**PARLIAMENT OF THE PROVINCE OF THE WESTERN CAPE**

**QUESTION PAPER: WRITTEN REPLY NO 19 - 2023**

**FRIDAY, 25 AUGUST 2023**

**3. Mr P Marran to ask Mr T A Simmers, Minister of Infrastructure:**

In respect of the performance measured against the performance targets set between 2019 and 2023 of his former Department of Human Settlements:

(a) What is the Department’s core mandates, (b) what are the annual targets attached to each core mandate, (c) how has the Department performed against its performance targets in (i) 2019, (ii) 2020, (iii) 2021, (iv) 2022 and (v) 2023 to date, (e) what is the detailed breakdown of each performance target per programme, (f) what are the challenges that the Department faced in achieving its targets, (g) what are the plans that the Department has put in place to improve its performance, (h) what (i) is the number of housing opportunities and (ii) are the detailed breakdown of top structures that have been delivered per subsidy in the same period as in (c) above?

**RESPONSE:**

In terms of in terms of Section 26 of the Constitution of the Republic of South Africa of 1996, the Department is mandated to take reasonable legislative and other measures within its **available resources** to grant everyone the right to access to adequate housing. In addition to this obligation the Department, also within the ambit of various pieces of legislation including the Housing Act 107 of 1997, every provincial government, through its MEC, must, after consultation with the provincial organisations representing municipalities, do everything in its power to promote and facilitate the provision of adequate housing in its province within the framework of national housing policy.

**Challenges:**

Our constitutional obligation as the Western Cape Government is therefore crystal clear – we are mandated to grant all our citizens ***access*** to adequate housing within the ***available*** resources. The access of adequate housing is carried out by the Department through a number of programmes, that are not only confided or limited to the Breaking New Grounds (BNG) units. Therefore, the Departmental performance for the past four financial years must be taken in the context of the constitutional mandate as well as the unique and unprecedented MTEF period.

My Department faced and continues to face significant challenges that hampers service delivery, such as the long lasting effects of the COVID19 pandemic; budget cuts during the COVID19 pandemic; an unprecedented increase in illegal invasions of land earmarked for development; community dynamics; prevalence of extortion and violent attacks on project sites linked to the construction mafia; delays in statutory planning approvals, including water licences; poor performance by appointed contractors; community unrest and capacity challenges at municipal level.

The adverse effects of the COVID 19 pandemic were felt by every facet of the economy and human settlements was not exempt. Specifically, during the 2020/21 financial year, the Department had to absorb a R300 Million cuts from National. This cut was justified by National as a policy directive for Provinces, including the Western Cape to prioritise the provision of service sites in lieu of top structures (BNGs). As a result, the BNGs are to be reserved only for the prioritised beneficiaries which include the elderly (60 years and older); persons living with medically certified disabilities; those that are on the waiting the longest; military veterans and backyarders. The National Policy Directive meant that the Department had to reprioritize its already stretched budget and defer a large number of strategic top structure (BNGs) projects to the outer years.

During the 2020 and 2021 period, the Department witnessed and alarming and sharp rise in the illegal sale and leasing of BNG units. This growing trend is unfortunately undermining the Department’s efforts of providing access to adequate housing. A number of the BNGs who have engaged in this unlawful practice are opting to revert back to living in informal structures even though they have been provided with a free and fully subsidised dwelling by the Western Cape Government.

The delayed optimal functioning of the Deeds of Office during the pandemic year (2020/21) had an adverse effect on the acceleration of title deeds transfers.

The prevalence of extortion on project sites, construction mafia and illegal invasion of vacant as well as completed housing units, the Department had to fund security costs from its already limited budget to protect its assets.

In addition, the increased inward migration patterns have placed additional pressure on the housing waiting list as the demand for adequate is far greater than the available funds. Despite this, my Department remains resolute in its commitment to the provision of adequate housing opportunities through a myriad programmes. My Department acknowledges that the myriad of challenges had a severe impact of performance and mitigation strategies have been put in place to improve performance.

Additionally, in April 2023, the National Department of Human Settlements increased the subsidy quantum for BNG units. Even though this was a welcomed increase, it however presented the Department with unintended consequences, as the increase was introduced within the current budget envelope, with no additional increase and this relatively translated into a reduced number of housing units that can be delivered. My Department continues to advocate for a realistic and scientific calculation of the provincial grants which should be aligned to both performance and demand. With the myriad of challenges, my Department continues to outperform a number of provinces, some with even larger budgets.

**Mitigation strategies:**

* Conducting regular technical meetings with municipalities to ensure alignment of performance reporting and address municipal capacity challenges.
* Conducting regular meetings with communities to address issues and to mitigate community dynamics and unrests related to human settlements delivery.
* Conducting regular verification and registration drives to educate the communities of the Department’s offering and housing development process.
* Identifying projects that can be brought forward or accelerated to mitigate any in-year issues arising on projects with delivery challenges.
* Exploring a hybrid delivery model which aims to provide a more agile approach to housing delivery.
* A performance and contractor management process to address poor performing contractors is currently underway to ensure an agile approach to outputs and delivery.
* The illegal sale and leasing of BNGs continues to be a major challenge. Continued engagements are being facilitated with the National Department of Human Settlements to amend key sections of the outdated National Housing Code in order to criminalise this practice. In addition, further community workshops and education programmes have been ramped up to deter beneficiaries from this unlawful practice of selling and leasing the allocated BNG units.
* My Department worked tirelessly and enlisted support from the Office of the State Attorney and private conveyancers in expediting and prioritising the registration of title deeds. Consequently, a Title Deeds Action Plan focused on improving support to municipalities has been developed. The Title Deed Action Plan seeks to improve the policy framework, professional resource support, data cleansing and the need for a dedicated project manager to improve co-ordination between the Department and the Municipalities. Furthermore, the Office of the State Attorney and private conveyancers assisted with expediting and prioritising the registration of title deeds, resulting in an over performance on the set target. However, the fact that the title deeds registration process also relies on external role players, i.e., the Deeds Office and Municipalities, can delay the registration process. This has resulted in the Department under-performing in its registration of title deeds in other categories. It should be noted that the Department aligned its indicators with the National Sector Standardised indicators.

(c)(i)(ii)(iii)(iv)(v) Housing units and Serviced Sites are the annual targets attached to the core mandate of adequate housing. The annual targets that were set as part of the 5-year Strategic Plan, and before the commencement of the current 5-year cycle, are as follows:

| Indicators | Planned Annual Target  2019/20 | Audited Actual Performance  2019/20 | Planned Annual Target  2020/21 | Audited Actual Performance 2020/21 | Planned Annual Target  2021/22 | Audited Actual Performance 2021/22 | Planned Annual Target  2022/23 | Actual Achievement  2022/23 | Planned Annual Target  2023/24  (up to 30 June – 1st quarter) | Actual Achievement  2023/24  (up to 30 June – 1st quarter) |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Housing units | 9 723 | 8 038 | 8 506 | 6 247 | 8 272 | 6 191 | 8 463 | 5 380 | 1 000 | **777** |
| Serviced sites | 6 486 | 5 842 | 5 697 | 5 204 | 6 324 | 3 973 | 2 747 | 1 230 | 500 | **0** |
| **Total number** | 16 209 | **13 880** | 14 203 | **11 451** | 14 596 | **10 164** | 11 210 | **6 610** | 1 500 | **777** |

(e) and (h)(i)(ii) See tables below:

**Programme 1: Administration**

| **Output Indicators** | **Planned Annual Target**  **2019/20** | **Audited Actual Performance**  **2019/20** | **Planned Annual Target**  **2020/21** | **Audited Actual Performance 2020/21** | **Planned Annual Target**  **2021/22** | **Audited Actual Performance 2021/22** | **Planned Annual Target**  **2022/23** | **Actual Achievement**  **2022/23** | Planned Annual Target  2023/24  (up to 30 June – 1st quarter) | Actual Achievement  2023/24  (up to 30 June – 1st quarter) |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| To achieve a level 4 for **financial**  **management** as prescribed in the 2018  Management Performance Assessment  Tool (MPAT) | Level 4 | Level 4 | - | - | - | - | - | - | - | - |
| To achieve a level 4 for **strategic**  **management** as prescribed in the 2018  Management Performance Assessment  Tool (MPAT) | Level 4 | Level 4 | - | - | - | - | - | - | - | - |

| Output Indicators | Planned Annual Target  2019/20 | Audited Actual Performance  2019/20 | Planned Annual Target  2020/21 | Audited Actual Performance 2020/21 | Planned Annual Target  2021/22 | Audited Actual Performance 2021/22 | Planned Annual Target  2022/23 | Actual Achievement  2022/23 | Planned Annual Target  2023/24  (up to 30 June – 1st quarter) | Actual Achievement  2023/24  (up to 30 June – 1st quarter) |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| To achieve a level 4 for **governance**  **and accountability** as prescribed in the 2018 Management Performance  Assessment Tool (MPAT) | Level 4 | Level 4 | - | - | - | - | - | - | - | - |
| To achieve a level 4 for **human resource**  **management** as prescribed in the 2018  Management Performance Assessment  Tool (MPAT) | Level 4 | Level 4 | - | - | - | - | - | - | - | - |
| To achieve a level 4 for **ICT governance**  as prescribed in the 2018 Management  Performance Assessment Tool (MPAT) | Level 4 | Level 4 | - | - | - | - | - | - | - | - |
| Percentage of **invoices paid** within 30 days | - | - | 98% | 98% | 98% | 99% | 98% | 99.50% | - | - |
| Number of **evaluation studies** completed | - | - | 1 | 0 | 1 | 1 | 3 | 1 | - | - |
| Number of **ICT systems enhanced** | - | - | 4 | 6 | 2 | 2 | 2 | 2 | - | - |
| Number of **Knowledge management** projects implemented | 2 | 2 | 1 | 1 | 2 | 2 | 1 | 1 | - | - |
| Number of **municipal engagements** held | - | - | 4 | 6 | 8 | 20 | 16 | 18 | - | - |
| Number of initiatives executed as part of implementing the **Business Continuity Plan** | - | - | 4 | 9 | 1 | 1 | 4 | 7 | - | - |

**Programme 2: Housing Needs, Research and Planning**

| Output Indicators | Planned Annual Target  2019/20 | Audited Actual Performance  2019/20 | Planned Annual Target  2020/21 | Audited Actual Performance 2020/21 | Planned Annual Target  2021/22 | Audited Actual Performance 2021/22 | Planned Annual Target  2022/23 | Actual Achievement  2022/23 | Planned Annual Target  2023/24  (up to 30 June – 1st quarter) | Actual Achievement  2023/24  (up to 30 June – 1st quarter) |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Number of planned **human settlement**  **projects** aligned to IDPs and based  on the objectives of Outcome 8 and  representing national and provincial  priorities approved | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 13 | - | - |

| Output Indicators | Planned Annual Target  2019/20 | Audited Actual Performance  2019/20 | Planned Annual Target  2020/21 | Audited Actual Performance 2020/21 | Planned Annual Target  2021/22 | Audited Actual Performance 2021/22 | Planned Annual Target  2022/23 | Actual Achievement  2022/23 | Planned Annual Target  2023/24  (up to 30 June – 1st quarter) | Actual Achievement  2023/24  (up to 30 June – 1st quarter) |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Part D of the Annual Performance Plan**  populated according to the prescribed  format of National Treasury | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | - | - |
| Number of municipalities that the  Department provides with **technical**  **support** (including transfer of skills)  to enable the municipality to produce  development plans for human  settlements projects | 25 | 25 | 25 | 25 | 25 | 26 | 26 | 26 | - | - |
| Number of **research papers**  produced with content relating to the  development of sustainable human  settlements | 2 | 2 | 1 | 1 | 2 | 2 | 4 | 4 | - | - |
| Number of **policies and policy**  **guidelines** developed | 1 | 1 | 2 | 2 | 4 | 4 | 3 | 2 | - | - |
| Number of **Integrated implementation plans** for priority housing development areas completed | New Indicator | | 1 | 1 | 2 | 2 | 5 | 5 | - | - |
| Number of **township establishment processes** within the priority housing development areas completed | New Indicator | | 0 | - | 4 | 4 | 5 | 3 | - | - |
| Percentage of **acquired land**  **during 2014-2019**, rezoned | New Indicator | | 6% | 6% | 6% | - | 45.16% | 0% | - | - |
| Number of individuals who  **successfully completed** the  Consumer Rehabilitation  Initiative | New Indicator | | | | 50 | 0 | - | - | - | - |
| Number of **sustainable livelihoods plans** developed for informal settlement projects | New Indicator | | | | | | 5 | 5 | - | - |
| Number of approved **individual informal settlement upgrading plans** prepared and aligned to the National Upgrading Support Programme (NUSP) methodology | New Indicator | | | | | | 50 | 41 | - | - |
| Number of **social compacts concluded** with communities outlining their role in the upgrading process | New Indicator | | | | | | 5 | 5 | - | - |
| Number of **social housing projects supported** for approval | New Indicator | | | | | | 2 | 2 | - | - |
| Submission of the **Social Housing Business Plan** to the Social Housing Regulatory Authority (SHRA) | New Indicator | | | | | | 1 | 1 | - | - |
| Number of **Provincial Steering Committee (PSC) engagements** held for the Social Housing Programme | New Indicator | | | | | | 4 | 4 | 1 | 1 |
| Number of **capacitation workshops held** with leader towns for the Social Housing Programme | New indicator | | | | | | 8 | 8 | - | - |
| Number of **banking forums** held | New indicator | | | | | | 2 | 2 | - | - |
| Number of **partnerships agreements** concluded with key stakeholders | New indicator | | | | | | 6 | 2 | - | - |

**Programme 3: Housing Development**

| Output Indicators | Planned Annual Target  2019/20 | Audited Actual Performance  2019/20 | Planned Annual Target  2020/21 | Audited Actual Performance 2020/21 | Planned Annual Target  2021/22 | Audited Actual Performance 2021/22 | Planned Annual Target  2022/23 | Actual Achievement  2022/23 | Planned Annual Target  2023/24  (up to 30 June – 1st quarter) | Actual Achievement  2023/24  (up to 30 June – 1st quarter) |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Number of **subsidies**  **disbursed** (R0 – R3 500 non-credit linked) | 130 | 392 | 130 | 285 | 138 | 377 | 250 | 272 | - | - |
| Number of **FLISP subsidies**  **disbursed** (R3 501 –R22 000) | 996 | 1 214 | 1 143 | 813 | 1 003 | 1 620 | 2 000 | 1 436 | 300 | 322 |
| Number of new sites connected to basic services as part of the **Integrated**  **Residential Development**  **Programme (IRDP)** within projects completed | 4 420 | 4 967 | 4 164 | 4 783 | 2 857 | 2 178 | - | - | - | - |
| Number of **Breaking New Grounds (BNG)** houses delivered. (total number of BNG units is measured by IRDP Units and PHP). | - | - | - | - | - | - | 6 213 | 3 672 | 1 000 | 777 |
| Number of **serviced sites** delivered. (total number of sites units is measured by IRDP sites and UISP). | - | - | - | - | - | - | 2 747 | 1 230 | 500 | 0 |
| Number of housing units  delivered that have reached  the stage of practical  completion as part of the  **Integrated Residential**  **Development Programme (IRDP)** | 6 589 | 4 950 | 5 813 | 4 001 | 6 096 | 3 464 | - | - | - | - |
| Number of sites delivered  which are connected to  basic services as part of  the **Upgrading of Informal**  **Settlements Programme**  **(UISP)** within projects  completed | 2 066 | 875 | 1 533 | 421 | 3 467 | 1 795 | - | - | - | - |
| Number of housing units  delivered that has reached the stage of practical  completion as part of the **Peoples Housing**  **Programme (PHP)** | 2 008 | 1 482 | 1 420 | 1 148 | 1 035 | 730 | - | - | - | - |
| Number of **informal settlements upgraded** to phase 3 | New Indicator | | 1 | - | 2 | 0 | 6 | 1 | - | - |
| Number of informal settlements provided with **interim engineering services** (water, sanitation, and electricity) | New Indicator | | | | | | 44 | 1 | - | - |
| Number of **job opportunities**  Facilitated | 800 | 1 056 | 800 | 937 | 800 | 881 | 1 000 | 1 111 | 30 | 40 |
| Percentage of **Human Settlements Development**  **Grant (HSDG)** paid to contractors with HDI representation, within the  housing sector | 50% | 66.74% | 50% | 67.53% | 50% | 68.67% | 50% | 66.39% | - | - |
| Percentage of HDI amount  paid to **contractors with**  **women representation**,  within the housing sector | 30% | 14.23% | 10% | 14.68% | 10% | 14.50% | 10% | 15.96% | - | - |
| Percentage of HDI amount  paid to **contractors with**  **youth representation**,  within the housing sector | 10% | 3.10% | 4% | 5.34% | 4% | 6.18% | 4% | 13.29% | - | - |
| Number of **young people traine**d | 150 | 156 | 150 | 56 | 150 | 159 | 250 | 274 | - | - |
| Total number of houses  built using **sustainable**  **building technologies** such as construction, energy, water and sanitation | 1 000 | 1 684 | 1 000 | 1 035 | 500 | 1 120 | 700 | 363 | - | - |
| **Percentage of investment** of the total Human Settlements allocation **in PHDAs** | New Indicator | | | | | | 62% | 62% | - | - |

**Programme 4: Housing and Asset Management**

| Output Indicators | Planned Annual Target  2019/20 | Audited Actual Performance  2019/20 | Planned Annual Target  2020/21 | Audited Actual Performance 2020/21 | Planned Annual Target  2021/22 | Audited Actual Performance 2021/22 | Planned Annual Target  2022/23 | Actual Achievement  2022/23 | Planned Annual Target  2023/24  (up to 30 June – 1st quarter) | Actual Achievement  2023/24  (up to 30 June – 1st quarter) |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Number of debtors whose  **outstanding balances**  **have been reduced to nil**; in terms of the legislative  and regulatory prescripts | 650 | 2 337 | 650 | 1 313 | 450 | 1 331 | 600 | 1 198 | 150 | 362 |
| Number of **rental units devolved** to municipalities in terms of Section 15 of the Housing Act, 1997 | New Indicator | | 34 | 0 | 34 | 34 | 32 | 32 | - | - |
| Number of **title deeds**  **transferred to qualifying**  **beneficiaries of pre- 1994**  housing units | 110 | 301 | 110 | 112 | 110 | 110 | 150 | 331 | 100 | 45 |
| Number of **post-1994 title deeds** registered /  Number of **Title**  **deeds registered to eradicate pre-2014** backlog | - | - | 1 000 | 3 598 | 1 000 | 2 073 | 4 500 | 1 880 | 750 | 297 |
| Number of **post-2014 title deeds** registered. | 7 000 | 8 491 | 7 000 | 2 642 | 7 000 | 5 981 | 4 500 | 973 | 500 | 254 |
| Number of **new title deeds** registered | New Indicator | | | | | | 1 000 | 543 | 250 | 67 |

(h) (i)(ii) Refer to Programme 3 of the reply above.

**TERTUIS SIMMERS**

**MINISTER OF INFRASTRUCTURE**

**DATE**