions with erstwhile researchers and policymakers as well as social workers regarding the subject matter. This may result in re-imagining ways and alternatives to meet the expectations of the intended beneficiaries.

Theoretical Framework

The theoretical points of departure used in this study required theories that can give a testable explanation as to the reason why the expectations of the needy and vulnerable are not met if they are not met. In order to obtain a thorough and applicable explanation, this paper relied immensely on the theories from the broader research study that include the social developmental and bottom-up approaches with the bottom-up approaches as the dominant approach, while the social developmental theory as less dominant. The social developmental theory advocates that economic policies or programs must harmonize economic growth and social development (Nicholas et al. 2010). The social programs must be rights-based as in this case where

access to housing is based fundamentally on the national constitution of South Africa that acknowledges that the access to housing is a basic human right basic human right. A partnership between the government and other stakeholders is needed to realize and effectuate successful programs. Moreover, sustainability was a key driver to ensure that future generations can benefit from present implementation of social programs (Nicholas et al. 2010). Lastly, empowerment of the local people was very critical through giving them the decisive seat and allowing their expectations to be treated with respect and fairness. The bottom-up approach or theory replaced the top-down theory that was put in place to inform social programs. The top-down approach emphasized that most of the decisions were made by the ones at the top and those at the bottom were mere beneficiaries who were just recipients of the decisions (Larrison 1999; Europa 2014). This therefore implied that they were not active but passive actors in the process. Due to a multiplicity of challenges and drawbacks caused and made by this approach saw the emergence of the bottom-up approach. The bottom-up approach ideally argued that in order to serve the interests of the targeted beneficiaries, their views and interests were to take center stage before any decision could be made about a social program. This was to ensure that the expectations of the needy and vulnerable or intended beneficiaries are met sufficiently (Larrison 1999). In a great many of these programs, the principle alludes that they are aligned to the bottom-up approach, while the case on the ground shows that they are actually in line with the top-down approach. Hence, as shown by this brief discussion, it is imperative for these constructs to be used in an attempt to diagnose and give a theoretical explanation to the extent to which the expectations are met.

Literature Review

The meeting of expectations by the government to those intended beneficiaries has been a stony road in South Africa and the world over. In light of the different pressures on world economies, many countries have been left severely challenged and strained to such an extent that their will power and dedication as well as obligation to accommodate their people in decent housing has been one met with impediments. In re-

nowned countries globally, such as the United States of America (USA), where there has been so much adoption of mortgages to finance housing construction has resulted in banks failing to assist these initiatives as a result of a failure to securitize markets (Andrew 2007). In such a state of affairs, it also raises questions as to what could a country in the developing world be found doing for its people who are homeless or in need of housing. On the contrary, in countries such as India, the government has been able to meet the expectations of people through allowing other stakeholders such as NGOs to assist in building quality and adequate housing within the expectations of the intended beneficiaries. This kind of testimony means lessons could be drawn that could effectively mend the ability of the programs to meet the expectations of the people without any hindrance. In South Africa, much of the construction based on available literature has been solely instituted and carried out by the government especially for the needy and vulnerable of low or no income (Mafukidze and Hoosen 2009). Hence, so much work has been compromised and has reduced value because of the failure of the government to guarantee the expectations of the intended beneficiaries (Manomano 2013). In most cases, sentiments note that these programs have become a politicking point of view, while others note that they have become a source of riches through bribery and corruption by housing officials among others (Lodge 2003; Mwakikagile 2008). This could have also compromised the effectuation of housing that meets the expectations of the intended beneficiaries. Other literature point out that the very fact that people are not heard bears witness to the type of housing presently found in the rainbow nation (Chakuwamba 2010). On the other hand, in accessibility of institutions that can provide health services among others could have been a source of the spread of diseases such as HIV/AIDS as other researchers note that it has serious health implications (Huchzermeyer 2001). It also shows the true commitment of the country in the fight against the scourge of HIV/AIDS. This is because HIV/AIDS is not only a health hazard but a developmental problem as well. This implies that there is no credible development that can take place if these health problems are not buttressed adequately. The following section highlights the methodological terrain for this paper.

RESEARCH METHODOLOGY

The data for this study was collected from the Amathole District of the Eastern Cape Province. The beneficiaries were administered questionnaires in their houses, while housing officials, municipal managers, social workers, provincial housing officials and councilors as well as political party representatives from (ANC) African National Congress, Democratic Alliance (DA) and United Democratic Movement (UDM) were all interviewed in their offices within the Amathole District. The data were collected in June 2014 and analyzed in July and August 2014. The District was considered to be suitable for the study as it was one of the poorest districts while the four municipalities (Nkonkobe, Mbashe, Nxuba and Mnquma municipality) were selected because they are the ones that have the two programs under study whilst the others do not (The Local Government Handbook 2014). Conducting a study in areas and locations where the needy reside is believed to or have much value to evidence based research as it will likely provide meaningful recommendations that can be incorporated by the government and policymakers (Jones and Stokke 2005). Methodological triangulation of both qualitative and quantitative approaches was employed with the view that these approaches confirm and corroborate one another (Barbour 2008). The quantitative approach enabled the researchers to understand the quantified magnitude of the perceptions through statistics presented in graphs and tables appropriate. On the other hand, the qualitative approach enables the research to establish the meaning of the views and perceptions of the participants (Liamputtong 2011). Hence a contextual and holistic account could only be given based on the combination of both of these approaches.

Research Design

The quantitative design for this study took the form of a survey, while the qualitative took the form of a case study. The design was exploratory, explanatory and descriptive in nature.

Selection of Participants

This study utilized both random and non-random methodologies in selecting its partici-

pants. The qualitative approach adopted a purposive sampling technique in selecting the 22 participants for the interviews (one social worker per municipality; one municipal manager per municipality; one councilor per municipality and two ANC members from the district; one UDM member; one DA member and 5 provincial housing officials) and one municipal housing official per municipality who were subjected to a survey questionnaire. Purposive sampling was especially utilized to collect information from the samples that carried the desired research attributes and also because they were the most useful and representative (Babbie 2007). The quantitative approach utilized multistage and simple random sampling strategy in selecting 254 participants from the survey for the likert scale designed questionnaire. Simple random was appropriate as it gave equal chances of selection to the study participants (Finkelstein 2009), while multi-stage enabled the study to select those participants and housing projects in stages and levels.

Generation of Data (Instruments of Data Collection)

An interview guide with semi-structured questions was utilized in guiding the administration of one-on-one in-depth interviews with the study participants, while a likert scale questionnaire was utilized in the survey to collect quantitative data from the study participants. An audio recorder was used to collect the data from the one-on-one in-depth interviews through informed consent from the study participants.

Analysis of Data

Since the study utilized both quantitative and qualitative approaches for data collection, it also led to the use of both qualitative and quantitative analysis for the data from both approaches. The quantitative data was analyzed using the Statistical Package for Social Sciences (SPSS). The process involved categorization of the data into family codes using Microsoft Excel and exporting the data into SPSS for analysis and back to MS Excel for clearer graphs. The qualitative data was analyzed using the content thematic analysis, whereby the data was organized, rearranged and ordered into themes according to the emergent views from the participants.

Ethical Considerations

Permission to embark on this study was sought from the University of Fort Hare Ethical clearance committee, which granted an ethical clearance certificate to the researcher. Participation in the study was entirely voluntary with no coercion at all, while the human rights of the participants to withdraw their participation at any stage and time in the study was sincerely respected and granted. The study sought informed consent from the study participants after clearly explaining the main aims and objectives of the study and the purpose as well as the length of the interviews among other things. The study also ensured that no identities were going to be revealed in the final publications or analysis of the study but all participant's views were treated with anonymity.

RESULTS

Demographics of Respondents

In terms of gender, there were 5.6 percent females and 44.4 percent males. Furthermore, there were 72.8 percent blacks, while coloreds constituted 27.2 percent. There were no Whites or Indians in these houses. Regarding marital status, the majority of people were single (51%), and the smallest represented the cohabiting (3%). The married were seventeen percent of the sample and the widowed constituted eleven percent, widowers were six percent and those who were separated were four percent, while the divorced were eight percent of the sample population. Regarding employment status, the results show that 49.2 percent were unemployed, while the smallest group consisted of those who had retired, who made up 0.8 percent of the sample. Those who were employed constituted 15.6 percent, while casual laborers constituted 12.8 percent. Those who were recipients of social grants comprised sixteen percent, those who were self-employed four percent and those who were students, 1.6 percent.

Perceptions on Expectations and the Extent to Which They Are Met

The study sought to find out the perceptions of the study participants on the extent to which their perceptions are being met. The find-

ings show that 3.63 percent of the beneficiaries polled felt that the houses met their expectations, while the remaining 96.4 percent of the participants did not. These perceptions confirmed and affirmed with the sentiments from the qualitative data. An excerpt from what one political party representative said is as follows:

We are very disappointed with the tiny houses that the government built for the people. They are too small, and of a very poor condition to be called a house. I really do think they need urgent attention.

In addition, one of the social workers said:

If you look at the size, it is so dehumanizing and likely to affect people residing in them in many ways.

As indicated by the actual expressed sentiments and the quantitative perceptive levels, it is evident that the matter of access to housing has failed to a large extent to meet the expectations of the intended beneficiaries. The major concern from the findings regarded issues such as the size of the house. The findings show that they were extremely unhappy with some showing concern that they have been largely disappointed by these houses. These sentiments were further investigated by the researchers as they sought to find out the perceptions on the number of rooms, spacing and size.

Extent to Which Expectations Were Met on the Number of Rooms, Size and Spacing

The study sought to provide answers on the extent to which expectations were met on the number of rooms, size and spacing. Table 1 provides this information. The findings show that 1.2 percent had more than two rooms in their houses, while 11.6 percent pointed out that their houses had at least two rooms, while 87.2 percent highlighted that they had one-roomed houses. Furthermore, in an effort to find an explanation on the spacing of the houses, the findings revealed that 8.4 percent felt that their houses were inadequate, while 91.6 percent pointed out that their houses were very inadequate. Lastly, another question sought the participant's views on the size of the houses. This information is presented in Table 1. Findings show that 0.4 percent felt that their houses were large, while 10.4 percent pointed out that they were small and 89.2 percent revealed that their houses were very small. These findings were corroborated

with the following sentiments from the participants who took part in the one-on-one in-depth interviews.

These houses are too small; it's far worse because families and children stay in the same room. This is not good for the children and their upbringing (Social Worker).

The spacing is inadequate for these people in these houses. How can we look at them and see them as our people when we upgrade for them very inadequately spaced houses? (Ward Councilor).

The conditions in most of those houses is unhealthy because the people cannot fit comfortably in the houses. As a result, it is always stuffy and smelly in the houses (Municipal Manager).

The findings clearly point out the dissatisfactions felt over the small sizes of the houses and the inadequacy of the space. It affects the people from living comfortably and also to accommodate couples who are staying with their children or extended relatives. This is not to say that housing should be luxurious but should at least be sensitive enough to consider the implications it may impose for accommodating a family that has parents and children staying together.

Table 1: Perceptions of the number of rooms, spacing and size

Number of rooms	Frequency	Percentage
One	218	87.2
Two	29	11.6
More than 2	3	1.2
Total	250	100.0
Spacing of Houses	Frequency	Percentage
Inadequate	21	8.4
Very inadequate	229	91.6
Total	250	100.0
Size of the House	Frequency	Percentage
Large	1	0.4
Small	26	10.4
Very small	223	89.2
Total	250	100.0

Perceptions of the Pace of Constructing and Upgrading Houses

The respondents were asked to indicate what their perceptions regarding the pace of constructing the RDP houses and upgrading

UISP respectively were. The responses given in the quantitative survey are summarised in Table 2.

Table 2: Perceptions of the pace of constructing and upgrading houses

Government delayed		
Perception	*Frequency*	*Percentage*
No	1	0.4
Average	3	1.2
Very much	246	98.4
Total	250	100.0
Contractor-delayed		
Perception	*Frequency*	*Percentage*
No	1	0.4
Average	3	1.2
Very much	246	98.4
Total	250	100.0
Self-delayed		
Perception	*Frequency*	*Percentage*
No	248	99.2
Average	1	0.4
Very much	1	0.4
Total	250	100.0

As is indicated in Table 2, 0.4 percent of the participants felt that the construction and upgrading of RDP and UISP houses respectively had not been delayed by the government, while 1.2 percent rated that it was delayed by the government and an overwhelming majority of 98.4 percent felt that the government had delayed very much. Regarding the pace of the contractors, findings indicated that 0.4 percent felt that delivery was not slow, while 1.2 percent rated that the contractors' pace was average, whereas 98.4 percent highlighted that the contractors had delayed the pace of construction and upgrading of both RDP and UISP houses. From these questions and responses, the researchers felt it necessary and pivotal to interrogate and assess the involvement or cause of delays by the beneficiaries themselves. The responses revealed that 0.4 percent rated beneficiaries pace as average, while 99.2 percent maintained that they had not been slow. These findings were ultimately confirming and corresponding with the results obtained from the qualitative interviews, which highlighted the slowness of the government and contractors as compared to the good commitment by beneficiaries. One of the provincial housing officials said the following:

I agree, we as the government take too long to construct these houses. The beneficiaries wait for a very long period of more than ten years and sometimes there is mismanagement on our part. Due to this problem some of the housing projects end up being occupied before they are finished.

These sentiments were affirmed by a municipal manager, who said:

The people have been showing signs of disapproval concerning the pace of construction. I think the process is very long, contractors were also very slow and unprofessional and we have ended up with another problem.

Qualitative sentiments on commitment shown by beneficiaries and the contractors, is shown by one of the statements from a ward councilor:

I am very unhappy because the housing beneficiaries are willing and really committed to the housing projects, but unfortunately the constructors kill the people's spirit because they take long to construct these houses. One of the companies did not even have enough equipment and another one is suspected to have had an unskilled labor force.

The mere fact that the government is taking too long to deliver on the construction and upgrading of the houses causes problems for the beneficiaries. This is because, it may also promote poor service delivery and products of poor quality than was intended. For example, perceptions from the study also show that even some of the contractors and may be a majority of them where not skilled or suitable to be granted the tender of constructing or renovation of these houses. It is therefore a weakness of the implementation process, which ends up causing the intended beneficiaries to be dissatisfied because that is not what they expected in the beginning.

Expectations on Location of Social Services and the Housing Projects

This study also sought to find out the expectations of the intended beneficiaries on the distance between some social services such as schools, police and hospitals. The results are presented in Tables 3a and 3b. Table 3a shows that regarding those who stay in UISP houses,

five percent pointed out that the police stations were not far, while twenty percent indicated that they were far and seventy-five percent revealed that they were very far. On the same note, findings from residents in RDP houses also showed that eight percent revealed that police offices were not far, while fourteen percent mentioned they were far and seventy-eight percent revealed that they were very far. On access to primary schools as shown by Table 3b, eight percent of those residing in UISP houses felt that they were not far, while eight percent mentioned that they

were far and eighty-four percent pointed out that they were very far. On the other hand, eight percent of those residing in RDP houses felt that primary schools were not far, while sixteen percent revealed that they were far and seventy-six percent indicated that they were very far. Furthermore, the researchers also sought to find out the perceptions of the intended beneficiaries regarding access to secondary schools. As presented in Table 3b, the findings show that from residents residing in UISP houses ten percent felt that secondary schools were not far,

Table 3 a: perceptions on distance to police and hospitals

Perceptions of Beneficiaries of UISP Housing			Perceptions of RDP Housing Beneficiaries		
Police stations	Frequency	%	Police offices	Frequency	%
Not far	5	5	Not far	4	8
Far	20	20	Far	7	14
Very far	75	75	Very far	138	78
Total	100	100	Total	150	100
Perceptions of Beneficiaries of UISP Housing			Perceptions of RDP Housing Beneficiaries		
Hospitals	Frequency	%	Hospitals	Frequency	%
Not far	10	10	Not far	3	6
Far	12	12	Far	7	14
Very far	78	78	Very far	140	80
Total	100	100	Total	150	100

Table 3b: Perceptions on distance to educational institutions

Perceptions of UISP Housing Beneficiaries			Perceptions of RDP Housing Beneficiaries		
Primary school	Frequency	%	Primary school	Frequency	%
Not far	8	8	Not far	4	8
Far	8	8	Far	8	16
Very far	84	84	Very far	136	76
Total	100	100	Total	250	100
Perceptions of UISP Housing Beneficiaries			Perceptions of RDP Housing Beneficiaries		
Secondary school	Frequency	%	Secondary school	Frequency	%
Not far	10	10	Not far	4	8
Far	10	10	Far	7	14
Very far	80	80	Very far	138	78
Total	100	100	Total	150	100
Perceptions of UISP Housing Beneficiaries			Perceptions of RDP Housing Beneficiaries		
Universities	Frequency	%	Universities	Frequency	%
Not far	20	20	Not far	4	8
Far	40	40	Far	7	14
Very far	40	40	Very far	138	78
Total	100	100	Total	250	100

while those that felt they were far and very far constituted ten percent and eighty percent, respectively. The table also shows that from those residing in RDP houses, eight percent felt that RDP houses were not far, while fourteen percent disclosed that they were far and seventy-eight percent highlighted that they were very far. Furthermore, participants were also asked about their views on access to University/ FET colleges. Results as shown in Table 3b demonstrate that twenty percent of those residing in UISP houses felt that they were not far ,while those that felt they were far and very far both constituted forty percent each, respectively. On the same subject, eight percent of participants from RDP houses revealed that University/FET Colleges were not far, while fourteen percent and seventy-eight percent mentioned that they were far and very far, respectively. The quantitative perceptions from the survey were also combined and corroborated with the qualitative sentiments from the interviews and found to be affirming and confirming each other.

The distances between these RDP and UISP houses and the schools and Universities/FET College is too far. Students' lives, health and potential is at risk and severely compromised. Something definitely needs to be done (Ward Councilor).

With no police nearby, it means safety and security is a problem. We have heard of reports of crime in these housing programs and we wonder what the government is going to do about it (Social Worker).

It is true the houses are far from hospitals and the people are not happy about it. Especially for old people, the case is very serious and we really understand that (Political Party Representative).

Findings from this study show that access to police, hospitals, schools and FET or University educational institutions has not been easy for these residents. This state of affairs renders them vulnerable to things like poverty, illiteracy, dropping out of school, crime as well as spread of diseases among other things. Perhaps it could be worthwhile for a review in terms of research and platforms that can advocate for the improvement of accessibility of these institutions in these housing programmes. This could also better place and position the country in terms of global standards on health, literacy, education and crime as well as poverty among other things.

DISCUSSION

The demographic terrain of this study established that females outnumbered males. It is a scenario that concurs with other research conducted on the vulnerable and needy as well as with national statistics (Statistics South Africa - STAT SA 2011; Manomano 2013; Gutura 2014). While this scenario has been confirmed by these studies, other researchers also point out to a close relationship between females and aspects of poverty strongly suggesting that governmental and all developmental programs need to target these people as an affirmative action initiative. In this case, the gesture by the government of providing and upgrading houses that has also witnessed the preponderance of females should be commended as it is indicative of the government's receptiveness to their vulnerability (Musekiwa 2013; Manomano 2013). Furthermore, racially there were more Blacks than the colored people in these housing projects. Although naturally expected, statistics continue to show that there are generally more Blacks than coloreds in the country, which indicates why it could be clear if the coloreds are fewer than blacks in these housing projects (STATS SA 2014). Regarding socio-economic status, the findings revealed that most people were unemployed than other statuses. The problem of unemployment in the country is undebatable. True life time lessons from countries that have practiced the Jua Kali sector for the unemployed through small enterprises based on skills and trade could remedy the situation (Daily Maverick 2013). The marital condition showed that most of the people were single and the fewest were cohabiting. These findings agree with other research conducted on the settings of housing projects (Manomano 2013) with some strongly noting a nation with many who are unmarried is less likely to be developmental than one with most or those who are married because of their stability and assertiveness among other things (Mujoko 2014). Cohabiting, though in small levels is a very serious challenge in South African communities as it limits the possibility of marriage to a greater extent if not ultimately.

The study findings demonstrated that the expectations of the intended beneficiaries regarding the size, spacing and number of rooms was largely not met. Worldwide, the provisioning of housing is expected to meet the require-

ments of adequacy and spacing with some demarcations indicating that it should have more than four walls. When interpreted, it means that they should at least be two bedrooms for a house to adequately or averagely accommodate the inhabitants to such a satisfaction that opposite sex relations are not strained and also the growth and development of children is not disturbed. Unfortunately, family sizes were not considered in the construction and this has resulted in many of these beneficiaries being dissatisfied with their houses. Other researchers have established the beneficiaries' dissatisfaction on the size and spacing as well as number of rooms in their houses (Aigbavboa et al. 2011 as cited by Uwizeyimana n.d.; Mathibedi 2015) with other prominent personnel viewing them as a disgusting site not for political mileage but based on observations (Uwizeyimana n.d.).

The findings from this study provided that the government and the contractors were taking too long to construct and upgrade the houses resulting in the failure of the programs to assist the needy without housing and in need of upgrading of houses. This has been a very serious challenge, which is widely noted to be centering on planning and the capacity to implement these housing programs. These gaps have resulted in a lot of compromise and poor administration at the helm of the management of these projects (Moema 2007; Phakathi 2013). Furthermore, with many platforms noting discrepancies on contracting, in that most of them have been unskilled and poorly equipped to carry out the constructions and upgrades as mandated by the government, has also resulted in the snail pace in these projects with areas such as North West Province listing this challenge (Khiba and Sowaga 2013). However, the government seems to have been under a lot of pressure especially from those residing in suburbs as reports indicate that they do have a fear that the more their houses are closer to these housing projects, it may also decrease the market value of their houses and that they may suffer from crime and social ills among other things (Chetty 2012). Hence, there is a serious need to dispel this fear and myth through policymaking that ensures that housing does not threaten safety and security as well as market values among other things.

Globally, it has been a trend that most housing projects for the needy and vulnerable are located on the margins of locations and far from social services (WHO 2007). On the same note, countries such as Malawi have been reported to be struggling to secure accessibility to social services for their housing projects (Mud Africa 2012). Although, South Africa claims to be using policies such as the Integrated Development Plan (IDP) among others, the situation on the ground testifies that many of these, if not all, are poorly located on the margins and edges of towns and devoid of social services such as schools, police and hospitals among other things (Smit 1999; Knight 2001; Chakuwamba 2010). The terrain of the IDP seems to have been theoretical and not made practical because if it was thoroughly considered, the country would not have been sitting on this problem. Furthermore, literature abounds with notes that placing and positioning of these houses has not been consistent with poverty alleviation goals for the country as well as meeting the expectations of the intended beneficiaries because it has been excluding these beneficiaries indirectly from accessing services such as schools, hospitals and police as evidenced in Gauteng housing projects (Moolla et al. 2011). This is worrying given that, reliable reports indicate that an educated community is less likely to indulge in crime than their opposite. While literature notes that high levels of crime are present in areas of the needy and vulnerable (Christopher 2006; Gould 2014), the invisibility of police institutions in these areas leaves a lot of serious questions on the commitment of the government to reduce crime in the country (Reuter 1994 as cited by McVeigh and Wolfer 2004: 81; Newham 2013). Furthermore, inaccessibility to health is also very serious given the fact that pathologies are very difficult to deal with especially in cases where hospitals are not closer to residential areas. It means even the commitment to deal with HIV/AIDS needs to be scaled up if the spread and rate of the disease is to be managed adequately (South African National AIDS Council (SANAC) 2007; Breakey et al. 2015).

CONCLUSION

The South African government is greatly commended for its developmental gesture of housing programs for the needy. The country has really tried given the fact that the post-apartheid government inherited an unfair, residualistic and poverty entrenched country and sys-

tem, which needed to be redressed. However, in an effort to do this, the government through its housing projects has not managed to meet the expectations of its people to a greater extent. This is amidst reports on inadequate and tiny housing projects located far from social services to the disadvantage of the residents. This study therefore recommends among other things for policymaking and robust research that investigates and persistently seeks to improve the housing conditions and access to social services from these houses especially with consideration to the expectations of the intended beneficiaries.

RECOMMENDATIONS

It is based on the findings that these researchers see it fit and necessary for the government to consider implementing housing projects that are of quality and of adequate size and spacing. Consultations with chiefs, councilors, provincial and community leaders and the ordinary citizens of the country will go a long way in terms of ensuring this challenge is adequately addressed. Intergovernmental planning and implementation of the housing projects will serve to cut the problem of marginalization of these housing projects. Reviewing and strictly instituting the Integrated Development Plans (IDPs) will also assist in dispelling poor planning. Taking lessons from the success stories of countries that have carried out integrated human settlements will also assist in avoiding unnecessary implementation problems. None and/or zero tolerance towards maladministration are critical to ensure that delays in implementation are significantly reduced. Applying commission type of employment can also motivate effectiveness as well as incentivizing those that reach benchmarked targets within specific time frames in their respective areas of administration. It is also very important for the Department of Human Settlements to work together strongly with the offices of the Public Protector, police as well as community platforms of chiefs and councilors and representatives concerned to escalate the implementation of these housing projects.

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