

# ENABLING THE RIGHT TO BUILD

THROUGH HOUSING SUPPORT CENTRES



Backyard Matters is a partnership initiative between the Development Action Group (DAG) and Isandla Institute. The project recognises that backyard housing is a community-driven response to housing shortages for many who fall through the cracks of state programming and unaffordable private rentals. Backyard housing, however, remains a neglected and sometimes invisible sector. The project is aimed at strengthening the backyard rental market and contributing towards well-managed, quality rental stock that provides affordable, dignified and safe housing solutions in thriving neighbourhoods. The project thus advocates for inclusive policy and programming that embraces the voice, needs and agency of backyard residents and landlords as an integral part of the municipal community. Backyard Matters is funded by Comic Relief.



This publication is based on the animation titled:  
Enabling the Right to Build through  
Housing Support Centres'



The animation is a synopsis of the research paper  
titled: Enabling the Right to Build through Housing  
Support Centres'(2022)



The main arguments of the research paper are  
distilled into a proposition paper: Enabling the Right  
to Build through Housing Support Centres: A propo-  
sition, 2022.



For further resources visit:  
<https://isandla.org.za/en/resources>

Cover image: Isandla Institute/Anotherlove Productions

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A HOUSE IS A SHELTER AGAINST THE ELEMENTS, A REFUGE AND AN ASSET. BUT MANY PEOPLE LIVING IN TOWNS AND CITIES ACROSS SOUTH AFRICA CANNOT ACCESS PUBLIC HOUSING OR AFFORDABLE RENTALS, SO THEY END UP LIVING IN INFORMAL SETTLEMENTS AND INFORMAL BACKYARD DWELLINGS.

AMID THE HOUSING SHORTAGE AND BUDGET CONSTRAINTS, GOVERNMENT IS SHIFTING FOCUS TO PROVIDING SERVICED SITES. BUT WHAT ABOUT HOUSING?

## BUT WHAT ABOUT HOUSING?

### THE RIGHT TO BUILD

WE BELIEVE THERE IS AN OPPORTUNITY FOR GOVERNMENT TO ENABLE THE RIGHT TO BUILD AND SELF BUILD.



THE RIGHT TO BUILD IS ABOUT EMPOWERING PEOPLE TO BUILD THEIR OWN HOMES



WITH GUIDANCE AND SUPPORT FROM THE STATE AND OTHER ROLE PLAYERS.



IF GOVERNMENT DOESN'T ENABLE AND SUPPORT PEOPLE'S RIGHT TO SELF-BUILD, TO BUILD THEIR OWN HOMES,

MANY PEOPLE WILL CONSTRUCT WHAT THEY CAN AFFORD,

# SELF BUILD



WHICH MAY RESULT IN  
LARGE NUMBERS OF  
INFORMAL AND  
UNDIGNIFIED STRUCTURES.



HARDLY AN  
IDEAL OUTCOME



BUT, IF SELF-BUILD IS SUPPORTED,



IT ALLOWS FOR CHOICE, AGENCY

A

B



AND INCREMENTAL IMPROVEMENTS  
AND INVESTMENTS OVER TIME.

## SO HOW CAN GOVERNMENT SUPPORT SELF BUILD?

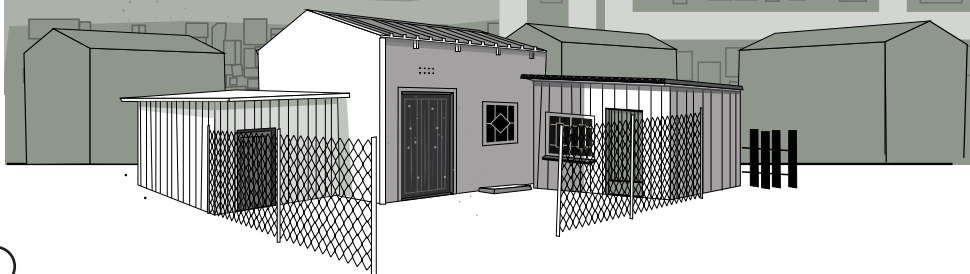
HOUSING SUPPORT CENTRES  
CAN BE ESTABLISHED TO  
FACILITATE INCREMENTAL  
HOUSING CONSOLIDATION



IN BOTH INFORMAL  
SETTLEMENTS AND FORMAL  
NEIGHBOURHOODS



WHERE BACKYARD HOUSING  
PROVIDES AFFORDABLE  
RENTAL HOUSING AND  
DENSIFICATION.



# THE HOUSING SUPPORT CENTRES SHOULD PROVIDE OFFERINGS THAT SUIT THE **LOCAL CONTEXT**, SUCH AS:



FOR HOUSING SUPPORT CENTRES TO BE SUCCESSFUL, MUNICIPALITIES MUST HAVE THE CAPACITY TO RUN THEM. IF MUNICIPALITIES ARE UNDER-CAPACITATED, THEY WILL REQUIRE ASSISTANCE FROM PROVINCIAL GOVERNMENT.

CIVIL SOCIETY ORGANISATIONS, THE PRIVATE SECTOR AND FINANCE PROVIDERS CAN OFFER ADDITIONAL SUPPORT AND SERVICES.

## MUNICIPALITIES

FINANCE  
PROVIDERS

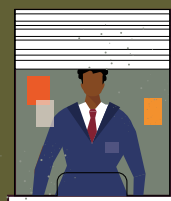
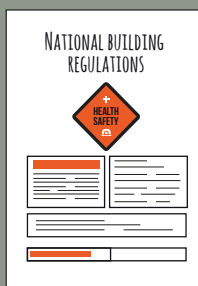
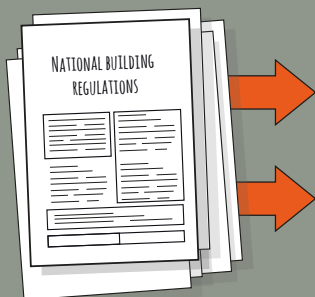
CIVIL SOCIETY  
ORGANISATIONS



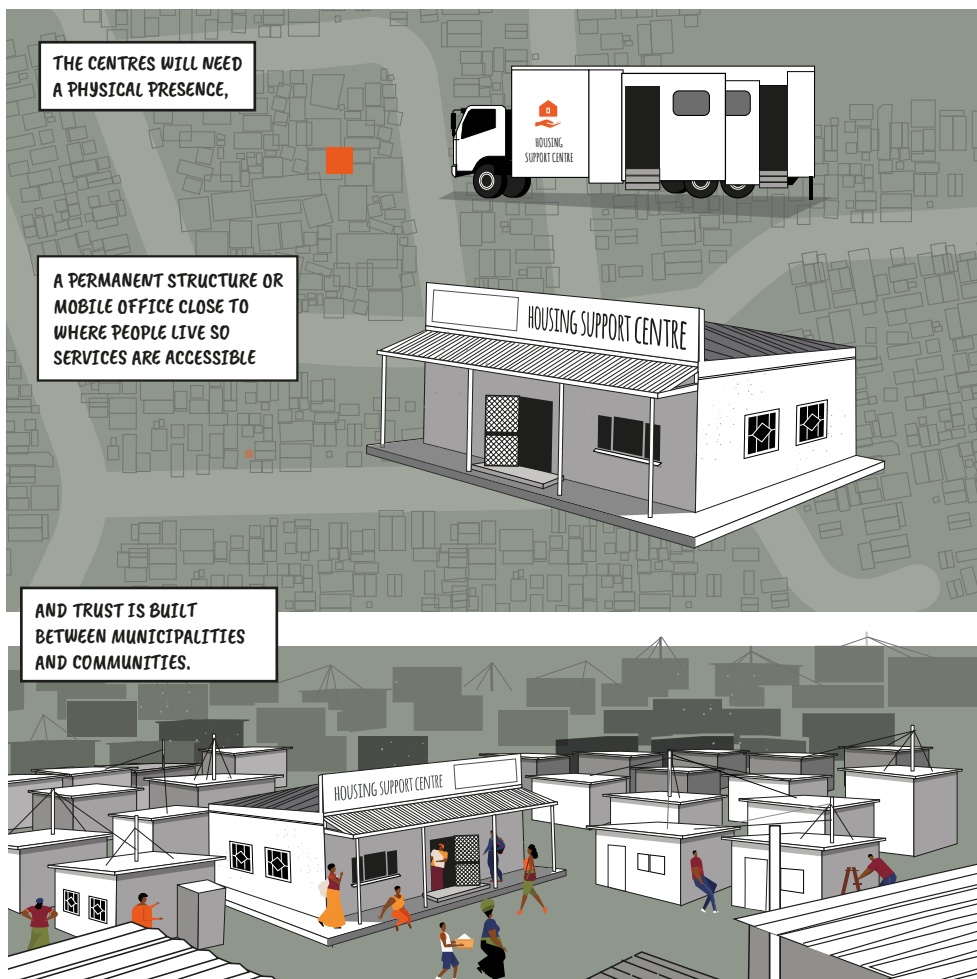
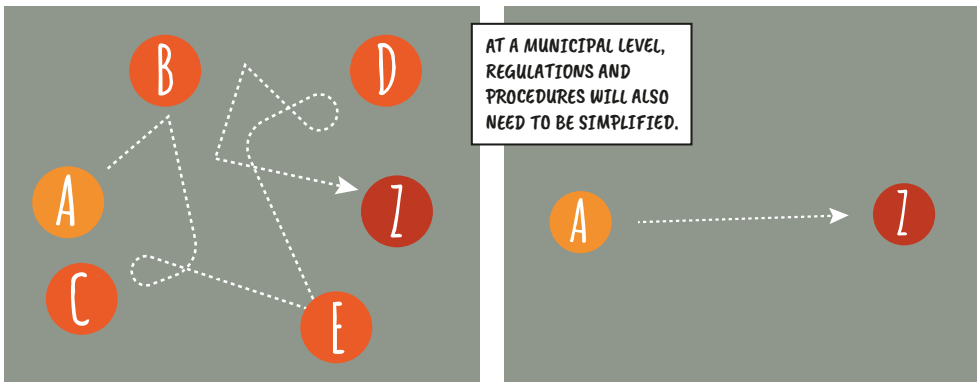
PROVINCIAL  
GOVERNMENT

THE PRIVATE  
SECTOR

**NATIONAL BUILDING REGULATIONS MUST BE SIMPLIFIED, PRIORITISING HEALTH AND SAFETY, AND TITLE DEED REGISTRATION ADDRESSED.**



TITLE DEEDS



DIGITAL TOOLS AND OTHER  
OUTREACH STRATEGIES CAN ALSO  
PROVIDE INFORMATION AND  
SUPPORT.

TO STRENGTHEN COMMUNITY-  
BASED KNOWLEDGE,

## INFORMATION AND SUPPORT

EPWP WORKERS CAN BE TRAINED  
ON HOUSING RIGHTS AND HOW  
TO ACCESS HOUSING SUPPORT.

HOW TO  
SELF-BU

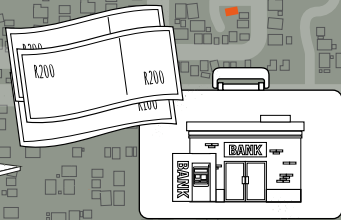


FUNDING CAN COME FROM  
EXISTING GRANTS,

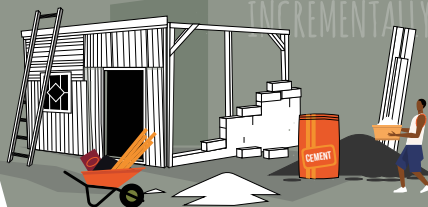
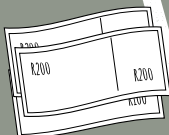
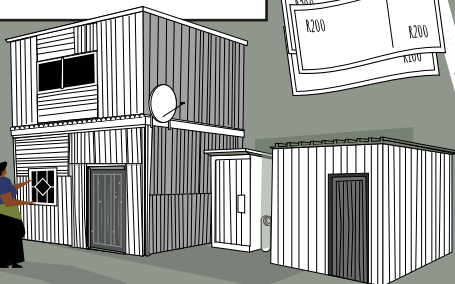
**EXISTING  
GRANTS**

BUT AS THE CENTRES BECOME  
MORE PROMINENT IN  
COMMUNITIES,

DEDICATED FUNDING AND  
PRIVATE SECTOR SUPPORT  
WILL BE REQUIRED.



HOUSEHOLDS WANTING TO  
BUILD AND IMPROVE THEIR  
HOME INCREMENTALLY WILL  
NEED FINANCIAL SUPPORT.



A VOUCHER SCHEME CAN HELP  
RESIDENTS BUY BUILDING  
MATERIALS

**VOUCHER**





OR PAY A LOCAL CONTRACTOR  
TO CONSTRUCT A  
TOP-STRUCTURE.



HOUSEHOLDS CAN COMPLEMENT  
THIS WITH THEIR OWN  
FUNDING, LIKE SAVINGS,  
STOKVELS OR LOANS.



HOUSING SUPPORT CENTRES CAN  
ENABLE THE RIGHT TO BUILD AND  
ADVANCE HOUSING RIGHTS.  
BY CONTRIBUTING TO INCREASED  
HOUSING SUPPLY AND IMPROVING  
LOCAL LIVING CONDITIONS, URGENT  
HOUSING NEEDS ARE MET



AND NEIGHBOURHOODS ARE TRANSFORMED.

**ISN'T THIS A FUTURE  
WORTH BUILDING!**



