



DPU WORKING PAPER N° 201

DPU HOUSING: Development Planning Unit Record in Housing 1971-2021

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Cover: house upgrading managed by a local Community Development Council (CDC) in Colombo, as part of the Urban Sub-Programme of the Sri Lanka 'Million Houses Programme'-MHP' 1983-89. (See: Section 5)

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Abstract. Housing constitutes some 60-80 percent of the developed land of urban areas and in the order of 50-70 percent of the value of the fixed capital formation of towns and cities (UN-Habitat 2003). It is fundamental to alleviating the impacts of urban poverty and to poverty reduction, to social change and cultural conservation. Thus the production, maintenance and management of housing play fundamental roles in developing cities. Nevertheless, it is useful to examine housing policy and its implementation as a discrete component of economic, social and environmental development of cities, as the DPU has done for half a century.

This paper is in two parts. The first (Sections 1&2) is an analytical overview of the development of the DPU's conceptual and operational approaches to urban housing. The second (Sections 3-6) outlines the Unit's housing programmes and projects 1971-2021.

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1. Origins

Urban housing policy and implementation strategies have been central to the teaching, research, advisory and educational extension work of the DPU since its incorporation in UCL in 1971¹. The Unit's early teaching and consultancy drew heavily on the work of its founder and first Director, Professor Otto Koenigsberger, former Director of Housing of the federal Government of India -1948-51 (Groák et al, 1983). He, together with the international lawyer Charles Abrams and Ernest Weissmann, was instrumental in the founding the United Nations Centre for Housing, Building and Planning (UNCHBP)², an executive centre within Economic and Social Council (ECOSOC) of the UN. As advisors to the Centre, Koenigsberger and Abrams undertook several influential housing and planning policy advisory missions, notably in Ghana (1956), Pakistan (1958), Philippines (1959), Nigeria (1962-65), Singapore (1963) and Zambia (1964-72) that, *inter alia*, included advice on professional education and training. Through these they developed novel approaches to the production, maintenance and management of public housing, largely based on community and private sector participation with Local Government, such as the internationally influential 'Ghana Roof-loan Scheme, 1954', replicated in Bolivia and Nigeria (Abrams 1966). Otto Koenigsberger's international advisory work with government local authorities and teaching and training institutions laid the foundation for the DPU Training and Advisory Service (DPU-TAS)³ that has had a significant impact on urban housing policies and their implementation in many countries.

In 1973 UCL appointed John F.C. Turner to the full-time academic staff of the DPU to establish and run a programme of short training courses, for senior policy-makers and public and private sector professionals, academics and NGO leaders from countries in the Global South, on the formulation and implementation of affordable social housing strategies. His teaching drew extensively upon his many years of experience with government housing agencies and community organisations in Latin America and his subsequent teaching and research at the MIT- Harvard University Joint Centre for Urban Studies -1965-73 (Turner 1976). Naturally, his ideas on housing production, maintenance and management as a development process -"housing as a verb", not merely a noun or product- (Turner 1972 & 1976) and his experience had an important and sustained influence on all aspects of the DPU's work in relation to urban housing.

NOTES TO SECTION 1

1. The precursor to the DPU: the AA Department of Development & Tropical Studies was established as the AA Graduate School of Tropical Architecture in the Architectural Association (AA) School of Architecture, London in 1954. Initially concerned with the good environmental design of buildings, notably houses, in tropical climates, over the subsequent eighteen years, the Department gradually gave increasing emphasis to the social, political and economic issues of housing and urban development in countries of the Global South, occasioning changes in its teaching and research that were reflected in changes in its name and ultimately in its transfer to UCL as an autonomous, self-financing Unit attached to the, then, (Bartlett) School of Environmental Studies (Wakely 1983).
2. In 1976 the UNCHBP became the UN Centre for Human Settlements (UNCHS) and was upgraded to the UN Human Settlements Programme (UN-Habitat) in 2001.
3. DPU-TAS provided the managerial infrastructure for all the Unit's subsequent overseas advisory commissions, training, research and related activities.

2. DPU Approaches to Housing and Policy Development

Social justice, democracy and the engagement of low-income households and communities in the planning, design, production, maintenance and management of their dwellings, domestic infrastructure and local service delivery have been nurtured and developed by the DPU teaching, training, research and advisory work on urban housing over the last 50 years (as described in Sections 3-5 below). Particular emphasis has been given to democratic, socially aware national and municipal housing policies and to strengthening the will and capacity of local governments to engage, enable and support non-governmental community organisations to operate effectively and equitably in partnership with them.

In the early 1970s, when the DPU was emerging from its origins in the AA School of Architecture¹, many of its academic staff and most of its students had architectural backgrounds, with strong interests in the prevailing approaches to 'conventional' policies for the design and construction of public housing, made affordable to urban low-income groups through subsidies and the search for technical innovation that might minimise the capital cost of construction and domestic infrastructure installations, also by rationalising (reducing) standards of living space and public amenities (Wakely 2018, pp.17-25). Such concerns underpinned the teaching of the Postgraduate Diploma course and the DPU Extension Service course '*Housing in Urban Development*' (see: Section 5 below), which was intellectually based on the principles of 'design methods'² (Jones 1970; Wakely et al 1976) and the professional language of architects, from which it coined the term 'client orientation' to give innovatory emphasis to the consultation, and some participation, of low-income households and communities in the briefing stages of housing policy, programme and/or project design and management. This was an important, though limited, foray into the engagement of the users of public, or social, housing strategies, which was taken much further when John Turner was a full-time member the academic staff of the Unit, 1973-1980.

John Turner, educated as an architect, reversed the hierarchy of decision-making and engagement in housing procurement and management, giving prominence to user households and communities, rather than to professionals and specialist technicians (Turner 1972). In accordance, the DPU shifted its intellectual preoccupations with the issues of 'conventional' public housing design and delivery to those of urban social policy: subsidiarity

and the devolution of authority in the governance and administration of public and social housing (Turner 1976). In parallel with, and in response to, this move into the development of participatory, enabling, support approaches to the procurement of affordable urban housing, new approaches to project finance and management, including the DPU's important and influential Gender, Housing and Settlements programme, initiated in the mid-1980s (see: Section 5, below) and were embraced in the Unit's teaching and training activities and its advisory work with developing country governments, NGOs and bilateral and multilateral aid agencies, notably the UK DFID and other European government aid agencies, United Nations agencies and the World Bank and regional development banks. The DPU developed and disseminated alternative approaches to affordable housing finance based on demand, as an alternative to long-term supply-based mortgage financing for housing (see Section 5 below). It researched, taught and put into practice 'enabling' approaches to the design, development and implementation of social housing programmes and projects, gaining an international reputation for both the theory and practice of enabling/support, particularly through its sustained engagement in policy development and training with the Sri Lanka National Housing Development Authority (NHDA) for the implementation of the urban sub-programme of the '*Sri Lanka Million Houses Programme 1983-89*' (Wakely 2018, pp.63-68), also the UK Government-supported '*India Slum Improvement Programme (SIP)*' in the states of Andhra and Madhya Pradesh. These policy-development and training programmes engaged several DPU academic staff members, making a significant contribution to the Unit's subsequent teaching and research, and to its training and advisory activities in the field of urban housing.

A further significant development came through the DPU partnership with the Institute of Geography and Development Studies in Njala University, Sierra Leone for the establishment of the Sierra Leone Urban Research Centre (SLURC) in Freetown in 2016. This initiative (outlined in Section 5 below) brought a new understanding of participatory housing development (principally slum upgrading) and multi-sectoral partnerships. It also explored and developed new approaches to the understanding and institutional co-management of participatory social research in urban housing.

NOTES TO SECTION 2

1. See Note 1 to Section 1
2. Based on a sequence of: 1) Problem identification and analysis; 2) Synthesis of components of solution; 3) Testing/evaluation of results against expected performance.

3. Teaching programmes in London

Graduate Diploma

Urban housing constituted a significant component of the curriculum of the DPU Graduate Diploma course in '*Urban Development Planning Practice*', which ran annually from 1971-2000. The nine-month course included a three-month (one term) project-based component conducted in conjunction with the Mazingira Institute in Nairobi, Kenya, which invariably gave emphasis to the planning and management of low-income group housing and the upgrading and servicing of informal settlements in the city and on its peri-urban fringes. The Diploma Course '*Nairobi Project*' aimed to expose students (typically from some 10-15 different countries of Africa, Asia and Latin America) to the real-world politics and administration of housing and urban development planning and management. To this end, the 'project' was run in close cooperation with Nairobi City Planning Department and the national Ministry of Lands, Housing and Urban Development.

Masters Degree

The DPU MSc degree course in *Urban Development Planning*, established in 1980, included a course option on the political economy of housing policy, theory and practice. The success and high demand for this option led to the launching of a separate MSc Degree course in *International Housing Studies* in 1992. The course provided a thorough understanding of the origins and development of urban low-income group housing policies and approaches in the context of different political theories. It examined strategic alternatives to the production, maintenance and management of urban low-income group housing by public housing agencies, the private sector and non-government organisations. It laid some emphasis innovatory housing finance systems, user participation in housing programmes and projects, slum upgrading and low-income group housing as a vehicle for urban regeneration, poverty reduction and social and economic development. The Masters degree course in *International Housing Studies* continued to be run until 2006, when the academic teaching of housing was re-absorbed as an option into the MSc course in *Urban Development Planning*.

MPhil/PhD Degrees

The DPU's comprehensive MPhil/PhD programme by research regularly has had a strong theoretical component on urban housing that has produced interesting and controversial doctoral theses, several of which have attracted international attention¹.

NOTES TO SECTION 3

1. See Appendix II

4. Grant-funded Research

Planned Urban Growth, Lusaka, Zambia

Over the period 1972-74 the DPU conducted a research project on 'Planned Urban Growth' in Lusaka, Zambia, focusing on 'the absorption of newcomers' (poor urban migrants), funded by the UK Overseas Development Administration (ODA) through its economic and social research programme (ESCOR). It examined the processes and obstacles to the absorption of rural migrants into the economy, society and culture of the city, the population of which grew five-fold in the 15-year period 1957-73 (from c.80,000, to c.400,000). The project set out to address questions of how the 'newcomers' were enabled, or rather enabled themselves, to achieve socially, economically and politically acceptable conditions of life through improved housing, infrastructure and community organisation and participation, in the context of the city's accelerated population growth (Muller 1979). The project's findings that focused on the importance of integrated, inter-institutional approaches to the delivery of affordable housing and infrastructure had a significant impact on the World Bank's first, and widely referenced, sites and services and slum improvement programmes in Zambia, Senegal and later in India and elsewhere in Asia and Latin America (Cohen 1983).

International Housing Policies Review

In 1977-78 the DPU in partnership with the Overseas Division of the UK Building Research Establishment (BRE) undertook a research project, funded by the, then, UK Ministry of Overseas Development (ODM), on '*Developments and Options in Public Sector Housing in Third World Cities*', covering "the prevailing experience of national policies and programmes in the field of low-income housing in Africa, Asia and Latin America and the Caribbean", with some emphasis on the administration of urban housing sites and services projects. The three-volume research report produced by the project that was led by the DPU, made an important contribution to the UK aid policy in the field and provided valuable material to support the Unit's teaching and housing research with some emphasis on legislative innovations and project administration, particularly with regard to secure and affordable access to land for housing.

Some twelve years later in 1991 the DPU took the analysis presented by the review of '*Developments and Options in Public Sector Housing*' a step further in a research project on '*A critical review of the main approaches to self-help housing programmes*' (Stein 1991) that reviewed a range of political and conceptual approaches to the delivery of affordable urban housing.

Housing in Latin America

In the early 1980s the DPU managed a sustained research programme on '*Self-help housing provision in Latin America*', with inter-institutional studies in Venezuela, Cuba and Chile in conjunction with two German research institutions¹ and the AA Graduate School, London, funded by the UK Social and Economic Research Council (ESRC). The first two-year phase of the programme concentrated on the comparative impact of the different policy approaches to upgrading informal 'ranchos', housing some 50% of the population of Caracas, Venezuela by two contrasting national political regimes. This, and the studies in Santiago, Chile and Havana, Cuba, which were conducted as separate sub-projects, pointed to the importance of the political dimension of housing policy formulation and implementation requiring integrated institutional development at the level of municipal government (Ramirez 1990; Fiori & Ramirez 1992).

The DPU research project '*Urban poverty alleviation through environmental upgrading in Rio de Janeiro, Brazil*', funded by UK-DFID (1999-2001), set out to "identify the characteristics and conceptual foundations of a new generation of low-income group housing policy [exemplified by] the *Favela Bairro* upgrading programme". Its principal findings revealed the impact of urban environmental improvement and social support facilities on community engagement in local governance. It also demonstrated the extent of household investment in the quality of their dwellings, livelihoods and lifestyle satisfaction, resulting from enhanced environmental conditions and level of service delivery. (Fiori, et al 2001).

CLIC & CSUL

In the period 1998-2003 the Unit conducted two urban housing research programmes with similar aims, funded by UK DFID:

1. '*Community Learning, Information and Communication (CLIC)*' 1998-2000 in collaboration with the Indian Society for the Promotion of Area Resource Centres (SPARC) and GHK Research & Training, in Mumbai, Hyderabad, Ahmadabad and Cochin in India (Riley et al 1999); and
2. '*Communication for Sustainable Urban Livelihoods (CSUL)*' 2001-2003 in Kenya, Sri Lanka and Brazil (Riley & Wakely 2005).

These projects, undertaken together with local institutional research partners² revealed the failures of contact and understanding between organised urban low-income communities and the relevant agents of formal local government, and reinforced the need to establish a chain-sequence-hypothesis of: Communication → understanding → trust → co-production partnerships → efficient and equitable housing production, maintenance and management → alleviation of the social impacts of poverty and, ultimately, poverty reduction.

Aleppo, Syria

In the period 2007-10 the DPU undertook a sustained programme of research funded by the German government (KfW administered by GiZ) on urban informal settlements in Syria, with emphasis on the city of Aleppo, which entailed a review of the social, economic and physical characteristics of all the 22 informal settlements in the city, the population of which was estimated to house and provide livelihoods to almost half Aleppo's population of some 2.4 million and to be growing at c.4% per year. (The total population growth rate for the city as a whole was 2.9% per year). The review revealed that informal settlements in Aleppo fell into three distinct types: 1) High Density, mostly well established in the inner city areas; 2) Low Density, mostly recently established and growing settlements on the urban fringes; 3) Mixed, Medium Density settlements, in the process of consolidation and/or extension (Wakely & Abdul Wahab, 2009). Further enquiry showed that this broad classification largely applied to all major urban areas in Syria³ and also to cities in other countries in the Mashriq region: Iraq; Jordan; Lebanon and Egypt.

NOTES TO SECTION 4

1. Technische Universitat, Hamburg & the Technische Hochschule, Darmstadt, with financial support from the German Research Foundation (DFG).
2. Kenya: Wendy Taylor & Sarah Gitau; Sri Lanka: Sevanatha Urban Resource Centre; Brazil: Instituto Brasileiro de Administração Municipal (IBAM), and Instituto Brasileiro de Análises Sociais e Econômicas (IBASE).
3. Damascus, Lattakia, Tartous, Hasakeh, Hema, Sweida and Homs.

5. Training and Advisory Services (TAS)

London-based Short Courses

In succession to the training course run by John Turner (See Section 2 above), the DPU continued to run three-month Certificate courses in London for senior public, private sector and NGO policy-makers and operational executives and professionals in:

1. *'Housing Policy Formulation and Implementation'* that covered the political, economic and administrative issues arising from the adoption of support-based 'enabling' policies for the production, maintenance and management of urban public and social housing; and
2. *'Housing Project Design and Evaluation'* that examined the principles and practice of the planning, design and management of participatory sites-and-service projects and urban slum upgrading programmes.

These training courses, which were highly successful and well subscribed, continued to be offered annually until the late 1990s when demand for this type of training in London, which had been largely funded by the UK Government (ODM/ODA) through scholarships administered by the British Council, dropped off, as it was not considered to be as cost-effective as 'in-country' capital aid project-related training.

Nevertheless a decade later, in 2009, the DPU, in collaboration with the NGDO Homeless International and the engineering consultant firm, Happold Consulting, initiated a two-week London-based training course on *'Bridging the Financing Gap for Slum and Settlement Upgrading'*, targeted at the managerial and technical staff of local authorities in developing countries, NGOs, donor agencies, micro finance institutions and banks.

DPU Extension Service

In the early 1970s, with grant funding by the Nuffield Foundation, the 'DPU Extension Service' was launched with a programme of pre-structured courses on *Housing in Urban Development*, designed to introduce an integrated approach to housing policy formulation and implementation into the curricula of educational and training institutions in countries of the Global South. Over the

subsequent five years, Extension Service courses were conducted in institutions of urban planning, architecture, engineering and public administration in some seven cities in Asia¹ and Nairobi, Kenya in Africa.

As well as training a cohort of young professionals, the Extension Service courses were designed as vehicles to initiate curriculum changes and related pedagogic reforms, with the aim of instigating, or consolidating, the teaching of participatory social housing and urban development policies and strategic approaches to their implementation, in the host institutions. For this, a structured series of seminars and discussions on project-based teaching and learning, were conducted with each institution's teaching staff (Wakely, et al 1976). The DPU Extension Service approach was evaluated as "highly successful" by the Nuffield Foundation at the end of the initial grant period, an assessment that was echoed by the Association of Commonwealth Universities (ACU), with which the DPU had developed close ties. However, only in the case of the post-graduate course in Urban Planning in the then University of Sri Lanka were resources made available (by the British Council) to allow follow-up through the secondment of a DPU lecturer to help ensure that the study of community development-based urban housing policy and practice introduced by the DPU Extension Service, was permanently absorbed by curriculum changes, which had a lasting academic impact that ultimately influenced national policy through the implementation of the Sri Lanka *'Million Houses Programme 1983-90'* a decade later (Wakely 2018, pp.63-68).

Sierra Leone Urban Research Centre (SLURC)

The provision of support to strengthening academic and training capacities of educational and training institutions engaged with housing policy and delivery, initiated by the DPU Extension Service in the 1970s was taken up again some 40 years later, with funding from the British NGO charity (Comic Relief) by the Sierra Leone Urban Research Centre (SLURC) in Freetown in 2016. This very successful partnership between the DPU and Institute of Geography and Development Studies, Njala University, in which the SLURC is based, differs from the earlier DPU Extension Service collaborations that principally concentrated on teaching courses and curriculum development, in that it was principally concerned with strengthening research capacity, with a focus on low-income urban

communities and informal settlements. The ‘Comic Relief’ funding enabled the DPU to maintain the partnership relationship with, Njala University over three years and to extend support to its applied (grass-roots) research programme through operational linkages with, and training for, CBOs in Freetown informal settlements and the local NGOs with which they are connected (Rigon, et al 2017).

Training and Operational Manuals

In 1985 UNCHS commissioned the DPU to prepare and produce a Training Manual on *‘The role of women in the execution of low-income housing projects’*. This was part of a DANIDA-supported project to produce a range of manuals on community participation in the execution of low-income group support projects (Moser & Chant 1985). The preparation of the Manual entailed the commissioning of 13 case studies on women and human settlements. A grant from the Ford Foundation then enabled the Unit to initiate a *‘DPU Gender and Planning’* Working Paper series, using these case studies as the first Working Papers².

In 1987 the DPU was commissioned by United Nations Human Settlements Programme (UN-Habitat) to produce a training manual for *‘Affordable Housing Projects’* to be used by its Training Division and other UN agencies with housing and urban development operations. The two-volume manual was designed to provide the basis for a range of different types of professional and technical project-based training events, with strong social components. It addressed both pedagogic principles and techniques of professional training and the operational principles of participatory housing delivery, maintenance and management in urban areas, with some emphasis on cities in the Middle East/North Africa region. A similar two-part manual and ‘Course Guide’ had previously been produced for the DPU Extension Service course *Housing in Urban Development* (see above).

In 1991 UNCHS commissioned the DPU to produce a *‘Housing Finance Manual for Developing Countries: A Methodology for Designing Housing Finance Institutions’*. The manual covered the institutional setting-up and administration of novel approaches to ‘demand-led’ finance provision, in contrast to the prevailing ‘supply-led’ housing banks and mortgage providers. The commission for the manual emerged from an international seminar on housing finance organised by the DPU in London and attended by senior experts from the World Bank, UN Regional Development Banks (ADB, IDB, AfDB), UNCHS, USAID, DFID and other international agencies.

In 2008 the UN Economic and Social Commission for Asia and the Pacific (UN-ESCAP) and UN-Habitat contracted the DPU to prepare a seven-part series of ‘Quick Guides for Policy Makers’ on *‘Housing the Poor in Asian*

Cities’. This was produced as a series of small, illustrated, easy-to-read booklets on basic principles and practices, in large quantities for distribution to busy political decision-makers and operational executives.

Gender, Housing and Settlements

In 1987, the United Nations Director of the International Year of Shelter for the Homeless-1987 (IYSH) commissioned the DPU to write a policy paper on women and housing. This was then published in an adapted form in an influential book (Moser 1987) that included edited versions of nine of the case studies produced for the DPU *‘Gender and Planning’* Working Paper series (see above). This and subsequent publications launched the DPU Short Course programme in *Gender, Housing and Settlements*³ that ran a well subscribed annual three-month training course in London and several overseas training and advisory contracts, notably for the Swedish International Development Cooperation Agency (SIDA), the Swiss Agency for Development and Cooperation (SDC) and UK ODA/DFID.

Refugee Housing

In the 1980s the DPU was engaged with several projects in Africa for the housing of refugees from civil strife or international conflicts. Significant amongst these was a project undertaken in 1987-88 in conjunction with the engineering consultants Mott MacDonald for the United Nations High Commission for Refugees (UNHCR) and UNDP to plan, design and layout a refugee re-housing settlement for some 2,000 refugees in Port Sudan, Sudan. The project consisting of over 300 dwellings was treated by the DPU as a ‘demonstration’ of a participatory ‘enabling’ approach to the development of temporary emergency shelter settlement provision. The DPU was also responsible for advising governments on similar approaches to refugee housing in Somalia in 1984 and Zaire in 1985 and in Khartoum-Omdurman, Sudan in 1986, all supported and funded by UNHCR and/or UN-Habitat.

In 2005-06 the DPU was contracted by the Danish International Development Agency (DANIDA) to advise the then Palestinian National Authority (PNA) on the integration of local government managed housing and internally displaced persons (IDPs) in refugee camps, administered by the United Nations Works and Relief Agency for Palestine Refugees (UNWRA)⁴ in the ‘Middle Camp’ area of Gaza⁵ and to provide training on the development of community-based management of urban infrastructure and housing in both local authority and UNWRA administered neighbourhoods (camps)⁶.

Following the Asian Tsunami in December 2004 the DPU was commissioned by UN-Habitat to review the government of Sri Lanka’s emergency legislation for the

creation of a coastal 'Buffer Zone' in which resettlement or any other development was prohibited and to recommend its rationalization. It was also commissioned to review and rationalize the Maldives national housing policy and assist the Ministry of Housing to develop a technical assistance and capacity building strategy in the wake of the post-tsunami crisis that engulfed the island state. In both these cases the DPU recommendations emphasized the importance of emergency humanitarian relief measures providing a 'springboard' for more sustained medium- and long-term development once the emergency conditions had subsided; also a politically acceptable opportunity to make policy changes and introduce new administrative procedures⁷.

In January 2005 the DPU and the Max Locke Centre in the University of Westminster, with support from the Royal Institution of Chartered Surveyors (RICS), jointly organized a seminar to debate the institutional and professional response to geophysical disasters, such as the Asian tsunami. The outcome of the seminar was the establishment of the 'Development from Disasters Network (DFDN)' that launched an interactive website, administered by the Max Locke Centre.

Sri Lanka Million Houses Programme (MHP) & India Slum Improvement Programme (SIP)

Over the period 1984-89, with UK DFID funding, the DPU provided a sustained programme⁸ of housing policy advice and training for the Sri Lanka National Housing Development Authority (NHDA) for the development and implementation of the 'Sri Lanka Million Houses Programme (MHP)', an innovative decentralised/devolved national social housing strategy that received widespread international acclaim (Wakely 2018, pp.63-68). Simultaneously a similar, though slightly less ambitious, programme of policy advice and training was also provided to the UK DFID-supported *India Slum Improvement Programme (SIP)* in cities in the Indian states of Andhra Pradesh, Madhya Pradesh and Tamil Nadu.

While both these programmes were essentially on-the-job policy discussions and technical staff training in Sri Lanka and each state in India, project-level officers and community leaders from both countries came together for occasional six-week 'exchange seminars' at the DPU in London, during which they were also exposed to the other development programmes and activities going on in the Unit.

In 2005 the government of Sri Lanka, with funding by UN-Habitat, engaged the DPU to prepare a 'Framework for a National Housing Policy' specifically to guide the then Ministries of Housing & Construction Industry and Urban Development & Water Supply. This was later used for the preparation of a national Housing Policy, prepared with the assistance of UN-Habitat.

Ghana Non-Conventional Housing Strategy development and training

In 1991 the DPU was contracted by UNCHS to prepare an operational proposal for 'Non-Conventional Shelter Strategies' as a component of a programme of 'Institutional Development for the Shelter Sector' of Ghana, executed by UNCHS with UNDP funding. The project entailed the design and implementation of a pilot, demonstration project in each of the cities of Accra, Kumasi and Tamale, though in the first instance, emphasis was given to the Accra project⁹. Each pilot project had two main components: 1) the assembly of affordable and accessible land, finance and technical assistance; and 2) support to women-run enterprises for the production of building components for housing construction¹⁰. The objectives of the pilot projects were to: demonstrate the basic principles on which the non-conventional strategy was based; test the extent to which such a strategy, particularly the allocation of affordable land, could be achieved without being 'hijacked' by upper-income market forces; and to train programme managers and technical officers in the implementation of the non-conventional component of the Shelter Sector programme. The programme was never adopted as a discrete whole, though much of the non-conventional shelter strategy was taken up by the government of Ghana's Decentralisation Policy (1988/90) for the devolution of governance and administrative powers and authority to Metropolitan, Municipal and District Assemblies.

Mongolia Living Environments

Also in 1997 shortly after Mongolian independence from Russia, the DPU was invited to Mongolia at the request of the UN World Health Organisation (WHO) to advise on ways to improve living conditions in the 'squatter settlements' that were rapidly invading the countryside around Ulan Baatar, to be funded through the UNDP 'LIFE (Local Initiatives for the Environment) Programme' which was operating some dozen countries world-wide, bringing community and city authorities together to improve their living environment, with which the DPU was already connected. The DPU worked with the Municipality of Ulan Baatar and local communities living in 'Ger' (traditional Mongolian round yurt houses) as well as a number of local NGOs and University-based initiatives to develop a suitable programme of initiatives and assistance, which WHO and the Mongolian Government put forward for funding to UNDP and other donors in addition to the UNDP 'LIFE Programme' Ultimately, the additional funding did not materialize and squatter settlements continued to grow rapidly. Eventually there was a much larger, more conventional programme of urban development and infrastructure provision through sites and services projects and the public construction of apartment buildings of rental tenements.

OHSIP, Namibia

In 1998 the Danish NGDO, Ibis contracted the DPU to provide monitoring, evaluation and advisory services to the Government of Namibia 'Oshakati Human Settlements Improvement Programme (OHSIP)' over a three-year period (1997-2000). The programme, funded by the Danish International Development Agency (DANIDA), had emerged from Namibia's new National Housing Policy, part of a 'National Development Policy' that espoused support to local economic and social development initiatives and the promotion of support to community development by the Ministry of Local Government and Housing through the UNDP/UNCHS 'Build Together Programme' for participatory urban housing production and management in Namibia. The main thrust of the DPU's contribution was to help to create and strengthen linkages and communication between community organisations and the newly established Oshakati Town Council (Wakely 2018, pp.74-79). The programme received international prominence when it was awarded the status of 'Global Best Practice' by UN-Habitat at the UN Conference on Human Settlements (the 'City Summit'-Habitat II) in Istanbul in 1996.

Ghana PPLG in Ashaiman

In 2005 the DPU was appointed by Ibis to design and prepare a Project Document for the extension of the DANIDA-funded technical co-operation programme 'Public Participation in Local Government (PPLG)' in Ghana to include urban housing and infrastructure development, and to monitor and guide its implementation. The DPU recommended that this should be undertaken in Ashaiman, which at that time was a large informal Zonal Council within the jurisdiction of Tema Metropolitan Assembly (TMA). Much of the project inputs entailed developing detailed strategies for strengthening the capacity of the Zonal Council and Unit Committees, the lowest level of local government that had a direct responsibility for local environmental management, the maintenance of housing and environmental health and sanitation (semi-public toilet, bathing and washing facilities). For this the DPU and Ibis project officer worked closely with, and supported, a strong informal local women's NGO, 'Ashaiman Women for Progressive Development (AWPD)', many members of which were politically engaged and elected members (including chairpersons) of Unit Committees in Ashaiman. One of the most prominent outputs of the project was the establishment of public toilets/bath houses, managed as financially self-sustaining enterprises/services by Ashaiman Unit Committees. This caught the attention of the National Department of Social Welfare and Community Development and was extended as a model for the large Nima-Mamobi informal neighbourhood in Accra.

Syria Housing Policy and Implementation Strategy

Following from the research project on informal settlements in Aleppo, Syria (see Section 4 above), in 2009 the Syrian Ministry of Local Administration and the Mayor and Council of the City of Aleppo requested the DPU to undertake more in-depth studies of informal land and housing markets in Aleppo and make strategic proposals for their improvement by the municipality, funded as a component of an on-going Syrian/German technical co-operation programme for 'Sustainable Urban Development', administered by GTZ. The first recommendation to be implemented was the establishment of an Informal Settlements Department, linked to the City Planning Department in the Municipality of Aleppo, for which the DPU provided 'for-the-job-training for the newly-transferred/appointed technical and managerial staff. Operationally the Informal Settlements Department was tied into a World Bank-funded City Development Strategy (CDS) for which the Cities Alliance was providing technical and training support. The DPU project included drafting the Sub-section on 'Informality' of the 'National Urban Development Policy' to be incorporated in the proposed 11th Syrian National Five-Year Plan (2011-15). Significantly, the 'Arab Spring' movement was initiated in Syria in 2011 by communities in informal settlements in Damascus demanding recognition of their rights (title) to the land that they occupied. However, all was brought to naught by the tragic civil war, in the early stages of which the informal settlements of Aleppo, Damascus, Homs and most other cities were totally destroyed and their inhabitants killed or dispersed.

Phnom Penh, Cambodia poverty reduction strategy

In 2001 the DPU was contracted to undertake an advisory 'Analysis of Institutional Arrangements for the Phnom Penh [Cambodia] Urban Poverty Reduction Strategy', a long-standing operational development programme with emphasis on informal (slum) housing, jointly sponsored by UNDP, UNCHS and UK DFID. The principal recommendations addressed issues of subsidiarity, particularly with regard to the roles and relationships of the different levels of local government: (Governorate (municipality), 7 Khans (districts), 76 Sangkhats (wards) and a number of strong and well-organised local NGOs and emerging community organisations in informal (squatter) settlements. The conduct of the advisory project and its findings and recommendations were well received by the programme's donor agencies and the senior levels of the municipal administration, notably the influential and powerful Chef de Cabinet (Head) of Phnom Penh Municipal Administration.

Indonesia CoBILD housing finance strategy

In 2001 the DPU seconded a senior member of staff to UNCHS as Senior Technical Adviser to the Government of Indonesia Ministry of Housing and Human Settlements to advise on, pilot test, and set up 'CoBILD', a demand-led, incremental housing loan facility for low-income level households for the incremental improvement of their housing and living conditions. Using the 'Mumtaz Model' (Mumtaz 1995), the project aimed to meet the needs of low-income households by lowering the costs of housing provision through incrementally built, sequentially financed housing production. It successfully utilized community-based initiatives to further reduce the capital costs of housing through the collective acquisition of land and installation of infrastructure. Its overall objectives were to develop community-based housing finance models and governance structures that could be scaled-up in 12 pilot cities, together with supporting institutional arrangements at the national level so that the lessons learned and good practices would be replicated and integrated into a national policy. City Forums, comprising representatives of civic society, NGOs, CBOs, academics, professionals and local governments, were established in all 12 pilot cities, each electing a Management Board to interact with CBOs and manage the revolving loans. Loan funds were disbursed to all Boards, which, in turn, on-disbursed the loans to neighbourhood groups who then implemented their housing projects. Twelve City Forums and Management Boards were established, together with a support system linking communities and neighbourhoods to the city-level administration. Through almost 10,000 community-managed loans, over Rp.19 billion (US\$1.5million) were disbursed to Boards for the improvement of almost 5000 sub-standard (informal) dwellings, the construction of more than 200 new houses and the purchase of some 3,000 plots of land. The revolving funds grew by over half a million US dollars in the two years of operation, demonstrating the financial viability of the loan mechanism, where adequate sensitisation, partnership building, managerial and technical capacity building and operational mechanisms were established. The loans were shown to be popular and accessible to the intended target group and the community-based approach managed to evolve a responsive organised client system for the loans. The mechanism remained in place and continued its evolution and consolidation after the end of the DPU-supported project. The DPU CoBILD scheme assisted the evolution of an important option for supporting community-based housing for low-income people in Indonesia. It evolved and developed the essential features for an effective housing strategy that is potentially replicable in other countries (Mumtaz 2014).

Cambodia urban social service provision strategy

Following the advisory project for institutional support to community-based housing as part of the 'Phnom Penh Poverty Reduction Strategy' (see above), in 2003 the DPU was commissioned by the Asian Development Bank (ADB) to advise on the '*Integration of Social Service Provision [domestic infrastructure delivery, education and primary health facilities] for the Urban Poor in Cambodia*' with inputs by the College of Public Health, University of the Philippines. This advisory project entailed the organisation (including training of social surveyors), and analysis of the returns of a survey of some 1,800 households in 17 informal settlements, each with seemingly different locational, environmental and social characteristics in Phnom Penh and three provincial towns¹¹. The principal findings of the survey related to households' lack of access to, and the unreliability of, infrastructure and services, through mismanagement and suspected malfeasance. In response, the recommendations concentrated on subsidiarity and the devolution of governance and management, engaging urban low-income communities; also the establishment by government of a national '*Integrated Urban Community Services Development Fund*' administered by the Ministry of the Interior through the Department of Local Administration (DOLA).

NOTES TO SECTION 5

1. Baghdad, Iraq; Ahmadabad, Mumbai, Chandigarh in India; Lahore, Pakistan; Colombo, Sri Lanka; and at the Asian Institute of Technology (AIT), Bangkok, Thailand.
2. See DPU Working Papers, Nos: 44-50, 53, 56 and 83.
3. Over time, the Certificate course broadened its scope to '*Women in Development (WID)*', then '*Gender and Development (GAD)*', though it retained a strong focus on housing and settlements.
4. A politically sensitive issue as only if refugees from the division of Palestine at the foundation of the State of Israel in 1948 remain stateless will they be able to exercise their 'right to return' to their homes. By transferring from a refugee camp to a recognised (Palestinian) local authority area, it is contended that they lose their statelessness –a contentious issue that the DPU had to address in making its recommendations and conducting training workshops.
5. Beit Lahiya, Jabalia, and Deia-al-Balha
6. Many refugee camps had considerably larger populations than the recognised municipalities that they abutted.
7. UNICEF coined the slogan '*Build back better*', to which the DPU added '*to grow and last longer*' referring not only to housing and physical infrastructure, but to society and community organisations and local enterprises as well.
8. A team of two or three DPU senior staff, plus occasional specialist advisers, made an average of three 2-4-week visits to Sri Lanka per year over the five-year period.
9. Implemented in Madina/Adenta Zonal Council area
10. Traditionally, women have important and clearly-defined roles in the construction and maintenance of houses, in the majority of the major ethnic groups in Ghana.
11. Kampong Cham, Kampot and Kampong Chnang

6. Evaluation of Housing Policies and Programmes

Cities Alliance First three years

In 1992 the DPU won an international competitive tender to evaluate the performance of the first three years of the Cities Alliance, a joint venture of the World Bank and UN-Habitat to promote support for: 1) participatory urban housing strategies (*'Cities without Slums'*); and 2) integrated city development strategies (CDS), by bilateral donor agencies. For this, the DPU fielded a team of two senior academic staff, an urban economist and a housing specialist, which worked on programme and project records and with the technical and managerial staff in the Cities Alliance offices in the World Bank in Washington DC, with visits to Cities Alliance projects in São Paulo and Salvador, Bahia in Brazil and San Fernando, Tagatay City, Muntinlupu City, Sorsogon City, and Marikina City in Philippines. The findings of the evaluation, which were generally supportive, were well received and discussed at a Cities Alliance Consultative Group meeting, co-chaired by the chief executives of UN-Habitat and the World Bank Urban Division in Brussels in October 2002 and incorporated in the successive Cities Alliance Programme phases.

FINNIDA National Shelter Strategies support

Also in 1992, the DPU was commissioned by the Government of Finland, International Development Agency (FINNIDA) to evaluate the UN-Habitat-Government of Finland joint *'Support Programme for preparing National Shelter Strategies'* in Nicaragua, Costa Rica, Uganda, Zimbabwe, Philippines and Indonesia. The evaluation was undertaken by a team of three senior DPU staff, who visited all six countries as well as Finland for discussions with the Ministry of the Environment in Helsinki and Kenya for discussions with UN-Habitat and the presentation and discussion of the findings at an Expert Group meeting of all stakeholders, in Nairobi. The project had included the development of 'demonstration projects' in each country in order to test and exemplify the implications of a devolved support approach to the production, maintenance and management of low-income group urban housing. In all cases these had achieved successful and positive results at the project level, but in none of them had adequate attention been given to strategies to take the process to the scale of national- or municipal-level policies and implementation strategies. In most cases this would have necessitated politically sensitive legislative and

institutional reform. In response the DPU team made outline recommendations for taking the programme forward in each country and on how it might be expanded and replicated in other countries by UN-Habitat.

Indonesia CBHD Programme

In 1998 the DPU in conjunction the United Nations Centre for Regional Development (UNCRD) was commissioned by the United Nations Development Programme (UNDP) to evaluate the implementation of the Indonesian *'Community-based Housing Development Programme (CBHD)'*, an 'enabling Strategy for shelter Development', an innovative social housing finance initiative of the national Ministry of Housing (Kantor Menpera), administered by the State Savings Bank (Bank Tabungan Negara – BTN) to support local enterprise development and income generation through slum upgrading and the construction of new low-income group housing by organised communities. The evaluation was to be "forward-looking" in order to contribute to the forthcoming five-year national development plan (RepelitaVII, 1999-2004) in the context of the all-pervading 1997 Asian financial crisis. The team that included the two DPU and UNCRD principals, a senior executive of the National Development Planning Board (Bapenas), representing the government of Indonesia and an Indonesian NGO/academic consultant, visited some 5-6 local housing authorities engaged in implementing the CBHD in each of three regions: Bandung, Lombok and Semarang. In-depth discussions at both regional administrative levels and at the level of local project implementation inevitably took the form of analytical advisory/training 'seminars' on how best to implement and improve local performance processes, outputs and outcomes. The overall conclusion of the evaluation team gave emphasis to the integration of all components of housing production, maintenance and management, the need to unify and strengthen the linkages between governmental and non-governmental agencies and institutions at all levels.

Monrovia & Freetown Slum Improvement Programmes

In 2009 the DPU was contracted by the World Bank to conduct a final evaluation of Phase 1 of the Cities Alliance Slum Improvement Programmes in Monrovia,

Liberia and Freetown, Sierra Leone. Extreme poverty was clearly the overriding problem in both cities, which broadly fall into three major categories: 1) institutional, legislative and financial constraints at the level of the national government; 2) organisational, procedural and human resource constraints at the city level; and 3) environmental, social and poverty constraints at the level of slum communities and households. So the recommendations for the successive phases of both programmes emerging from the evaluation gave emphasis to the need to review and potentially revise existing legislation and procedures, most importantly, those related to the transfer of title and tenure to land (particularly in Freetown), pointing out that the real issues of location, accessibility and security that are clearly of central significance to slum dwellers are largely avoided in prevailing policy discussions at national and city levels in both countries (and discouraging the pervading confidence in the search for affordable 'solutions' in the formal private sector land and housing markets in Monrovia).

Kenya People's Plans into Practice

In 2013 the DPU, in conjunction with the NGDO, Practical Action (formally ITDG), was commissioned to evaluate Practical Action's project '*People's Plans into Practice (PPP)*' in the towns of Kisumu and Kitale in Western Kenya. The evaluation emphasised the need to strengthen (formalise) linkages between urban CBOs and agencies of local government.

UN Global Report on Human Settlements 2003

In 1992-93, the DPU co-ordinated the research, compilation and production¹ of the UN Global Report on Human Settlements 2003 '*The Challenge of Slums*' (UN-Habitat, 2003), also contributing substantial sections to its content. A by-product was an e-publication (website) and CD-ROM that reproduce case-study articles on urban informal settlements and government policies for them in 33 cities, that were commissioned by the DPU for the preparation of the Global Report (DPU, 2003).

NOTES TO SECTION 6

1. Including chairing Expert Group meetings at UN-Habitat headquarters in Nairobi, Kenya.

7. In Conclusion, the way ahead

Clearly, social justice, democracy and the engagement of low-income households and communities in the planning, design, production, maintenance and management of their dwellings, domestic infrastructure and local service delivery has been central to the DPU teaching, training, research and advisory work on urban housing. In this, particular emphasis has been given to strengthening the will and capacity of governments, notably local (municipal) governments, to engage, enable and support community organisations to operate effectively and equitably in partnership with them (Wakely, 2019). This, the political, legislative, managerial and technical capacity of governments to create and maintain authentic and risk- and benefit-sharing partnerships¹ with urban poor communities and households must surely be continued, developed and taken forward by the DPU, including the compilation, analysis and dissemination of 'real-world' functioning examples and the lessons learnt from them, (Riley & Wakely, 2005), in order to help stimulate policy-makers and administrations to adopt the principles of subsidiarity, devolution and partnerships in the production, maintenance and management of affordable and socially acceptable urban housing – a process often fraught with a high level of political risk.

NOTES TO SECTION 7

1. Since the late 1990s, in literary reference to the procurement, maintenance and management of domestic infrastructure and delivery of local services, the term 'partnership' has tended to be abandoned and replaced by 'co-production'. Though conceptually there is little difference, 'co-production' provides a conceptual framework, rather than an operational strategy, into which strategic 'partnership' (intellectually) fits comfortably! (Mitlin & Bartlett 2018; Wakely 2019).

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Appendix I

DPU Working Papers on Housing 1971-2021

WP N°	Date	Author/s	WP Title
2	1977	J. T. Winpenny	Housing and jobs for the poor
8	1979	M. S. Muller	To make a good place better: the development of Chawama, a squatter settlement in Lusaka
17	1987	P. Wakely (ed)	Housing in development: policies, programmes and support
23	1990	R. Ramirez	Urbanization, Housing and the (Withdrawing) State: The Production-Reproduction Nexus
26	1991	R. Ramirez, J. Fiori, H. Harms, K. Mathey	The Commodification of Self-Help Housing and State Intervention (Caracas)
27	1991	Alfredo Stein	A Critical Review of the Main Approaches to Self-Help Housing Programmes
30	1991	Charles Small	A critical analysis of the role and objectives of multilateral aid agencies in the provision of self help housing in developing countries: the case of the World Bank
31	1988	Nora Walker	A critical evaluation of the role played by NGOs in the provision of housing
33	1989	Simon Ratcliffe	The Failure of Socialised Housing Policies in Hungary
34	1989	E. Mukonde	Unblocking the housing market
44	1985	Caroline Moser	Residential struggle and consciousness: The experiences of poor women in Guayaquil, Ecuador
45	1985	Sylvia H. Chant	Family composition and housing consolidation: The case of Queretaro, Mexico
46	1985	Marina Fernando	Women's participation in the housing process: The case of Kirilapone, Sri Lanka
47	1985	Irene Vance	Women's participation in self-help housing: The San Judas Barrio project, Managua, Nicaragua
48	1992	Leda Machado	Women and low-income housing in Brazil
50	1992	Caroline Moser	Housing policy and women: Towards a gender aware approach
53	1990	Linda Peak	Low income women's participation in the housing process: A case study from Guyana
56	1990	Paula Nimpuno	Gender issues in project planning and implementation: The case of Dandora Site and Service project, Kenya.
58	1992	Sunil Kumar	Subsistence landlords and petty capitalists: a theoretical framework for the analyses of the production and exchange of low income rental housing in third world cities
59	1992	P. Wakely, R. Ramirez, B. Mumtaz	The formulation of national shelter strategies, six case studies: Nicaragua, Costa Rica, Uganda, Zimbabwe, Philippines, Indonesia
65	1994	Sunil Kumar	In Recognition of Landlordism In Low-income Settlements In Third World Cities
71	1995	Carolina Ortiz Duran	Impact of Current Global Housing Strategies On Development of The Housing Sector In Colombia
73	1995	Babar Mumtaz	Meeting The Demand For Housing, A Model For Establishing Affordability Parameters
80	1996	Lombard, J. J. G.	Housing Strategies and The Urban Poor In South Africa: A Brief Critical Evaluation
82	1997	Arandel, C., M.El-Batran	The Informal Housing Development Process In Egypt
83	1997	Fildes, J.	Gender, Space, Housing and Inequality
84	1997	Taher, N.	Socio-Political and Economic Costs of a Donor-led Housing Programme

96	1999	E. Riley et al	Community Learning and Information Centres as A Tool For Sustainable Development
97	1999	Sundar Burra & E.Riley	Electricity to Pavement Dwellers In Mumbai
98	1999	Smita Ghatate	The Development of HUDCO's Housing Loan Scheme to NGOs
99	1999	Sundar Burra	Resettlement and Rehabilitation of The Urban Poor: The Story of Kanjur Marg
100	1999	Sundar Burra	Co-operative Housing In Pune
101	1999	Dwijendra Tripathi	Slum Networking In Ahmadabad: The Sanjay Nagar Pilot Project
102	1999	Sundar Burra	The Jagjeevan Ram Nagar Housing Co-operative Society In Hyderabad
103	1999	M. Bhatt	Assessing The Performance of Municipal Services For The Poor In Ahmadabad
104	1999	Sundar Burra	SPARC Housing Exhibition
105	1999	Plummer J. & de Cleen S.	Kerala Community Development Society: Alleppy
106	1999	Plummer J. & de Cleen S.	Community learning, information and communication case study: Kerala people's planning campaign Trivandrum
107	1999	Jeremy Collin	Community learning, information and communication case study: Kerala people's planning campaign Trivandrum
109	2000	Sundar Burra	A Journey Towards Citizenship: The Byculla Area Resource Centre, Mumbai
114	2001	Alex Walker	The Social Context of Built Form: The Case of Informal Housing Production In Mexico City
115	2001	Luca Brunelli	Housing Use Value At Three Levels of Analysis
136	2009	Alexandre Apsan Frediani	Freedom in the Urban Arena: The World Bank, Turner and Sen
163	2014	Patrick Wakely	Urban public housing strategies in developing countries: paradigms, policies & programmes
164	2014	Babar Mumtaz	Affordable housing: Chimera or oxymoron?
198	2019	Guido Andres Borasino Sambrailo	Governance and the effectiveness of housing policies in Lima

Appendix II

DPU PhD Theses on Housing 1971-2021

Scholar	Date	Thesis title
Werna, E.	1992	'The changing role of small-scale builders in the production of low-cost housing in developing countries'
Keivani, R.	1993	'The role of formal private building firms in low income housing provision in developing countries: the case of Tehran'
Morris, M.	1993	'Housing Policy in the West Indies'
Kumar, S.	1995	'Subsistence and Petty-Capitalist Landlords: An Enquiry into the Petty Commodity Production of Rental Housing in Low-Income Settlements, Madras'
Filho, A. J.	1995	'Technological Change and Informal House Building'
Matararachchi, S.	1996	'Decentralisation of decision making in public housing programmes: the Million Houses Programme in Sri Lanka'
Hynnyen, R.	1998	'Partnership in an Enabling Approach to Housing Development: A Case Study of the Philippines'
Phe, H. H.	1997	'Housing and Urban Form in Vietnam: A Study of Home Improvement in Central Hanoi'
Khemro, B.H.S.	1999	'Pattern of Squatting in Phnom Penh: A Evaluation of the Socio-Economic Characteristics of Squatters and their Reasons for Squatting'
Riley, E.	2000	'State Intervention and Market Relations in Squatter Settlements: The Case of an Upgrading Project in Rio de Janeiro'
Walker, A.	2001	'House Form and Social Identity: The Formal Consolidation of Irregular Housing in Mexico'
Radebe, L.	2001	'From Subsistence to Petty Capitalist Landlords: A Study of Low-Income Landlords in South Africa's Freehold Tenure Settlement'
Navarrete, J.	2001	'Participation as Negotiation: The Implementation of Government-led Participatory Housing Strategies in Guerrereo, Mexico'
Haidar, A.	2005	'Private housing development: Refining rational choice – the case of Male, Maldives'
Woiwode, C.	2007	'Urban Risk Communication in Ahmadabad (India) between Slum Dwellers and the Municipal Corporation'
Roitman, S.	2007	'Who Segregates Whom? The Analysis of a Gated Community in Mendoza, Argentina'
Hieu N.N.	2008	'The performance of housing development control in political and economic transition: the case of Hanoi, Vietnam'
Newton, C.	2008	'Social Housing, Urban Policy and Social Capital: Spatial Interrelations in a Third World Context (Cape Town)'
Zhang, G.	2009	'An examination of changes in housing submarkets: the case of Shanghai 1994-2005'
Auramaa, P.I.	2010	'Production of Infrastructure in Partnership with Communities: Does Participation make Owners?' (Dar-es-Salaam, Tanzania)'
Manoochehri, J.	2010	'Social policy and housing: reflections of social values'
Cooper, R.	2012	'A slum assemblage in Mumbai: emergence, organization and sociospatial morphology'
Patel, K.	2012	'Tenure and Vulnerability: The effects of changes to tenure security on the identity and social relationships of the urban poor'.
Silva, D.	2013	'Citizenship consciousness and social housing: the case of Chile'

Becerril Miranda, H.	2015	'Slum upgrading role for housing policy and governance 'Transformations: from Favela-Bairro to Morar Carioca, investigating the case of Rio de Janeiro in Brazil'
Cociña Varas, C.	2017	'Housing as urbanism: the role of housing policies in reducing urban inequalities. A study of post 2006 housing programmes in Puente Alto, Chile'
Ossul Veremehren, I.	2018	'The Politics of Home-making: the caser of informal settlements in Viña del Mar'

DPU WORKING PAPER N^o 201

The Development Planning Unit, University College London (UCL), is an international centre specialising in academic teaching, research, training and consultancy in the field of urban and regional development, with a focus on policy, planning, management and design. It is concerned with understanding the multi-faceted and uneven process of contemporary urbanisation, and strengthening more socially just and innovative approaches to policy, planning, management and design, especially in the contexts of Africa, Asia, Latin America and the Middle East as well as countries in transition.

The central purpose of the DPU is to strengthen the professional and institutional capacity of governments and non-governmental organisations (NGOs) to deal with the wide range of development issues that are emerging at local, national and global levels. In London, the DPU runs postgraduate programmes of study, including a research degree (MPhil/PhD) programme, six one-year Masters Degree courses and specialist short courses in a range of fields addressing urban and rural development policy, planning, management and design.

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The academic staff of the DPU are a multi-disciplinary and multi-national group with extensive and on-going research and professional experience in various fields of urban and international development throughout the world. DPU Associates are a body of professionals who work closely with the Unit both in London and overseas. Every year the student body embraces more than 45 different nationalities.

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