



NATIONAL CONFERENCE ON URBAN SLUMS AND INFORMAL SETTLEMENTS

THEME: "Towards a Pro-poor Agenda for Change: Adopting an Inclusive Approach to City and Urban Planning"

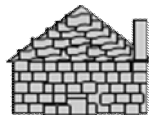
9TH AND 10TH NOVEMBER 2011

BRITISH COUNCIL

ORGANIZED BY:



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FEDERATION OF URBAN AND RURAL POOR (FEDURP)

IN COLLABORATION WITH

FREETOWN CITY COUNCIL

DAY I

1. Arrival of Guests

Guests started arriving at approximately 9:45 am and were seated at 10:00 am.

2. Opening prayers

Prayers were said in the Muslim and Christian ways by Sheik Saidu Kanu and Mr. Claudius Taylor respectively.

3. Introduction of the Chairman

This was done by Mr. Gibril Turay of the YMCA Slum Project, whom he said has over 40 years experience in this subject matter, with 35 years in city planning, having worked for numerous local and international agencies and organizations. He also holds a Masters degree in Town planning, together with a post graduate diploma. He is Mr. Michael A. O. Johnson

4. Chairman's Opening Remark

The chairman welcomed everyone to this "auspicious meeting". In his opening statement, he said this two-day conference is the culmination of four years of hard work by YMCA. He said he holds reservation about surveys that try to assess the human conditions. Forums of this nature he said, should provide the impetus for us to imaginatively enter the realm of the feeling and living environment that the raw statistical data represents. He said the movers and shakers are mainly not involved in the day-to day operations of the project.

He looked at the theme and the program of events and said that he was sorry that there was no time especially to dwell on pro-poor activities and so on. He cited occasions where people get stocked in traffic. Then, people realize that the city is poorly planned. It is also on such occasions that people use the slum communities as bye-passes, and thus see firsthand how they suffer there.

He thanked the YMCA for providing this opportunity for the participants to have their voices heard. He implored the slum residents to attend such programs are called up, and make their contributions about how they feel, what they want, how they want it, when they want it and how it is to be delivered.

He appealed to those doing slide presentations to do so within an appreciable time frame to keep with time.

He said we hardly have time to reflect on poverty, a pro-poor agenda for change and urban planning, let alone an inclusive urban planning. We are contemptuously aware of non inclusion when we see road works or extension of water systems or power lines, that "all that is done in these cases are done for those in authority", and not for the true benefit of the general masses.

He continued that the theme of this conference therefore is to arouse our awareness of the need for '...a pro-poor agenda for change and adopting an inclusive approach to city and urban planning". He reminded participants that we are expecting "a host of presentation on various topics" related to the theme of the conference. He therefore pleaded with the presenters to be as brief as possible without losing the essence of their presentations, reminding presenters to more use of local examples that would be easily understood and appreciated by all. With that, he thanked everyone for their attention and hoped that the deliberations will be fruitful and meaningful, especially in terms of the contributions they'll make towards the issue of slums and informal settlements.

5. Overview and declaration of purpose

Mr. Francis Reffell of the YMCA Slum project took the podium next. He craved the indulgence of the chairman by asking for permission to speak in Krio, which was granted. He thanked those present, particularly heads of institutions. He said this conference is part of a journey to arrive at a better society.

Issues of lands and housing and urban planning he said, is very critical on the national development agenda. He said the UN considers lands and housing as a human rights issue. He recalled that talking about urban planning should include the urban and rural poor. He hoped that all present would hang heads together in the process.

The purpose is to highlight government's responsibility in urban planning, citing that in these situation, the poor has to be listened to. He noted that indigenous technology has to be used to cut down building costs. He said eviction is never an option, instead he proposed humane relocation. Another option is *in situ* upgrading of current settlements.

In conclusion, he quoted a slum dweller from Accra Ghana, "'Have you ever taken your time to ask, 'where does my driver, my watchman, my house maid, the vegetable and charcoal sellers live? These communities where forced evictions are demanded are the homes of these people. Do you need our services or want us out of your city? If you need our services, then keep us in the city by paying us more to rent or build better houses, but if you can't, then accept us in the places where we live and support us to upgrade and improve on our settlements.'"

6. Statements:

6.1 General Manager, National Power Authority: "Lighting our city: How do we make it inclusive and accessible to all"

He started by giving an overview of the chain of electricity supply, viz: generation and transmission to homes, offices and industries. He continued by stating the responsibility of NPA, that is, 'to provide safe, reliable, quality and affordable electricity supply to their customers'. He further said electricity is a challenge in the sub-region, given those cities such as Lagos, Dakar and Conakry are in darkness, but Freetown has continued 1,200 days of uninterrupted supply of electricity.

He further dilated on the importance of electricity and noted that it is a key to economic development, as it creates the space and opportunity to set up new businesses and enterprises. Not over-emphasizing its importance, he concluded that the priority areas targeted for the expansion of electricity supply also includes communities which are regarded as slums and informal settlements.

6.2 Director of Lands and Survey: "An Overview of Government Policies and Practices on Lands"

Firstly, he briefly attempted to describe land, including ownership, uses and category. According to the Law of Property Act 1925, section 205 (1) (ix), Land includes Land of any Tenure, mines and minerals, whether or not held apart from the surface buildings or part of buildings (whether the division is horizontal, vertical or made in any other way and other corporeal hereditaments (physical objects – land and anything attached to it such as buildings, trees and minerals) or incorporeal hereditaments (rights in land that are not physical things – easement and profits). Hereditaments are rights that can be inherited and so can pass under a will or intestacy.

To bring more clarity, he said that the Interpretation Act 1978 schedule 1 defines land to include buildings and other structures, land covered with water and any estate, interest, easement, servitude or right in or over land. In other words, the landowner has right to airspace above the land (what is reasonable for the enjoyment of the land). That is to say, the landowner's right to the airspace above his/her land are limited to such heights as it is necessary for the ordinary use and enjoyment of the land. Hence, under the Civil Aviation Act 1982 section 76 (1), "no action shall lie respect of nuisance by reason only of the flight of an aircraft over any property at a height above the ground which, having regard to the wind, weather and all the circumstances of the case or situation is reasonable". Similarly, the landowner has rights to mineral deposits (depending on the degree of control over the land) except gold, silver, coal, oil, natural gases, etc, which all belong to the state.

Essentially, Lands in Sierra Leone can be put under three (3) categories such as crown or state lands, traditional/customary Lands and private lands. Crown or State Land, which according to the state Land Acts No. 19 of 1960 (as amended) are:

- All lands that belong to the crown by virtue of any treaty, cession, convention or agreement.
- Any land acquired in the name of the State for public use.

- Lands acquired under the provisions of the Public Lands Act. Cap 116, including shores, beaches, lagoons, creeks, rivers, estuaries etc.
- Land that may be disposed of on behalf of the State.
- Lands unoccupied for twelve years can be declared as State land under Unoccupied Lands Act Cap 117.
- Most State Lands are in the Western Area
- Reservations in the Provinces are State Lands made possible under the provinces Lands Act Cap 122 (1927 Ordinance).

He said that the Comprehensive National Land Policy has been developed to achieve certain objectives which include, but not limited to:

- **The promotion of equitable land access and ensure security of tenure:** To ensure equitable access to lands for all citizens regardless of sex or sexuality, race, colour, language, religion or conviction, political or other opinion, social origin, ethnicity, age, economic position, ownership of property, marital status, disability, birth or other status.
- **The promotion and enforcement of sound land use regulation and management:** To build the capacity of and promote land use and country planning strategies for sustainable development.
- **The streamlining of land administration to be more transparent and effective:** To promote law reform that will further harmonize the two separate jurisdiction of the current Land Tenure System.
- **The modification and streamlining of land information system:** To transfer current registry system to a modern Land Registration and management systems based on (the registration of) title to ensure efficiency and transparency and minimize the number of land disputes. In other words, cadastral information which is the bedrock for Title registration, will give property owner's name, location of land parcels, define boundaries, give sizes, which are fundamental pieces of information on issues of land allocation procedures and reduce litigation.
- **Land adjudication:** To give direction and resolve current disputes over land ownership.

In concluding, he assured the gathering that the Comprehensive National Land Policy of Sierra Leone will serve as a reference publication or document available to all members of the public, State Officers, Chiefs, Land owners, Investors, Formal and informal settlers and those who are charged with the responsibility of Land allocation in Sierra Leone.

6.3 Director, Disaster Management Department ONS: "Contemporary realities of environmental disaster threat: who are the most vulnerable in our cities?"

The contemporary realities of environmental disaster threat are indisputable and, the most vulnerable to this reality therefore is, the poor. But where do the poor live? They live in slums. What then is a slum? A slum is a squalid rundown house or overcrowded area characterized by poverty and is often situated on locations technically referred to as disaster prone areas, drug abuse, prostitution, poor sanitation, lack of or inadequate toilet facilities and high level of illiteracy, to name but a few.

Slums are the result of high urban migration and expansion in search of fortunes by all means due to centralization or limited decentralization. Since slum dwellers cannot afford a piece of land in the cities and cannot afford to pay rent or purchase a decent house, they resort to land grabbing and reclamation regardless of any dangers associated. He cited cities like Yale, Arizona, Texas and Stanford where researchers predicts that by 2030 urban areas will expand by 590,000 sq. miles, to accommodate the needs of 1.47 billion more people living in urban areas.

He warned that disasters hit developing nations hardest, as they are most vulnerable and have the least capacity to cope. According to him, the good news is that disasters can be avoided. He quoted the adages "a stitch in time saves nine". Investing in the reduction of risks before a disaster strikes is cheaper than providing humanitarian aid and repairing the damage afterwards. It is in this direction that DMD in the ONS has conducted VCAs in nearly all the slums in the greater Freetown area, have trained over 300 disaster management volunteers in the aforementioned

slums and completed a documentary of all the slums for the consumption of relevant government functionaries to find a way to handle issues pertaining to the slums by carefully considering the following options:

- Adoption of indigenous technology with an intent of promoting sustainable environment, and social affordable housing scheme
- Relocation, instead of forced eviction
- Upgrading the existing slums as opposed to relocation
- Participatory city/urban planning in collaboration with the urban poor
- Discouraging the expansion of the existing slums.

6.4 Home Finance Corporation (HFC): “The Role of the Bank in Housing: Are there opportunities for the poor?”

Housing has a role to play. Mortgage is very expensive, so that is why they raise a long term capital. The difficulty is that when funds are raised and issued say like 15 years, by the time it is available to others, it is not the same value as 15 years ago.

He recalled that the emergence of building societies in the UK like the Woolwich, Alliance and Leicester, Bradford and Bingley, Abbey National, to mention but a few, provided a well structured and sustainable awareness for accessing funds for prospective property owners. This has been replicated in sub-Saharan Africa, in particular, Ghana where HFC Bank emerged to address individual housing needs and after 20 years in the business it has become a success story.

He said that according to an initial feasibility study, huge deficit was identified in the provision of housing units which in 2007, estimated that about 350,000 units with an annual addition of 15,000 new units. He went on to digress that mortgage financing has therefore provided an opportunity for prospective clients to own or construct houses without bearing the total cost of the value. Home Completion Mortgage product has helped applicants to complete construction of their houses in record time. He informed participants that Home Mortgage financing further help clients build equity in the property over the years while servicing the loan.

He further said that banks and other financial institutions acknowledge that housing is a key driver of a country's economy. Well sustained and well governed housing market is crucial for economic prosperity of a country.

It is important to note that the housing sector could be divided into:

- Market housing
- Social housing

Mortgage financing has mostly been provided for the former where demand is generally met by the market forces in the absence of State intervention to promote supply. This demand comes from the high end of the population where affordability is not an issue and the property developers bring housing supplies purely on commercial considerations.

Social housing on the other hand is that aspect where demand and the backlog is substantial and the market forces do not come forward to meet this unsatisfied demand since it is not commercially attractive for the developers. This usually attracts State intervention to promote the supply. The pro-poor housing is at the bottom of this ladder which shares the major stake of the housing shortage and where affordability remains the critical issue. The other problem is cement. Cement is very expensive, because there is no competition in the cement sector and it affects building costs. Foreign or local investors need to come up so that there will be alternatives to the current situation.

He said that a sizable number of urban residents live in sub-standard housing such as slums and squatter settlements. Opportunities for accessing loans through the banks can only be achieved where there is security of tenure. Since most of these dwellers do not have documents of title, it needs government intervention with a clearly defined policy. Other constraints that prevent banks lending to these segment of society is the lack of credit histories. He said that the introduction of the Credit Bureau and the Biometric Registration process will in a way provide the enabling environment for mortgage lending. It has been argued that the risks posed by this sector of the country can

be mitigated in the form of title insurance, or other forms of alternative collateral and the effectiveness of the Credit Bureau.

Government intervention is therefore necessary in providing policies for pro-poor housing schemes. Banks and other financial institution can provide the service needed to alleviate the burden of the poor in these communities.

6.5 UNDP Representative Ministry of Lands: “Slums and Informal Settlements: Best Practices from International Experiences and Practices to addressing these challenges”

He began by establishing meanings to the terms; ‘Slum’ and ‘Informal Settlements’. According to the 6th Edition of the Oxford Advanced Learner’s Dictionary, a slum is “an area of a city that is very poor and where the houses are dirty and in bad condition”. Informal Settlement is used to refer to “a situation in which people squatter or settle spontaneously in a specific area without adherence to strict rules and regulations guiding human settlements”. Slums and Informal Settlements therefore is a concept used to describe a situation wherein people decide to settle in an area of a city that is very poor, the houses are dirty and in bad condition, without adherence to strict rules and regulations that guides human settlements. The essence of “informal” or “spontaneous” or “squatter” settlement is the absence of security of tenure and planning. The Kroo bay and Dwarzack communities are perfect examples of such slums and informal settlements in the Western Area of Freetown. There are several of such slums and settlement in both the Eastern and Western parts of the city of Freetown. These include; Up-Gun, Old Wharf, Sour-Pit, Marbella etc. City and urban planning has to do with “the development of enforceable rules and regulations that ensure control, human safety, and free flow of traffic, goods and services, socio-economic development, among others”. The development of such enforceable rules and regulations contend with many challenges, emanating from slums and informal settlements.

There are many challenges to addressing such issues, especially those at Kroo Bay and Dwarzack which are relatively closer to the urban business district of Freetown. Prominent among these:

- How to educate the public about the risks and disasters (such as the frequent flooding at Kroo Bay during the rainy season and the rolling of a big boulder at New England Ville which destroyed lives and property), resulting from slums and informal settlements?
- What should be done to address the problem of old and outdated policies that guide the management of slums and informal settlements?
- How can we prevent the exclusion of key stakeholders in the formulation of policies that address problems of slums and informal settlements?
- How can we ensure coordination between and among MDAs and other entities associated with land-use, planning, management and administration, especially in cities and urban areas
- What strategies can be adopted to address the problems of inadequate financial resources to address the risks and disasters emanating from slums and informal settlements?

He strongly posited that various approaches at local and international levels can be adopted to address the challenges and best practices, and therefore recommended the following measures:

- Public education and awareness campaign in communities that are informal settlements and slums. This can be done through radio announcements, discussions, focus group discussions, press adverts etc, and the rationale is to educate slum dwellers about the dangers that exist in informal settlements and slums.
- Review and update existing land policies, especially those relating to land use planning and regulations in cities and urban areas with a view to controlling informal settlements and slums. He informed participants that with support from UNDP, a comprehensive Draft National Land Policy Document for Sierra Leone has been developed and now ready for validation. The key issues addressed in that document are; access to land by all Sierra Leoneans and investors, land tenure rights, land use planning and regulations, land adjudication systems and security of Sierra Leone’s international boundaries.
- Intensive, extensive and exhaustive consultations with relevant stakeholders in slums and informal settlements. The rationale is to map out a way forward towards a pro-poor agenda for change. Such consultations must adopt an all inclusive approach to discussions on city and urban planning

- Coordination of activities between and among MDAs and other entities associated with land-use planning, management and administration in cities and urban areas. The rationale is to prevent potential disputes between and among MDAs and other entities in the exercise of their constitutional and administrative mandates.
- Mobilize financial resources locally and explore the donor community to address the problems of slums and informal settlements, including the resulting risks and disasters. The idea he said, was articulated in the CRITIC of October – December 2005 by Reverend Father Berton who once visited Kroo Bay and said “I think the international community and donors need to do more in support of people in communities like Kroo bay. He (Father Berton) said he was finding avenues for financial and material support from donors to help transform the lives of the people in the community, especially the children.

In summarizing, he recommended the following practical steps:

- Take an inventory of genuine squatters and people who live in informal settlements;
- Determine whether land occupied by squatters is suitable for human settlement;
- Put in place appropriate mechanisms for the removal of squatters from unsuitable land and their resettlement;
- Facilitate planning of land found to be suitable for human settlement;
- Ensure that land subject to informal settlement is developed in an ordered and sustainable manner;
- Facilitate negotiation between private owners and squatters in cases of squatter settlements found on private land;
- Facilitate the registration of squatter settlements found on public and community land for purposes of upgrading or development;
- Establish a legal framework and procedures for transferring unutilized land and land belonging to absentee land owners to squatters and people living in informal settlements;
- Develop, in consultation with affected communities, a slum upgrading and resettlement program under specified flexible tenure systems;
- Put in place measure to prevent further slum development on private land and open spaces;
- Facilitate the carrying out of informal commercial activities in a planned manner;
- Prohibit sale and/or transfer of land allocated to squatters and informal settlers; and
- Put in place an appropriate legal framework for eviction based on internationally acceptable guidelines.

6.6 Representative, Law Reform Commission: “The Urban Sprawl: How does the Law provide a bottom-up response framework to this challenge?”

Mr. Timbo talked about laws regulating slums:

- Town and country planning act
- Freetown improvement act.

The phrase ‘urban sprawl’ denotes uncontrolled and unplanned development of the urban areas with buildings and other structures being erected without resources to the legal and regulatory framework governing the erection of such buildings and structures. Urban sprawl, I must emphasize is not restricted to slum settlements only.

In order to answer the question: how does the law respond to this challenge? One needs to look at the current law governing the erection of buildings and other structures especially in the urban areas. The main legislation governing the erection of any structure in Sierra Leone are (1) the Town and Country Planning Act, cap 81 of the Laws of Sierra Leone, which applies to the whole of Sierra Leone; and (2) the Freetown Improvement Act, cap 66 of the Laws of Sierra Leone, which is applicable only in the Western Area.

Cap 81 was enacted to regulate the development of any buildings or other structures on the land. For development as defined in the act to take place in any area, the area should first be declared a Planning Area by the Minister responsible for Town and Country Planning, the Town and Country Planning (Amendment) Act 2001 confers power

on the Minister to declare the whole of Sierra Leone or any part thereof after hearing the views of the people a Planning Area.

The key question is how frequently does the Minister declare any area a planning Area as provided for under the Act? Research conducted shows that the last time the Minister declared a Planning Area was in 1999 under Public Notice No. 12 of 1999. The declaration of Sierra Leone or any part thereof as a planning area should be followed by the establishment of Planning Committee, whose main function is to formulate an Outline Planning Scheme and forward same to the Minister for implementation within a prescribed time. In the event the Planning Committee fails to prepare a scheme pursuant to section 12 of Cap 81, the Minister is empowered under section 12 (3) to prepare an Outline Planning Scheme. The act further provides in section 12 (4) that once an Outline Planning Scheme has been prepared, section 12 (5) suspends the application of any law relating to development, road construction or building operations inconsistent with the provisions of a scheme in so far as the law tend to hinder the carrying out of the scheme in the area to which the scheme relates.

Additionally, if the provisions of the Freetown Improvement Act, Cap 66, which applies only to the City of Freetown, are implemented, then the likelihood of having an urban sprawl in Freetown is almost non-existence. This is because the Act provides that to erect any new building in Freetown the person erecting same has to do it in accordance with the provisions of the Act (Section 11). In order to understand how the law should respond to the challenges posed by urban sprawl, it is imperative that the conditions which worsened it in Sierra Leone are clearly analyzed and understood. A major cause of the urban sprawl in the City of Freetown is rural urban migration which became exacerbated by the ten year rebel war spanning (1991 – 2002). As a result, a large number of people fled the rural areas and settled in the relative safety of the Western Area. As more and more people arrived, there was the inevitable pressure on the available land space by the influx of people; as a result many structures started to mushroom in any available land space without recourse to legal requirements in putting up these structures. To make matters worse, already crowded settlements such as Susan's Bay and Kroo bay saw a massive increase in population; and became very over crowded with all its attendants health problems.

Thus in spite of the provisions of the Town and Country Planning Act and the Freetown Improvement Act, Freetown is now saddled with an urban sprawl which to all intents and purposes appears impossible to reverse. Having considered the various provisions in the Town and Country Planning Act in conjunction with the Freetown Improvement Act, one will now take a look at the lacuna in the current law that favors urban sprawl and make suggestion for improvement taking into consideration the effects of the war led to an influx of people to Freetown and thus illegal settlements, fraught with incidences of health hazards, insecurity and other vices.

He said that he hopes that those in authority should know when to act and not let other new similar communities spring up. The way forward is to upgrade the laws that are mostly not reflecting the current situation. He cited examples of the two laws where Creoles cannot own lands in the interior, but a foreigner can come and own land there but Creoles he said, are part of the country too. Women too can buy land now and the upgraded version is waiting for government approval.

6.7 The Chairman, Parliamentary Committee on Human Rights: "Access to Housing, a basic human right: The role of parliament to make this work for the poor"

He thanked City Council and YMCA for this conference. He said the steps council takes to help people have lands and housing is a step in the right direction, which he said is a human right. It reached a time when the UN declared housing a human right, way back in 1948. Article 11 of that same document says that it is a right for every human to have adequate housing and should involve state parties. It is not just to live, but to live within an appreciable standard of living for the man and his family, including food, clothing and a decent housing.

That the human habitat should be secured and not just a tent and should dwell there in peace and dignity. To be without a home is the most extreme type of poverty. Overcrowding puts them at health risks like lack of sanitary conditions, water-borne diseases. The attention is on such people to improve their lives up to 120 million people by

2015. All national parliaments should ensure that laws are passed that would protect such people and communities. Forced eviction should now be a thing of the past. All Sierra Leoneans and investors should have that right. The laws that protect these people should be passed now, not later. Violators are destroying the lives of people and communities and must be dealt with, no matter who they are.

No one should be moved involuntarily, but it should be with their full approval and participation. He cited an example in Argentina. He said slum communities were forcibly evicted, but then they built housing on a temporary basis right in front of the office of the Chief Justice. In the end, they had to negotiate. He cited the Universal Declaration of Human Rights. This Declaration, adopted by the United Nations in 1948, (Article 25) provides that “everyone has the right to a standard of living adequate for the health and well-being of himself and his family, including...housing”. Furthermore, Article 11 of the International Covenant on Economic, Social and Cultural Rights (ICESCR), to which Sierra Leone is a party, recognizes the rights of all people to adequate housing and commits state parties to take appropriate steps to ensure the realization of that right. Article 11 recognizes, “...the right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing...and that State Parties will take appropriate steps to ensure the realization of the right”.

He said that the national parliament together with human rights friendly institutions are aware that the right to adequate housing goes beyond just a roof over one’s head but should rather be seen as the right to live somewhere in security, peace and dignity. He said homelessness is the extreme form of denial of the right to housing and is in conformity with poverty. He said that parliament’s attention is entrenched in the MDG’s specific goal on Slums “to achieve a significant improvement in the lives of at least 100 million slum dwellers by 2020 is a challenge to them as stakeholders and representatives of the people.

He noted that the right to housing requires the lawmakers’ attention to specific concerns for legislation:

- Legal Security of tenure
- Affordable housing
- Habitable housing
- Accessible housing
- Fitting locations
- Culturally adequate housing

He cited also that not only for Sierra Leone but that all national parliaments to ensure that the right to housing is protected from:

- Arbitrary demolition
- Forced or arbitrary evictions
- Discrimination
- Ethnic and religious segregation and displacement.

In conclusion, as human rights advocates, the nation requires legislations on positive measures to reduce the number of homeless people and to provide them with adequate living space, protected from harsh weather and health hazards.

6.8 Chairman, Parliamentary Committee on Social Services: “Our House, our right!’: How does Parliament ensure that the voices of women and children influence housing development programming in our cities and towns?”

My house is my right. Slum to him in a social perspective is an environment where there are poor social facilities, congestion, poor housing, overcrowding, and living in tension with authorities. It is typified by drugs, violence and poor sanitation conditions, lacks of social services like playing fields for youths etc. the community is not secure.

Why slum? It is because the society has failed to provide for them, especially the basic necessities. Who are the greatest victims? Children and women are the greatest victims. The children are deprived. They cannot expect to get computers and game-boys. The women are permanent customers to poverty.

As parliamentarians, what can we do to influence the programs in favor of these groups? Are these current one adequate enough to look at the issues? Women are on the verge of owning land, since it is a cornerstone of power. What can parliament do? The people they represent do not understand. He said if you ask the people who are their representative, they'll tell you about someone who contested in their constituency. He said that the parliament is a national institution that is not there for who voted for you, but national issues and are divided into committees. He said the culture of silence is another factor. The problems are there but they do not say it in the right places.

He said the two major issues are sensitization and advocacy. He said there is an oversight for checking whether the funds are properly utilized for the slum communities. Parliament should pass the laws that would ensure women's participation in the national development equation. We should participate. Right from the beginning, parliamentarians should be available to the communities and in the process, so that they should be acquainted with the issues and thus give a voice when such laws are brought before the house.

He reiterated that taking a look at what a slum is from the social perspective:

- Place of poor housing and facilities
- Congestion
- Tension with authorities
- Anti-social behavior e.g. drug abuse, crime etc.
- Poor sanitation and disease
- Lack of basic necessities
- Environmental problems and insecurity

It can be agreed that it is the result of the inadequacies of our society. The impact of this is heavily weighed more on women and children in the form of poor environment for the proper growth of children and poverty on their mothers

In this circumstance the following gaps exist:

- Women and children not included in current programs
- Lack of consideration for women and children in ongoing governmental programs.

In conclusion, he stated that parliament can support in the following ways:

- Sensitization
- Advocacy
- Legislation
- Oversight
- Budget allocation
- Policy formulation

6.9 The Sierra Leone Institute of Engineers: "Indigenous Technology: Is it relevant and adaptable in affordable housing programming?"

There are three elements contained in this issue viz:

- Relevance
- Adaptability
- Affordability

Relevance in this context is to examine the viability and necessity of using indigenous technology in our quest to provide affordable housing for the poor families which constitute approximately 30% of our urban community. The second element is how adaptable to local conditions these elements of technology will prove and how sustainable could they be. The third element is to employ cost saving techniques.

He immediately made a distinction between indigenous technology and borrowed technology.

- Indigenous technology is technology developed in the home country whilst,
- Borrowed technology is technology adapted from some other country

We mainly find the use of indigenous technology being utilized in the food processing and energy-saving small scale electro-mechanical devices in developing countries. Because indigenous technology is not so common in the Civil and Building Engineering areas in Sierra Leone, he substituted it with Appropriate Technology. Appropriate Technology also called Intermediate Technology is defined as the adaptability of local resources and its generally recognized as encompassing technological choice and application that is small scale, labor intensive, energy efficient, environmentally sound and locally controlled. Appropriate Technology he said, is most commonly discussed in its relationship to economic development as an alternative to transfers of capital-intensive technology from industrialized countries to developing countries. According to him, if we accept this substitution, then he will consider the application of appropriate technology to the provision of affordable housing in slum development programs.

In housing structures, as engineers, the four main structural components are considered which are;

- Foundation
- Walls
- Roof
- Fixtures (Windows and Doors)

We need to look at each component to see where we can apply indigenous or appropriate technology.

- **Foundation**

The common types of foundation blocks used are cement sand mixtures mixed in the ratio of 1:6 at the top of the range and 1:9 at the lower range of structural strength. The cost of these sandcrete blocks range between Le50, 000 and Le75, 000 per sq meter.

To apply appropriate technology is to consider the use of soil cement mixture instead of a sand cement mix. This when blended under controlled conditions would produce blocks of high compressive strength. The strength would however depend on the cement inclusion and the method of compaction utilized. A local method used, is to pound the mix in a metal or wooden box and assume that it has reached maximum compaction.

He went on to recall that in adapting soil cement blocks for foundation blocks, one should take a critical look at ground water. An area with a high water table and the potential of high ground water flow may have an adverse effect on the blocks particularly when compaction is done manually.

Adaptability of this technology for the foundation of a low cost housing is possible in conditions of availability of good lateritic soil in areas where the water table is low. Otherwise in areas of high water table, the ordinary cement sand structural blocks must be used.

Walls

The most common types of wall construction in cheap housing accommodation are:

- Mud block (dirt blocks)
- Corrugated Galvanized Iron Sheets (CGI) (pan body)

In case of mud blocks, they have a lot of disadvantages:

- Low strength
- Because the mud has a high organic content there is the tendency to form habitats for vermins and other undesirables
- Plants may grow through them

- High porosity, therefore walls are always damp
- Not aesthetically pleasing
- The moisture helps to keep the wall together and as the moisture dries up, the particles fall apart.

The common type of wall cladding is the CGI sheets. This is more expensive than mud blocks but has its disadvantages:

- The building may get extremely hot or cold depending on the season
- Susceptible to invasion by crawlies and other vermin
- Not wind resistant

Roof

He said the third component of the building being the roof, does not offer much options in terms of indigenous/appropriate technology. Clay as has been mentioned, is locally available but the technology which is being used to produce roofing tiles is also very expensive and therefore inadaptable for use in affordable housing programs and these tiles are only used by the affluent for purely aesthetic reasons.

Roofing members can only be timber. He said they as engineers, will continue to look for other adaptable local materials to reduce the dependence on timber and its consequent impact on the environment due to deforestation.

Windows and Doors

The fourth component relates to windows and doors. These are meant to be firm and secure. Traditionally, the most widely used materials for windows and doors are steel and timber being the cheaper option.

Conclusion

In concluding, he laid emphasis on pro-poor affordable housing, he suggested that for a family of eight we should look at the following properties:

- Four bedrooms: Father's/Mother's room; extended (Grandfather's/Grandmother's) room; boy's room; girls' room with; one kitchen; one bathroom/toilet
- Foundation with soil cement mix of 10 to 20% cement inclusion
- Walls with soil cement mix 5 to 10% cement inclusion
- Timber roof frame, maybe bush-sticks with preservatives
- CGI roofing sheets with bamboo mat ceiling
- Timber windows and doors.

Recommendation

He emphasized here that to get the best results we could use some borrowed technology by employing the ISSB Technology by using the hydraform block making machine to produce the necessary quantity of blocks to construct affordable houses. Whether houses and shacks in the present slum communities are to be replaced or whether whole communities are to be relocated and new houses built, it is recommended that the ISSB (hydraform block) procedure be utilized.

The beneficiaries of the structures and their families could form the bulk of the labor force and the cost of these houses could be amortized over an acceptable period of time. The NGO interested in seeing this type of projects through should be responsible for the importation of these hydraform machines from South Africa.

How to apply local methods for affordability? Housing costs can be reduced by 30% if local technologies are used.

The quality of the completed structure is most important. It must be ensured that the relevant authorities take all the necessary steps to make this a possibility. He said the standard house in his imagination is four bedrooms including other amenities like toilets bathrooms, kitchen etc. He cautioned about the use of timber indicating that it is an environmental issue.

6.10 The Chief Administrator, Freetown City Council: “Our Responsibility, Our Goal: Making our City Home to all its Inhabitants”

He said that statistics available shows that Sierra Leone ranks among the poorest in the world. The lack of housing is one of the pivotal issues when it comes to poverty/wealth issues. The majority of people now live in the urban areas as opposed to 30 years ago. People are escaping poverty to look for a better life in the cities, especially Freetown. He said Sierra Leone got its name from Pedro da Sintra in 1462 because of the mountains. He said that all along the coast there were flat lands; suddenly he saw mountains on the coast. The first thought that came to him was the lions which he saw.

Unfortunately, the bulk of the slum settlements are in disaster prone areas. The issue of annual rainfall, mortality, pests and other diseases spread easily. Added to these are the social vices that go with, and in these communities. They are an eyesore. They don't encourage tourists and investors. He said these are some of the disasters that don't make the headlines as opposed to flooding, landslides etc.

We should be able to attract the kind of investment in the housing sector through creativity. Not all those who live in Freetown should stay within the municipality. If there are easy access to some of the basic facilities like transportation and health care, most residents would prefer to live outside the city. Council is now working on a master-plan for the city that would cater for everyone, a city without slums. The overall impact should be to the advantage of all. People do not need to go too far from where they live, in order to find a living. This is what council is working on right now.

7. Presentations:

7.1 Federation of Urban and Rural Poor: see attachment for presentation

7.2 Rep. Love One Another Campaign: see attachment for presentation

7.3 Rep, Institute of Architects: this was deferred to day 2

8. Introduction of Guest Speaker: Not available

9. Key Note Address: Not available

10. Wrapping up and Lunch

11. Absentee Speakers

- **Executive Chairperson, Environmental Protection Agency – Sierra Leone:** “Land, Housing and our Environment: How do we sustainably and inclusively manage these resources?”
- **General Manager, Sierra Leone Housing Corporation:** “Our Experiences in Low cost Housing: Potentials and Opportunities”
- **Director, MSWGCA:** “Social Housing and Gender Mainstreaming: Opportunities and Challenges”
- **General Manager, GVWC:** “Access to Potable Water, a basic Human Right: How do we make it right for the Poor?”
- **Chairman, Human Right Commission:** “Access to Housing: The role of the commission to mobilizing national responsibility and commitment to meeting this basic right”

DAY II

1. Guests began arriving at 9:00 am.
2. Opening prayer was said in Arabic by Sheik Saidu Kanu and by Henry Macauley.
3. The chairman opened with a word of praise for participant, encouraging them to talk and 'let the cat out of the bag'. The chairman then recapped Day One's program from the beginning, recalling what the all speakers had said and how those statements would impact the project with time. Above all, the chairman noted two parliamentary speakers who made useful contributions and another one from the Chairman Human Rights' parliamentary committee and the Chairman Lands and Housing committee. He called on all participants to take very seriously what was said, that what most of the speakers said was an opportunity to speak out on burning issues of national importance, given that they all want to help, and were using the opportunity to do just that. He noted also that all those who spoke had one thing in common: money. He reminded participants that all that needs to be done can be done not with the statements made, but with money. In this vein, he recalled that people should oblige to pay their taxes and help physically in their surroundings.

4. **The Institute of Architects**

At this point, the chairman invited Mr. Hamelberg from the Institute of Architects to do his presentation. (see attachment for presentation) After his presentation, the chairman said that there are things called assumptions, but that this is the reality. He cautioned that all views of housing and/or community models depend on what the people themselves need. He went on that he noticed that everyone was paying rapt attention, which was a clear indication that though participants were interested in all that was said yesterday, yet they were moreso interested in the housing aspect, but that will depend on their inputs and what they themselves say and want.

That was a point Mr. Reffell buttressed. He also reminded participants that government has a gargantuan input to make when it comes to land ownership, distribution and/or real documentation which includes conveyances and other such issues.

At this point, the conference was adjourned for a ten (10) minutes **tea break**.

5. **Technical Group Discussion**

After tea break, the session continued with three groups formed and were given the following topics to discuss and present their reports and was facilitated by Moses J. Johnson

Group 1 – **Lands and Housing Policy Regulation** – are they pro-poor? *Chaired by Director of Lands*

Group 2 – **Housing Models and Design and, Indigenous Technology**: what is affordability and its relevance and adaptability? *Chaired by Institute of Architects*

Group 3 – **City and Urban Planning and Development**: Making it Bottom-up to ensure an Inclusive entity *Chaired by UNDP Rep, MLCPE, FCC*

Their presentations Resolutions /Recommendations were expected to be **SMART – G**

S	Specific
M	Measurable
A	Achievable
R	Realistic

T	Time Bound
G	Gender Sensitive

Group Reports

Group 1: Lands and Housing Policy Regulation: Are they pro-poor?

<i>RESOLUTIONS / RECOMMENDATIONS</i>	<i>ACTION PLAN</i>	<i>TIME LINE</i>	<i>RESPONSIBLE PERSONS/TARGETS</i>
State land leased for residential development should change from 3 yrs – 6 yrs and be supported by registered agreement for ease of obtaining loan from the banks to complete the building of the house	Set up Advocacy Group for Policy Change from 3 yrs – 6 yrs for the lease of state land. (policy dialogue including FEDURP-SL)	February 2012	<ul style="list-style-type: none"> • Local authorities • Councilors • MLCPE • Min. of Works • Parliamentary Committee on Lands • Parliamentary committee on Human Rights • FCC/Mayor in partnership with Community Based CSOs
Informal settlements to be upgraded/relocated depending on the prevailing situation/circumstances	FEDURP-SL to follow up to City Council, Min. of Lands for clarification for relocation or upgrading	March 2012	<ul style="list-style-type: none"> • Landlord

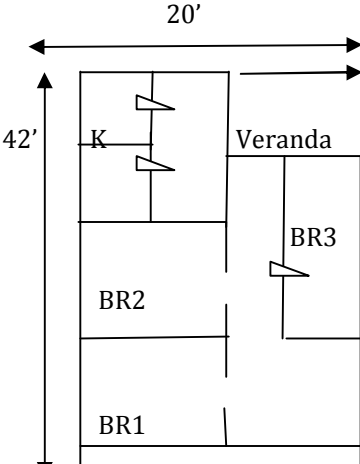
For the building of new homes, government should ensure that compensation/resettlement packages are provided to residents (slums).	Advocacy groups to lobby and negotiate with Government/ Stakeholders	March 2012	<ul style="list-style-type: none"> • FCC • MLCPE • Advocacy Groups • Community Development Planning Committee
Local Organizations should be considered in the area of state land allocation to house their activities	Set up advocacy group (FEDURP)	March 2012	<ul style="list-style-type: none"> - FCC - MLCPE - Advocacy Groups Community Development Planning Committee

Group 1 Participants

No	Name	No	Name	No	Name
1	William L. Farma (Dr.)	7	Hawa Sesay	13	Abu Sesay
2	Alex I. Bangura (JP)	8	Hawa Lopez	14	Iye Barrie
3	Mohamed P. Kargbo	9	Sheku L. Dumbuya	15	Pa Saidu Kanu (Imam)
4	Umu Hawa Jabbie	10	Abdul Bangura	16	John Saneh
5	Yirah O. Conteh	11	Kolleh I. Kamara		
6	Salamatu G. Kamara	12	Joseph Kallon		

GROUP 2: Housing Models and Design and Indigenous Technology: what is affordability and its relevance and adaptability?

RESOLUTIONS / RECOMMENDATIONS	ACTION PLAN	TIME LINE	RESPONSIBLE PERSONS/TARGETS
Comprehensive survey of habitable areas	Request composition survey of habitable areas	April 2012	Community development planning committee, Freetown City Council, ONS, Engineers/Architects, Min. LCPE
Identified Housing models: <ul style="list-style-type: none"> • Sliver ram bricks • Fired bricks • Sand crate blocks • Hydra form blocks • Clay bricks 	Preferred suggestion of low cost housing model to Government and other Stakeholders	During Consultative Forum April 2012 Short Construction Duration: Two months per house	Appointed contractors, engineers, (Ref. Soil/SLOPE/materials), MLCPE Community Development Planning Committees, FCC, MLCPE

<p>Affordability</p> <ul style="list-style-type: none"> • Cost of three bedroom self-contained • Cost of second option sand crate block about (with outside kitchen and toilet) 	<ul style="list-style-type: none"> • Registration with Mortgage Company (HFC) • Start Savings 		<ul style="list-style-type: none"> • Beneficiaries • Engineers/Architects • MLCPE • HFC • FCC
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Group 2 Participants

No	Name	No	Name	No	Name
1	Samuel M. Kargbo	7	R. Hamelberg (Architect)	13	Hajie Bah
2	Murray A. Conteh	8	Dominic Massaquoi (ONS)	14	Brima Boboieh Samura
3	Margaret Tucker	9	Abibatu Kamara	15	Mohamed Koroma
4	Councilor Abu A. Khanu	10	Emmanuel Kallon	16	Amara Bangura
5	Mayennie Bangura	11	Patrick Sahr Sumana	18	Ya Alimamy Kargbo
6	Councillor Santigie T. Kamara	12	Ronald Henry Pearce	19	Chief Pa Alimamy Komeh

GROUP 3: City and Urban Planning and Development: Making it Bottom-up to ensure an Inclusive entity

RESOLUTIONS / RECOMMENDATIONS	ACTION PLAN	TIME LINE	RESPONSIBLE PERSONS/TARGETS
Improve Communications at all levels	Set-up information committees at affected communities	February 2012	Local Chiefs, women and youth leaders, Community Based C.S.Os, Local Councilors. MPs
Enhance Effective Community Participation in Development Activities	Set-up Development Planning/Involvement Committee	January – March 2012	CBOs, Ward Development Committees, Community Elders, and Local Chiefs
Set-up Consultative forum at National Level	Organized monthly meetings	March 2012	Development Planning Committee
	Set-up Consultative Forum Coordinating Committee	Quarterly	Ministry of Lands, FCC, NGOs, CSOs
	Organize Community meetings	Quarterly	Consultative Forum Coordinating Committee, Information Committee

Follow-up and Monitoring of Planned Activities	Setting-up an M&E team	January 2012	M&E Team (FCC, CSOs and NGOs)
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Group 3 Participants

No	Name	No	Name	No	Name
1	Francis Foday Junior	8	Isata J. Kamanda	15	Hon. Musa Tamba Sam
2	Mohamed Jalloh	9	Zainab Bangura	16	Abdul karim Marah
3	Margaret Bayoh	10	Posseh Turay	17	Chief Pa Alimamy Koroma
4	Hawanatu Kargbo	11	Kalokoh Kargbo	18	Marie Bangura
5	Alie Kanu	12	Alpha H. Kamara	19	Zainab Conteh
6	Chief Thomas Tumbay	13	Ibrahim Kargbo	20	K. M. Foday UNDP Rep.
7	Alusine carew	14	Michael Katta		

6. The conference closed with lunch.