

**GPIMG SEPTEMBER 2012 HARARE PROGRESS REPORT**



Picture depicting some of the densification house models currently at roof level in Dzivarasekwa Extension

**1. ACTIVITY AND MILESTONES SUMMARY**

#	Milestone	Results achieved	Completion Date	Variations	Comments
<b>Activity 6 City Upgrading Strategy</b>					
	Preparation of departmental strategies	Departmental strategies completed	30 Sept 2012	The alliance of DOS and Federation were also represented at the workshop which was attended by all COH departments	The City Slum Upgrading Strategy to provide framework for dealing with informal settlements
	Compilation of departmental strategies	Compilation of departmental strategies finalized	30 Sept 2012	All departments contributed into the strategy	Department of Urban Planning Services in the COH has been tasked to assume oversight around this activity.

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#	Milestone	Results achieved	Completion Date	Variations	Comments
	Consultation on draft city strategy	Consultations were completed	31 May 2012 (no change)		The consultations were finalized through meetings and workshops
	Finalization of draft strategy	Draft City Slum Upgrading Strategy has been finalized and now awaits approval and adoption by Council	30 Sept 2012 (no change)		The City Slum Upgrading Strategy to provide framework for dealing with informal settlements
<b>Activity 7 Dzivarasekwa Extension Densification Housing Project</b>					
	Civil engineering and architectural designs	Civil engineering and architectural designs now being implemented through the housing and infrastructure project in Dzivarasekwa Extension	31 Jan 2012, now March 15, 2012, see att.1	The Harare team has resolved to implement the all designs in accordance with budgeted amounts and affordability considerations	The Harare team has ensured that the designs be linked to the issues of affordability
	Sewer Installation	Sewer details availed , trenching to start soon	30 Sept 2012		COH has pledged to avail an excavator to aid trenching
	Water Installation	85% of water pipes have been laid	30 Sept 2012 (no change)		Excavations of water trenches should have been complete but has been slowed down by the presence of huge boulders in some of the trenches. However COH has pledged to bring in its machinery to ease this problem
	Road formation	Laying of storm water pipes is currently underway and 40% of the storm-water pipes have been laid down.	30 Sept 2012	Progress on roads has significantly improved	Challenge of rock boulders which are delaying progress

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	Model house construction	2 house models have been roofed, while the remaining 14 house models are currently at the gable level	30 Nov 2012		The delivery of steel reinforcements for lintels has triggered progress
<b>Activity 8 Slum Upgrading Finance Facility</b>					
	Research on existing pro-poor funds	Research finalized with two meetings and two exchange trips to Namibia and India	30 Sept 2012		DIG also supported this with a research on the housing micro-finance sector in Zimbabwe
	Housing finance workshop	The last finance facility meeting held on the 24 - 25 September and was supported by Namibians.	28 Feb 2012, now March 2012	The second housing finance workshop will include international stakeholders and is scheduled for the second half of year 2.	DIG also provided valuable insights prior to the workshop during their visit
	Proposal for establishment of fund	A concept paper broadly defining the pro-poor finance facility completed and awaits submission, approval and adoption by Council policy makers	30 Sept 2012		The finance facility to address the current gaps in the economy and will seek to balance principles of affordability and sustainability
<b>Activity 9 Review of regulations and streamline approval processes</b>					
	Identification of capacity gaps in the housing delivery	This activity was conducted and a report on capacity gaps shared by COH	31 March 2012		Activity has been assigned to the Department of Urban Planning Services as the lead department
	Preparation of reports to CoH	Report on capacity gaps has been submitted to COH including being shared with DOS/Fed	30 Sept 2012	The report on capacity to be presented jointly with regulatory bottlenecks	Report to be presented to policy makers for adoption

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	Review of regulations	A reflection on the current by-laws in terms of how they impact on low-income housing delivery was done and a report documenting the regulatory bottlenecks has been produced	31 Aug 2012		The review of the regulatory framework included discussions with the wider community-based organizations beyond the Federation
	Preparation of recommendation reports	Report detailing current bottlenecks and the proposed recommendations has been produced and awaits approval and adoption by Council policy-makers	30 Sept 2012		The general consensus amongst the workshop was that the current regulations place a lot of limitations on the urban poor and they therefore require some fine-tuning to suit current building realities
<b>Activity 10 Documentation</b>					
	Consolidation and distribution of profile reports	Profile reports availed to COH's Urban Planning, Housing and Public Relations departments to facilitate onward distribution and this activity remains an on-going activity	31 Dec 2011		It was suggested that the Public Relations Department for COH should also play a critical role in distribution of project reports and findings
	Production and distribution of DVD	First video has been shared and commented on and changes to be edited on the DVD. Capture of footage for second video focusing on housing densification project underway with latest covering roofing level and interviews with beneficiaries and artisans working on the houses	30 Sept 2012		Two videos were lined up for Year 2.

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	Production and distribution of enumeration booklet	Dzivarasekwa bulletin being finalized	31 May 2012	This activity remains on course and will be completed by 30 Sept 2012	Dzivarasekwa enumeration bulletin to be informed by both the profile and previous enumerations
	Launch of documentation	Most of the literature was showcased and launched at the Harare Exhibition in August	30 June 2012		Public Relations unit from the COH to be more involved in publicity activities on behalf of the SUP project.
	Exhibitions	Harare Slum Upgrading Project documentation was also showcased at the World Urban Forum in Naples, Italy which was both attended by DOS/FED and COH.	30 Sept 2012 (no change)	Harare team will also plan to conduct localized exhibitions	The PMC has also co-opted a representative from the COH's Public Relations Unit with a view to scale up the publicity drive around the slum upgrading project
<b>Activity 11 Continuation of enumerations and profiles</b>					
	Identification of slum areas	10 additional slum settlements were identified during this month in and around Harare in May which brings the total for year 2 to 38.	30 Sept 2012 (no change)		COH's Housing and Urban Planning departments have been participating in slum identification exercises
	Mobilization of slum communities	30 slum settlements have since been sensitized and mobilized in and around Harare in year 2.	30 Sept 2012 (no change)	The groups that are established during mobilization require continuous support for them to be able to rally the entire community	This activity is led by the Federation

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	Profiling and enumerations	3 additional profiles were done in Dzivarasekwa Extension targeting the temporary institutional facilities namely Yemurai Learning Centre and Yemurai Polyclinic	30 Sept 2012 (no change)		Gunhill slum enumeration has opened up possibilities for dialogue with the land owner around how to address the informal settlement. Yemurai facilities are currently servicing the Dzivarasekwa Extension community in the absence of fully-fledged social amenities
	Collation and analysis of enumeration	This activity was finalized and a verification sheet was produced to afford the Dzivarasekwa Extension community with an opportunity to verify the findings on a household-by-household basis.	31 July 2012 (no change)	Verification report also forms the basis for the initial feedback to the community	Verification Sheet samples a few questions and then uses these as basis to validate data collected
	Categorization and systematization of information on slums	Profile Report 1 on Harare slums was used to inform the 2012 National Census. Teams were dispatched to slums on the basis of the identified and profiled slum areas, for example, slums along Mukuvisi River were covered during enumeration	30 Sept 2012 (no change)	It is envisaged that once this activity is completed then COH planning and development processes will then be informed by the documentation in particular the slum maps and statistics generated from profiles and enumerations	The Harare team has agreed to use the COH Public Relations department as the critical unit for dissemination purposes hence its inclusion in the PMC meetings
<b>Activity 12 Learning, Monitoring and Evaluation</b>					

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	Developing LME framework	LME developed by the Harare parties with assistance from an external consultant.	31 Dec 2011	The Gantt chart has been a very critical tool in addition to the LME framework	LME framework to be used to check how the project fared in year 2
	Review LME	Year 2 Gantt Chart being used as the agenda for PMC meetings	30 June, 2012		The continuous use of Gantt Chart as the agenda for PMC meetings has strengthened monitoring systems
	DIG monitoring visits	A team from DIG visited Harare team from the 9 - 12 September 2012		DIG has availed schedule of visits	Besides being used as a monitoring visit, DIG's trip was also used to prepare for the finance facility meeting
	Monthly progress reports	September 2012 report submitted			Report covers August 2012
	Annual report	Consolidation of the monthly reports that should feed into the currently in progress			Annual report to be compiled after the extension period which is end of November 2012
	Foundation visit	Harare team has slotted proposed dates on the year 2 Gantt Chart. Refer to Gantt Chart			Foundation has tentatively indicated that it intends to visit later in the year
<b>Additional activities</b>					
	Planning for year 3-5	Harare team has resolved to use the next DIG visit in September as an opportunity to reflect and evaluate Year 2	31 Aug 2012	Unexpected changes in the macro-socio-political and economic climate might cause adjustments to some of the planned activities	Harare team has drawn experience from the last DIG visits which assisted in the review of activities

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#	Milestone	Results achieved	Completion Date	Variations	Comments
	Invoicing	DOS and COH have both submitted their final invoices # 6. DOS's last invoices covers plumbing and finishes for Activity 7	30 June 2012		DOS's invoice # 6 still awaits disbursement

**2. PROGRESS NARRATIVE SUMMARY**



Women bricklayers working alongside their male counterparts while other Federation women work on the trenches for the open culverts for storm water drainage

**Background**

The Harare Slum Upgrading Project running under the Bill & Melinda Gates Foundation-funded Global Project on Inclusive Municipal Governance programme is now in year 2. The month of September was characterised by a marked improvement on the superstructure works. On the other hand, there was steady progress on the infrastructure works and this is meant to speed up with plant equipment being dispatched to assist trenching. The month of September also witnessed the finalisation of the finance facility activity with the holding of the pro-poor finance facility workshop. The month also saw the Harare team sending its representatives to the global platform - World Urban Forum in Naples, Italy - an opportunity that showcased the partnership and the slum upgrading project itself on the international scene.

**General Progress**

The month of September 2012 witnessed significant progress on the houses with construction pace picking up following the delivery of steel reinforcements for lintels and other materials in general. These deliveries saw the lintels being cast and mounted on the houses resulting two units being roofed during the course of the month. The other 14 units are now at different levels of completion and now await roofing. On the infrastructure side, water installation is now 90% complete whereas preliminary works on sewer have begun. Excavations of sewer is expected to be done by machinery hence it should be able to be completed on time. There was pleasant progress on storm water and a majority of the pipes that intersect roads have been installed. Meanwhile, excavation of open culverts for storm water is also underway. Besides the works, there was also progress which was registered on activities that are earmarked towards informing policy. For instance, all the three reports relating to upgrading strategy, review of regulations and finance facility are ready for approval by the relevant Council committees. In particular, during this month significant inroads



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were made with the hosting of the pro-poor finance facility for housing. DIG, which visited during the course of September, also assisted with critical insights that have informed this process.

### **Key Milestone Deviation and Course Correction**

The procurement hitches that have resulted in some delays have been discussed at length during meetings with Crown Agents that were also attended by DIG. These discussions have thus generally improved the procurement exercise thereby further reducing the delivery waiting period. The Harare team and CA have also resolved to work out more ways of ensuring that the entire procurement process is improved. In order to beat these delays and finish by the deadline, the artisans working on the houses have also increased their pace.

### **Plans for Next Reporting**

It is envisaged that the next reporting period will largely focus on the finishes of the houses, sewer works and the resolutions from the Council deliberations on the reports covering upgrading strategy, review of regulations and finance facility. The next reporting period will also focus on year 3 submissions which will include all activities, deliverables and budget.

### **Risks**

The Harare team is monitoring the continued haggling between the political parties over the draft constitution as this might have a bearing on the general political environment in the country. The same applies to the referendum and elections which should naturally follow the process of the draft constitution. Thus, the climate under which all these happen can have an effect on the project hence Harare team is always reflecting on these potential scenarios and their possible consequences. In addition, besides the politics, the Harare team is also constantly assessing on the challenges that rain may bring onto the project as this may delay the project. In order to get around this potential problem, the artisans have upped their pace and currently concentrating on stages that can be best handled only in dry weather.

### **Lessons Learned**

The month of September had a number of lessons and these were mainly from Activity 8 whereby the Harare team had a reflection session with DIG on the finance facility. The discussions with DIG centred on the role that micro-finance can play within the context of the pro-poor housing finance facility. The reflections highlighted the significance of developing a finance facility that is not only affordable but also sustainable and viable so as to attract funding even locally from the financial sector. Thus, the discussions emphasised the need to explore local sources of funding to complement support from donor agencies.

## **3. GENERAL BUDGET PROGRESS**

The expenditure of the budget is progressing fairly well and the last batch of procurement items is envisaged to consume funds from the last invoices submitted by both COH and DOS.