



PRESENTATION TO THE PARLIAMENTARY PORTFOLIO COMMITTEE ON HUMAN SETTLEMENTS

23 FEBRUARY 2022

SHRA is an agency of the National
Department of Human
Settlements

To brief the Parliamentary Portfolio Committee on Human Settlements about
“SHRA’s policy on home finishes and qualification criteria especially on blacklisted people”

WHY ARE HOME FINISHES IMPORTANT?

Good design matters. South Africa's history of spatial exclusion and inequality remains stubbornly entrenched in the urban fabric of South Africa's cities. Spatial transformation is intrinsically linked to place making and the provision of quality housing environments that are healthy, safe and secure.

Well designed and well-located housing enhances the social and economic value of housing. Therefore, it is important that housing is not only well constructed, meeting a set of building standards and material specifications, but should also meet a set of qualitative standards that address issues such as space standards, typologies and environmental issues.

Design guidelines, norms and standards and specifications inter-relate at several points.



OBJECTIVES OF NORMS AND STANDARDS

The goal of Norms and Standards is not to add simply an **additional layer of regulation and prescribed compliance parameters** but to also help create an **enabling environment** in key segments through the following:

Clarity – Giving clarity on elements of the Act and Regulations that have, as of yet, been translated into specific built environment parameters- Ensuring a standard of **Quality**

Additionality- To clearly demarcate expectations for projects above and beyond basic building code standards where government subsidy is involved

Flexibility- to encourage innovation and ensure that projects can be tailored to a variety of contexts- ensuring market responsiveness and ensuring private sector participation by avoiding an approach that is overly prescriptive –

Consistency but not **Uniformity**

Guidelines

- Are principles and advice that usually set out sound practice. They are never mandatory, binding or enforced.
- ***These are applied in instances where the intent is to guide how products or services are provided in a manner that is not restrictive***

Norms and Standards

- Are binding rules and requirements in respect of a product's quality. They define the expected quality, level of performance and the standard against which the units will be assessed.
- ***These also guide how products or services are provided offering a range of options within which to operate. They are more restrictive than guidelines***

Regulations

- Are rules prescribed by the Regulatory Authority by notice in the Government Gazette
- ***These are restrictive and cannot be deviated from***

SOCIAL HOUSING NORMS & STANDARDS DEVELOPMENT

- 2012 Technical Design Specs (used in practice)
- Work undertaken with NDHS in 2019-2020 to review both Social Housing norms and standards and other rental categories.
- The principles from this work was used to inform the development of Rental Housing Regulations in 2021 (Chapter 8 norms and standards in respect of premises designated for residential rental purposes)
- Specifics of the Social Housing Norms and standards not embedded in the Housing Regulations, thus the technical detail to be updated via the Housing Code amendment.



SUMMARY OF CHANGES TO SOCIAL HOUSING NORMS AND STANDARDS

KEY CHANGES

- Additional Clarity provided
- Alignment to latest planning guidelines and building regulations
- Allows for the use of Alternate and Innovative Building Technologies
- Relaxation of minimum 30sqm self-contained requirement
- Living document approach via the introduction of practice notes

ADVANTAGES

- ✓ Transparency to the market on “what” to be built upfront in line with best practice
- ✓ Demand responsive to market trends
 - ✓ Smaller household sizes
 - ✓ Inner city refurbishment and urban regeneration opportunities
 - ✓ Other housing typologies to suit lifecycle needs (e.g., communal configurations, potential for students, elderly etc.)
- ✓ Potential to lower the capital cost through use of alternative building technologies and reduced sizes that increase development yields

POLICY ON BLACKLISTING

The SHRA is mandated to regulate Social Housing Landlords whereas the tenant landlord relationship is regulated via way of the Rental Housing Act (Rental Tribunals) and its Regulations. Accordingly Social Housing Landlords would need to screen tenants and undertake an affordability assessment, impacting those potential tenants who are blacklisted.

REGULATIONS IN TERMS OF THE RENTAL HOUSING ACT, 50 OF 1999 – Chapter 8 sec 4 Affordability (*Final Draft Oct 2021*)

b) It is incumbent on a landowner to satisfy himself/herself/itself to ensure that tenant is able to afford the rental as part of a due diligence exercise, prior to letting a dwelling to a prospective tenant. This due diligence exercise should consider:

- i. The tenants credit history and reference;
- ii. The tenant's willingness and ability to make timely rental payments every month;
- iii. The tenant's willingness and ability to abide by the provisions in any lease or rental agreement you have him or her sign;

Thank You

Enkosi

Ngiyabonga

Kealeboga

Inkomu

Dankie