

# Newtown Housing Co-operative Update on Social Issues and Property Status (Portfolio committee – 19 February 2014)



# Alternative Accommodation to the vulnerable members of the Co-operative

- JHC offered free temporary accommodation to the vulnerable members at some of their properties around Johannesburg – offer declined.
- CoJ offered qualifying members of the co-operative Temporary Free Accommodation - offer also declined.
- JHC offered Mrs Mduli mother of a disabled son free accommodation at one of their properties – offer declined as she wanted to remain at Newtown. This was not possible as Newtown was going to be refurbished.
- JHC obtained a court order to have her removed from the Newtown property under a social worker supervision as it was not safe for to remain at Newtown whilst construction is taking place.
- JHC offered her an apartment at another location which she accepted, her furniture was moved to the new apartment at JHC costs – to date she has not taken occupation of the apartment.
- Her whereabouts are unknown at this moment.
- 5 individuals who upon investigation were found be homeless have been moved to a Temporary Accommodation Facility by CoJ.



# Alternative Accommodation to the vulnerable members of the Co-operative

1. Prior to the execution of the eviction, the City of Joburg and the office of the ED Housing and the MMC engaged with the community representatives regarding the impending eviction and the need to resolve the matter. Two sessions with the representatives including the late Pastor Wally were held, to explain the legal context, the situation at hand and the possible avenues that can be explored to provide alternatives to the community.



## **Alternative Accommodation to the vulnerable members of the Co-operative**

- Ms Mdluli and her disabled son, the CoJ, the Johannesburg Housing Company and the Gauteng Department of Local Government and Housing made several attempts to remedy the situation. In so doing the JHC allowed Ms Mdluli to continue her residence at the Newtown facility after the eviction order was executed



## **Alternative Accommodation to the vulnerable members of the Co-operative**

- The CoJ attempted to have Ms Mdluli register as a Special Needs Housing Case and thus be expedited to receive a special allocation of housing. The Special Needs Housing Policy framework was used to do so.
- Subsequent to this the JHC offered Ms Mdluli an apartment at one of their alternative properties in the CoJ at no cost to her while a final solution was to be reached in terms of the CoJ's Special Needs Housing process according to the JHC Ms Mdluli agreed but failed to present herself at the new apartment



## **Alternative Accommodation to the vulnerable members of the Co-operative**

- The CoJ further engaged with the ward councilors and the Ed Housing and I visited the site in question to determine the extent of how many tenants were still located there. Upon investigating such it was determined that 5 individuals were rendered homeless were living on the street. The CoJ Housing therefore relocated these 5 individuals to its Temporary Emergency Accommodation facility



# Housing arrangements for other Co-operative Members

- Newtown Housing Co-operative levies ranged from R2,000 – R4,000 per month and was in line with rental amounts at other Social Housing Institution but at the bottom of private rental accommodation;
  - JHC offered members of the co-operative accommodation at their properties around Johannesburg. The offer was declined as members wanted to stay at Newtown.
  - Neither JHC or CoJ has knowledge of where the members were able to find accommodation.

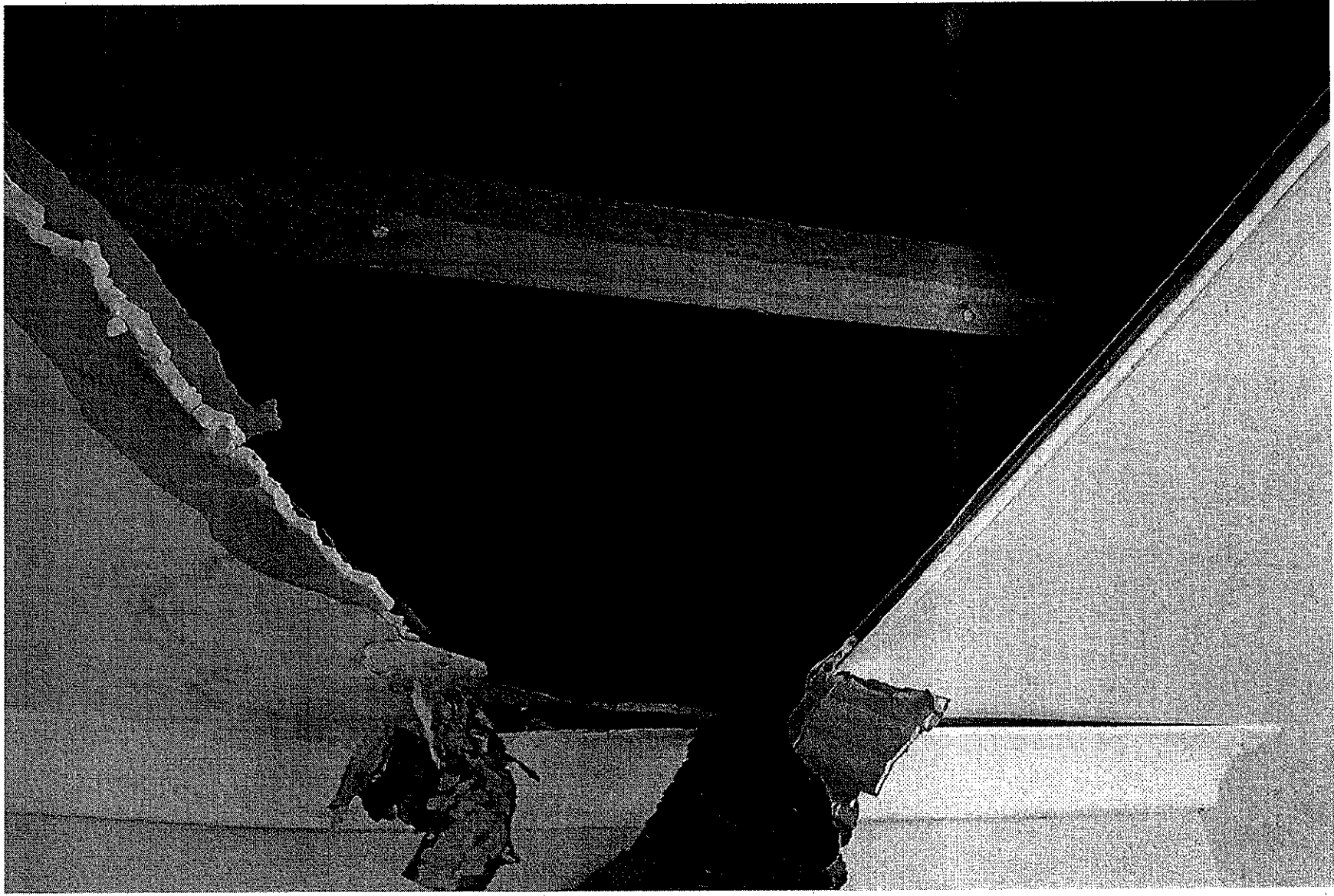


## Property refurbishment

- The Newton Property consisted of 352 units;
  - To date 90 units have been refurbished
  - Expected completion of refurbishment is 31 July 2014 ( To be confirmed)
  - Estimated costs of refurbishment ( To be confirmed )







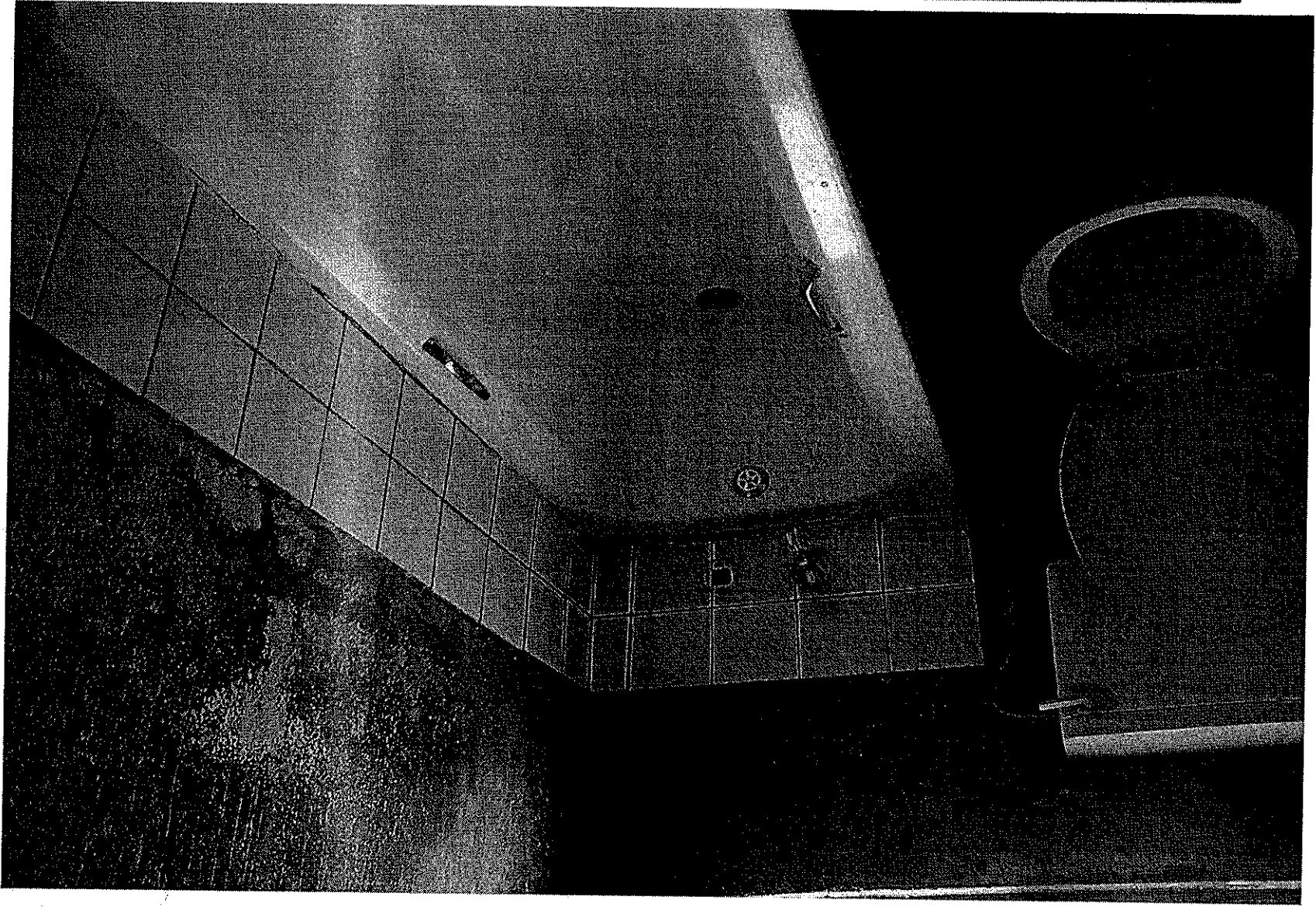
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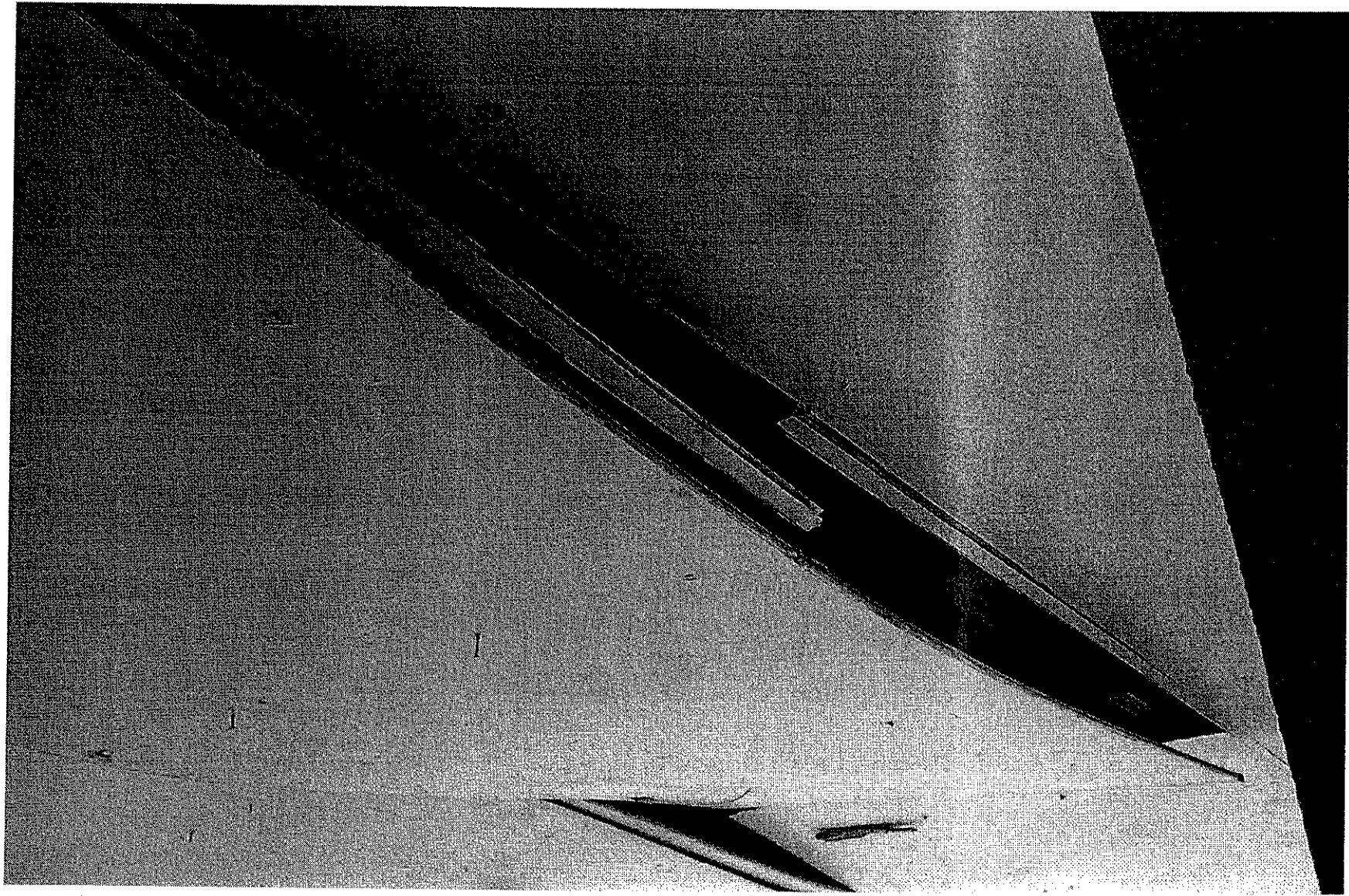
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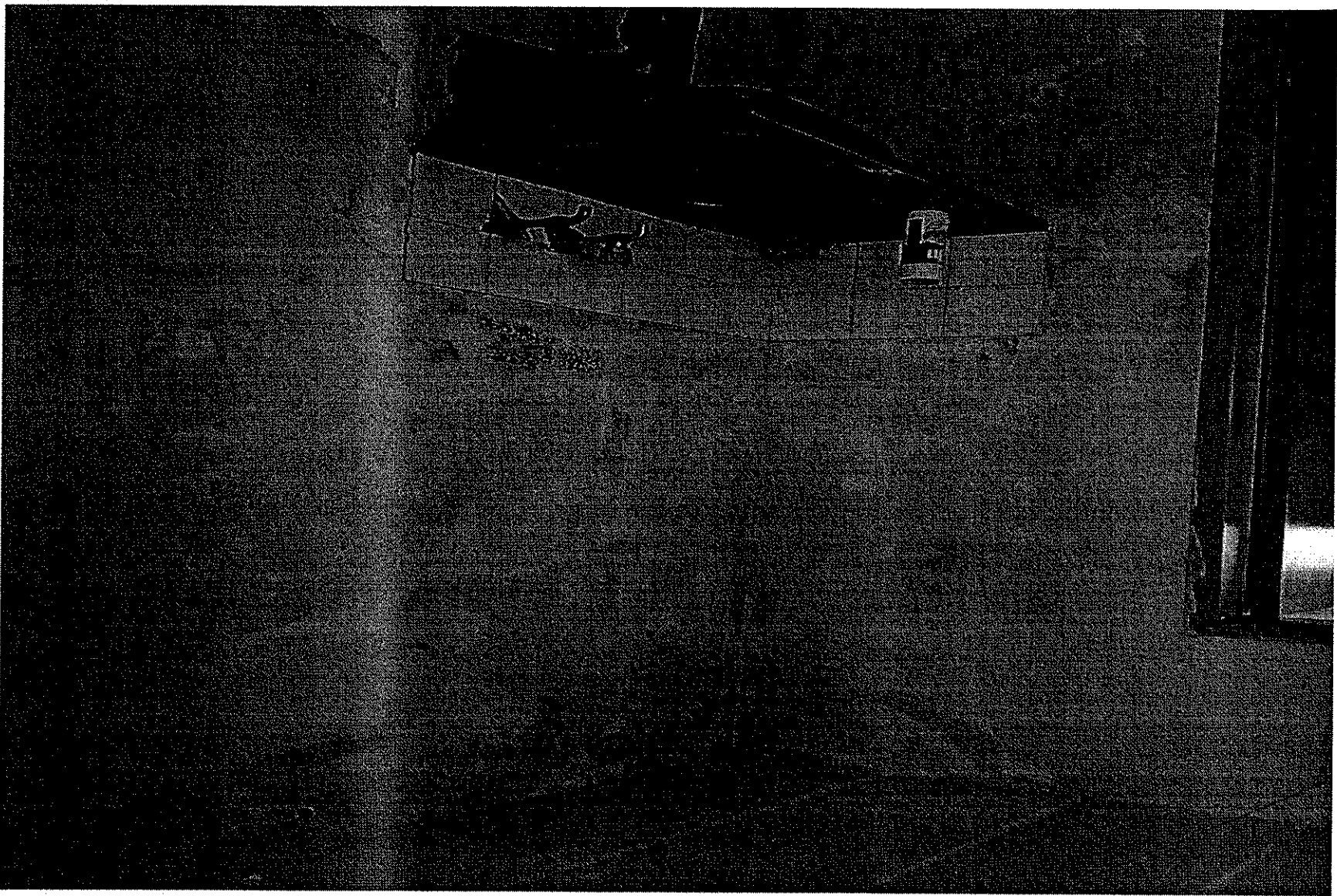
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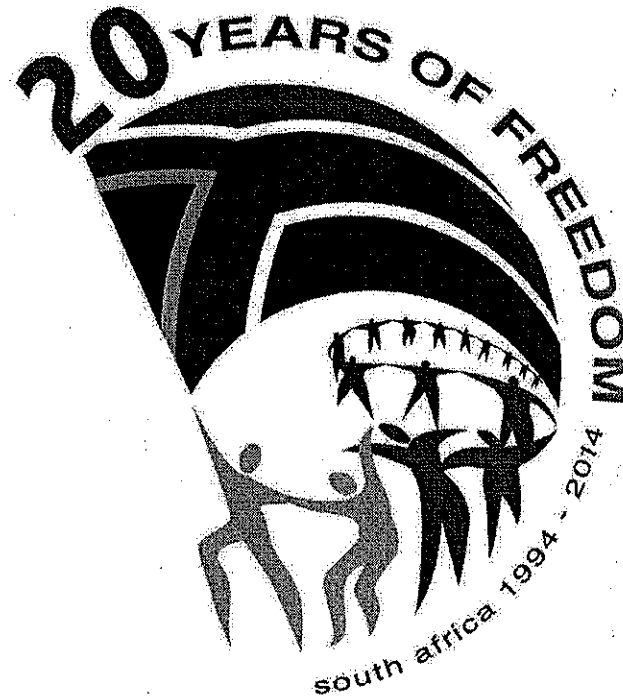
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1. Background
2. Alternative Accommodation to the vulnerable members of the Co-operative.
3. Housing arrangements for other Co-operative Members
4. Property refurbishment
5. Conclusion

