



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

Private Bag X644 Pretoria 0001 RSA Tel (012) 421 1311 Fax (012) 341 8512
Private Bag X9057 Cape Town 8000 RSA Tel (021) 466 7600 Fax (021) 465 3610
<http://www.dhs.gov.za> Fraud Line: 0800 701 701 Toll Free Line: 0800 1 46873 (0800 1 HOUSE)

Mr Tshediso Matona
Acting Director-General
Department of Planning, Monitoring and Evaluation
Private Bag X 944
Pretoria
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Dear Mr Matona

MANAGEMENT RESPONSE ON THE IMPACT AND IMPLEMENTATION EVALUATION OF THE SOCIAL HOUSING PROGRAMME

The above mentioned matter has reference.

Please find attached management response on the evaluation of social housing programme as per DPME National Evaluation Plan guidelines.

Should you have any queries regarding the matter contact Bondy Mkhabela at Bondy.Mkhabela@dhs.gov.za or telephone (012) 421 1476 or 082 883 3124 for further clarification.

Kind Regards

M'S TSHANGANA
DIRECTOR-GENERAL
DATE: 04/04/2017

Cc Mr Ahmed Vawda, Outcome Facilitator: Outcome 8, DPME
Cc Dr Ian Goldman, Head: Evaluation and Research, DPME

Kgoro ya tsa Madulo * Lefapha la Bodulo * Lefapha la tsa Manno * Urinyango Wezindawo Zokuhlala * Isebe leeNdawo zokuHlala
* Litiiko Letelwakhele Luntfu* Mensilike Nedersettings * Urinyango weeNdawo zokuHlala * Muhasho wa zwa Vhudzulo * Ndzawulo ya swa Vutshamo

Management Response to the Social Housing Evaluation Recommendations

FINDINGS	RECOMMENDATION	RECORD OF AGREEMENT OR DISAGREEMENT	CURRENT SITUATION RESPONDING TO THE RECOMMENDATIONS
<p>Social Housing delivery and Financial viability</p>	<p>Recommendation 1: The National Department of Human Settlements must urgently re-calibrate the Social Housing financial instruments.</p>	<p>The Department of Human Settlements agrees with the general recommendation of re-calibrating the Social Housing financial instruments</p> <p>The Department is currently reviewing financial instruments for funding Social Housing</p>	<p>The Department with the SHRA has initiated its process of researching the financial instruments and the research would take into account changes to inflation and the recalibration</p> <p>The Department has considered certain proposals on the matter which was referred to the Human Settlements MINMEC but approval for the suggested changes to the funding model were rejected. The matter is now being considered by the SHRA Council who will be responsible to make a submission to MINMEC</p>


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<p>Spatial, Economic & Social Restructuring</p>	<p>Recommendation 2: A fundamental review of Restructuring Zones (RZs) and how SH projects are located, approved and implemented should be undertaken.</p>	<p>The Department of Human Settlements agrees with the review of Restructuring Zones.</p>	<p>Six years (2008-14) is too short to evaluate the impact of the instrument as a social housing tool.</p> <p>The SHRA is currently conducting a research to assess the current Provisional Restructuring Zones in order to determine their effectiveness as a spatial targeting tool.</p> <p>The SHRA, DHS and HDA are collaborating to ensure that the process of arriving at the declaration of Restructuring Zones is more strategic and takes into account the spatial social and economic agenda in different urban centers around the country. Social Housing projects need to be aligned to the Master Spatial Plan for Human Settlements</p>

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Capacity Development not aligned appropriate	Recommendation 3: Appropriate and aligned sector Capacity Development should be undertaken.	The Department of Human Settlements agrees with the recommendation. The Department will develop appropriate capacity Development	The SHRA growth and development strategy and overall Sector Development programme is a resourced and programmed. The Research on the State of the Sector will create a baseline to appropriately inform the development of capacity in the sector. Refer to the SHRA approved indicators as well as Sector Development Operational Plan for capacitation interventions. The Department has approved SHRA turnaround as well as capacity improvement.
Monitoring and oversight	Recommendation 4: A revised, simplified, less onerous regulatory regime should be developed and implemented by the NDHS and SHRA in order that SHIs are not overburdened by compliance requirements.	The Department of Human Settlements agrees with the recommendation, as compliance requirements are part of its oversight function	The Department through SHRA is in the process of procuring a specialist to help revise the regulatory policies procedures and tools and this specialist would be appointed by February 2017. The purpose of this work is to simplify the regulatory regime and the aspiration to automate regulatory processes

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<p>Overall Findings</p>	<p>Recommendation 5: In order to improve the performance of the SH sector the following should be implemented:</p> <ul style="list-style-type: none"> • Stabilise and Capacitate SHRA • Role of SH in Human Settlements Strategy. • Private Sector Financing Approaches • Improved Monitoring and Evaluation Mechanisms 	<p>The Department of Human Settlements agrees with recommendation.</p> <p>The Department is currently reviewing the role of SHRA (Social Housing Regulatory Authority) in affordable rental, role of SHI (Social Housing Institutions), private sector financing approaches and Monitoring and Evaluation</p>	<ol style="list-style-type: none"> 1. Stabilising and Capacitating the SHRA is on track. This intervention has been made and the Organisational Design project and new organisational structure has been designed and awaiting the Ministers approval. Capacitation would follow once the Minister has signed off the structure signed through the SHRA recruitment strategy. 2. The Department is currently working on a White paper for Human Settlements and the role of social housing will be clearly articulated in the Human Settlements Rental Housing Strategy that will follow. 3. The SHRA participates in the Affordable Rental Housing Work stream under the DHS and BASA MoU. This is work in progress. Under BASA and DHS MoU 4. The SHRA is working towards developing a M&E framework and the proposed new structure provides for an Evaluation specialists


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