

# Shelter & Settlements E-Bulletin



Produced by Shelter and Settlements Alternatives (SSA)

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## Editorial

Greetings! We are pleased to bring you our quarterly Issue of the SSA *E-Bulletin* covering the months of April to June 2010.

Shelter and Settlements Alternatives (SSA), will this coming month participate in the AIDS 2010 International conference organised by the National AIDS Housing Coalition (NAHC), which will be held in Vienna, Austria on 18<sup>th</sup> to 23<sup>rd</sup> July 2010. Ms. Eunice Kyomugisha, a member of the Board of SSA, will represent SSA at the conference. The activities leading up to the conference started as early as February 2010 and one of the activities carried out by SSA and Ms. Kyomugisha was an HIV/AIDS and Housing survey among some of its network members. The survey concretised the fact that the link between HIV/AIDS and housing remains undeniable.

People living with HIV/AIDS (PHAs) are vulnerable to issues of housing instability. Some will become too weak to work, and therefore will be unable to raise enough money for better shelter. Even those who may be able to work will usually spend most of their income on medical treatment and so end up staying in slum areas where rent is cheap. Also, some HIV positive people harbour the fear that they may leave their families in worse housing conditions once they die and so, this makes them choose to remain in the slums so that they may save every coin with the hope that those left behind can use the money saved to build or rent better housing. In particular, women who have lost their husbands face a more difficult situation, especially, given the fact that some of them earn so little and were depending on their late husbands for everything. After the death of the bread winner, the option is to look for cheaper housing for their families which most often than not is a one roomed house in one of the slums. In some communities, stigma against PHAs still exists. Other tenants are likely to complain to landlords about sharing of bathrooms and toilets with PHAs and fear of contracting diseases, which complaints have sometimes led to eviction of PHAs and their families. This is clear evidence of failure of some community members to accept HIV positive people in society and has continued to make PHAs insecure, resorting to renting in less desirable locations. The stigma also results in psychological torture and feelings of rejection for PHAs, which can lead to early death.

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More so, most of the PHAs are tenants without collateral, just like all other tenants in slum dwellings, which means they can not borrow money from the bank or individual money lenders and so their hopes of getting better housing are limited. Some cannot even join Saving Cooperatives because they do not have what to save. This worries them a lot and in one community, participants reported cases of suicide: *"We have had cases where people have killed themselves because of stress and worrying due to evictions by landlords"*, Key Informant, Kisenyi III Zone.

In this Issue we bring you life stories of two women interviewed during the survey (see page 3 and 4). In light of the challenges shared briefly above however, the question remains: "who will make a difference and touch the lives of many faceless people around us to whom this has become a normal way of life?". Neither Government nor Civil Society Organisations (CSOs), on their own, will bring a lasting solution. This makes concerted efforts by CSOs and Government in networking and advocating for such causes very important. Through such joint action, key housing issues that are pertinent to PHAs can then be brought to light and advocated for; such as mainstreaming HIV and gender in housing with special consideration on how housing impacts on HIV/AIDS and gender and how HIV/AIDS and gender impacts on housing. A way forward for clear strategies and policies both for organisations and for government can then follow.

*Enjoy your reading!*

## SSA Holds Final Network Reporting Workshop



*Mr. William Walaga, Ag. Director, MOLHUD, addressing the workshop*

SSA organised and held a workshop to report back to the newly formed Human Settlements Network. Main issues reported on were the network formation process and the work of the Interim Committee appointed at a previous workshop held in August 2009. The workshop was held on 27<sup>th</sup> April 2010, at Fairway Hotel, Kampala.

### Opening:

In his opening remarks, the SSA Chairperson Mr. Emmanuel Byaruhanga said that work on formation of a human settlements network started in February 2008, spearheaded by SSA one of the network member organisations. He added that networking has always been one of the major objectives of SSA right from inception. He recalled that when the network formation process started; stakeholders in the sector embraced the idea of closer collaboration and networking, and unanimously mandated SSA to take the process forward. He confirmed that SSA had carried out all the tasks as mandated and that the main goal of the workshop was to report back to stakeholders and also come up with a strategy on how to go forward. Mr. Byaruhanga further emphasised the importance of housing and said it is very broad, touching on all aspects of our lives.

### Reporting:

The Interim Committee, represented by Ms. Jennifer Namusoke Nakalembe reported back to members regarding their mandate on operationalising the Network. The presentation touched on the following issues: composition of the committee,

terms of reference & mode of work and major outcomes of the Committee's work, which mainly highlighted the 5 meetings held & what was achieved i.e. draft Network constitution, a name for the network, framework for the Strategic Plan & priority sector issues for the network to engage on. The presentation also highlighted the major articles of the draft constitution and as way forward called for immediate election of a Steering Committee to start implementation of network activities.

SSA, represented by the Coordinator, Ms. Deborah Kaijuka also reported back to the members on its mandate as the Network Secretariat. The presentation looked back on the progress of the networking process since 2008 and the work that has been accomplished since then. The current status of the initiative, especially regarding SSA's resource mobilisation efforts, it was reported that a proposal informed by the lessons learnt from the wide ranging consultations undertaken by SSA among the majority of stakeholders in the sector, had been developed and submitted for funding. The presentation recognised and commended those network members with tangible programs on the ground and already supporting, with great impact, the efforts of slum communities to access adequate housing; as well as those who were contributing to minimising the spread of slums and ensuring that order prevails in the process of housing development. In conclusion and as way forward, the presentation reiterated the urgency for implementation



*Participants of the Network Reporting Workshop held at Fairway Hotel*

## Reporting Workshop

*Continued from Page 2*

of activities to begin immediately. Some of the proposed steps towards realisation of this were for a Steering Committee to be in place by the end of the workshop and a project staff to be recruited by 15<sup>th</sup> May 2010. Issue-based working groups and community Settlements Teams were some of the structures proposed to support implementation.

### Workshop outcome:

The main outcome of the workshop was the election of a nine (9) member Steering Committee comprising of representatives from Community – based Organisations (CBOs); Non – governmental Organisations (NGOs); Housing Cooperatives; Academia; Professional Associations; Networks; Private Sector and Individual categories. The Steering Committee was tasked with finalising the working modalities of the Network, membership categories & fees and starting the membership recruitment process. SSA was also mandated by the stakeholders as the Network Secretariat.

To date, two Steering Committee meetings have been held and some of the matters handled include: rules of procedure, developing terms of reference for the committee, election of Office bearers, role of SSA in the Network and plan for immediate activities. At the last meeting held on 11<sup>th</sup> May, the Steering Committee unanimously moved and supported the motion for SSA to become the Network. The main reason for this was to consolidate the gains that have already been achieved so far rather than be slowed down by the difficulties of the network starting out on its own.

## New! New! New! New!

### Re-location of SSA Offices

This is to inform all our partners that we have recently moved our offices from Plot 14, Tufnell Drive, Kamwokya. We are now located at Plot 2140, Old Kiira Road, Bukoto; Flat D (**the Block of flats between the turn-off to Honey Bears Pre-school and SGS Uganda Limited offices**).

Our mailing address and telephone numbers remain unchanged.

## Feature

### HIV/AIDS & Housing: Real Life stories

As already mentioned in our editorial, the link between HIV/AIDS and housing is uncanny. The real life stories below are a true reality of the link.

**Name:** Joy Kyolaba (not real name)

**Marital Status:** A widow with 3 children. One of her daughters has 2 kids and they live in 1 room, the 6 of them.

*I do not have any job that gives me good income. I sometimes sell sugarcane to earn a living. Where we stay, we have been given two months to go since the landlord wants to use his land. Living in one room, the six of us, makes me uncomfortable since am already weak. We are so squeezed and we barely breathe at night.*

*Poor drainage in the area has also created a lot of insecurity in me because when it rains, all my property is destroyed by the floods. As a single mother, this makes life difficult for me. I have to replace some of the things that get spoilt in addition to paying for my drugs. Being in a squeezed room has brought a lot of problems to my children. Some have ended up getting my cough caused by sharing cups and plates and sleeping squeezed in that one room. Sometimes I disturb them because of my running stomach. Since it is insecure to move out at night, the only alternative is to use a basin and this has psychologically affected those in the house to the extent that some have run away from home.*



*Some of the PHA often end up in such shelter because they cant afford*

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## Real Life Stories

*Continued from Page 3*

*One of my daughters threatens to move away and go to the street instead of living in such conditions. All this has lowered my CDA counts and yet I am a mother, supposed to cater for my children at home and make them comfortable. The structure we live in leaks during the rainy season which makes our house cold. All this has totally deteriorated my health as an HIV positive person. Living in a neighbourhood with poor housing conditions, with all kinds of immoral people, makes it hard for me to raise my children.*

### **Name: Carol Namutebi (not real name)**

*My parents died when I was 12 and they left me with their property. After sometime, I was tested HIV positive, I started becoming weak and could not work to earn a living. Lucky enough, I had houses to rent out and the money I got kept me going.*

*One day a relative who stays overseas came in to sell my property after knowing that I was HIV positive. I had no one to defend me and part of my property was sold. Since the houses I was renting were also sold, I was left with no alternative to earn a living. I was left with a small part of land with one poor house where I stay now. Today, I depend on well-wishers since I am already bedridden and can not go out to make money.*

*All these situations have weakened me to an extent that even the medicine I take can not improve my health. The house I live in is in a bad condition and this does not give me piece of mind at all. I do not have money to improve on my house since every coin I get now is spent on drugs. For now, I do not know what the future holds for me. I depend on friends and do not even think I will have a better house.*



*Typical sanitary conditions that slum dwellers are accustomed to living in*

## Did you know...?

### Bonafide Occupant

***Jane has lived on a piece of land for so many years, it has become home for her. What does the current Land Act say?***

According to the Land Act, Jane is what is termed as a **Bonafide Occupant**. A *bonafide occupant* is a person who before the 1995 Constitution stayed on the land and used it or made improvements on the land without being challenged by the registered owner of the land or his agents for 12 years. It also refers to a person (or successor in title of such a person) who had been settled on the land by government or an agent of government, which may also include a local authority e.g. a district council.

Legally, the *bonafide occupant* is recognised as a tenant by occupancy and is supposed to pay ground rent to the owner or landlord. The 1998 Land Act stipulated the ground rent payable to the registered owner as Ushs. 1000. In the new Land Act however, the District Land Boards (DLB) determine the nominal ground rent payable by the tenant. In the event that the DLB fails, such will then be determined by the central government minister responsible for land matters.

***“The bonafide occupant or lawful occupant cannot be evicted on grounds of non-payment of ground rent and even then for the eviction to be carried out there must be a court order...”***

If the tenant fails to pay the ground rent within the 1<sup>st</sup> year following the minister's approval, the registered owner shall give notice to the tenant requiring him to show why the tenancy should not be terminated.

The *bonafide occupant* or lawful occupant cannot be evicted on grounds of non-payment of ground rent and even then for the eviction to be carried out there must be a court order, only for non-payment of the annual nominal ground rent. Eviction without a court order is a criminal offence liable for imprisonment of not less than 7 years.

# Comprehensive Analysis in Policy and Programme Development

By David Zoltak, Information and Advocacy Officer



Addressing low-income household needs can be a daunting task due to the inherent complexity of the communities involved. The dynamics of these households present a number of challenges; first, livelihood strategies incorporate a wide range of interconnected assets, many being less visible

to policy or programme developers; second, methods of access to resources are often extremely fragile, making them susceptible to external influences; and finally, low-income household strategies continually adapt to cope with changing external influences, making anticipation of their needs difficult. Due to these factors a more holistic approach is required during policy development and implementation, programme and project provision, and community development. Policies and programmes tend

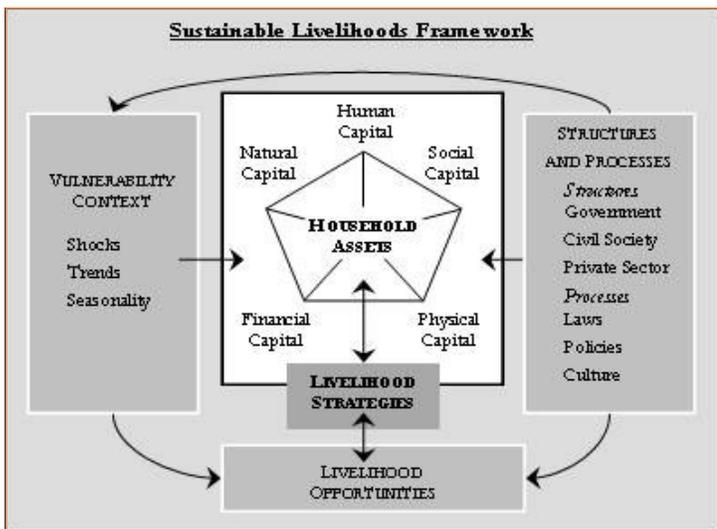
government policies.

The sustainable livelihoods approach provides an adaptive and flexible method of acknowledging local circumstances and capacities, while allowing for exploration of the significance specific asset combinations and interactions. This is achieved by linking household vulnerabilities, structural processes of government and civil society, and household assets; identified as human capital, financial capital, natural capital, physical capital, and social capital. The approach is grounded on a belief that people require a range of assets and capital to achieve positive development, with no single category sufficient to yield all the many and varied livelihood outcomes sought. The challenge is to determine the level of importance each asset type plays during exposure to the various forms of vulnerability (shocks, trends, and seasonality), and how the ability to use these resources is improved or diminished based on government policies.

The components of the SLF provide a people-centred approach that allows for household dynamics to be

**“Policies and programmes tend to establish a narrow focus on specific issues, such as housing or land use; failing to consider related issues. As a result, this often leads to ineffective and inefficient policies and programmes...”**

analyzed in regard to wider political, economic, and social surroundings. Each form of capital accessed (human, financial, physical, natural, and social capital) provides households and communities with improved resistance and resiliency to vulnerability from external disruptions and ineffective or inappropriate policy. As these assets are accumulated from more sources, stability increases. However, what is difficult to determine is how these asset connections function within each household, and in response to external conditions. Determining the role of each asset and each connection can only be achieved through close interaction with affected households. Using this framework allows the user identify household responses and resulting benefits, but it will not provide direct solutions on how this should influence policy. The framework merely offers an entry point to beginning to understand particular relationships that guide household decisions and that need to be considered during policy development.



to establish a narrow focus on specific issues, such as housing or land use; failing to consider related issues. As a result, this often leads to ineffective and inefficient policies and programmes. This article will briefly outline a framework, the Sustainable Livelihoods Framework (SLF) shown in the figure below, which can provide an option for comprehensive analysis of community and household capacities and needs in relation to external influences and

## Policy & Programme Development

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One of the main advantages of the livelihood framework is its ability to incorporate 'cross cutting issues', enabling the identification of salient issues present throughout diverse livelihood groups (Carney 2002). A second benefit is offered by the numerous entry points, each providing a unique perspective on how strategies are formed. It is clear that this framework 'does not work in a linear manner and does not try to present a model of reality rather it illustrates a more interpretive view of how household assets and varied external stimuli interact' (DFID 1999). Having a non-linear format allows the household to cater analysis towards a range of concepts and combinations, by choosing which aspects require more attention. However, it is essential that regardless of whether or not the SLF is used to focus on one issue or a group of issues, it is essential that relationships within the wider framework is taken into account.

There is clearly a need for the SLF, a framework that will allow for an improved understanding of household needs, through close interaction with local communities. If policies and programmes are to be improved, ongoing evaluation is required to identify how household dynamics are changing on the ground. As this awareness improves it becomes possible for programmes and policies to more effectively minimize the negative impacts of external asset disruption, while improving efficiency of household asset utilization.

*(For more information on the Sustainable Livelihoods Framework and how it can be applied to the development and evaluation of programmes and policies please contact Shelter and Settlements Alternatives for additional resources.)*

*David Zoltak is on Internship Placement with SSA. The Programme is supported by Rooftops Canada.*

### Share your Experiences with our readers:

Articles, news, experiences & lessons learnt and comments on the e-bulletin can be sent by email to [ssa.uganda@gmail.com](mailto:ssa.uganda@gmail.com) or hand delivered to:

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## Secretariat News

### Appointments



SSA welcomes aboard **Ms. Susan Nakimera Kajjubi**. She joined the SSA Secretariat on 27<sup>th</sup> April 2010, as **Accounts and Administrative Assistant**. She holds a Bachelor of Commerce (B.COM; Accounting) degree from Makerere University.

### Capacity Building Workshop

SSA staff participated in a capacity building workshop for project managers and accountants organised by the Swedish Cooperative Centre for all its partners on 27<sup>th</sup> to 29<sup>th</sup> April 2010 at Sports View Hotel, Kireka. The main objective of the workshop was to enhance understanding and orient new partners on the SCC financial management systems so as to improve reporting and efficiency among partners. The workshop was facilitated by Mr. Maina Ndegwa, the SCC Regional Financial Controller and Ms. Esther Ngunju, the SCC Regional Accountant. The SSA Project Officer, Ms. Gloria K. Kabwama and Accounts and Administrative Assistant, Ms. Susan N. Kajjubi attended the workshop.

### HIV/AIDS Peer Educators Training Workshop

SSA participated in an HIV/AIDS Peer Educators Training workshop organised by Uganda Cooperative Alliance (UCA) on 19<sup>th</sup> to 22<sup>nd</sup> May 2010 at Hotel Olympia, Kampala. The main objectives of the training were to: enhance knowledge, information and skills in HIV/AIDS prevention among women and men through peer education; strengthen the capacity of cooperatives in facilitating and supporting HIV/AIDS related projects and programmes; scale up best practices and lessons of HIV/AIDS prevention and control among development partners and contribute & enhance HIV/AIDS prevention among youth, women and men in Uganda. The training is an activity under the UCA CoopAIDS Project funded by the Swedish Cooperative Centre (SCC) and International Labour Organisation (ILO). SSA was represented by Ms. Gloria K. Kabwama, SSA Project Officer and Mr. Mafabi Paul Waryamboga, a Network member from Naguru – Nakawa Housing Cooperative.