



**INCREMENTAL HOUSING – AN URBAN PROACTIVE STRATEGY  
TO MEET THE GROWTH CHALLENGES OF THE NEXT 20 YEARS**

## **SITES & SERVICES and CORE HOUSING DÉJÀ VU?**

**Patrick Wakely**



**Global University Consortium Exploring Incremental Housing**



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- Almost all urban housing is procured incrementally over long periods of time
  - Housing loans & mortgages
    - Once-only commitment to investment
  - Incremental construction
    - Responsive
    - Flexible
    - Controlled by households (and communities)

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## 1960s

- Rapid urban growth, squatting & informal development
- John Turner 1966
  - Pittsburgh conference
    - » AIP Journal (1967); *'Freedom to Build'* (1972); *'Housing by People'* (1976)
- Recognition of efficacy and efficiency of informal settlement processes
  - Concept of subsidiarity  
(lowest effective level of decision making)
    - Government
    - (Community)
    - Households

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- **Sites & Services – pilot projects**
  - World Bank
    - Dakar, Lusaka, Nairobi, Chennai (Madras)
  - BID
    - Central America
  - ADB, USAID
- **Wide range of levels of support**
  - 4 pegs in the ground and common services –
  - Substantial starter homes

- Deemed unsuccessful & discredited
  - Evaluated too soon (after 2-3 years)
  - Criteria/indicators not well understood
    - Low take-up
      - Accessibility to peri-urban locations
      - Break-up of communities
    - Undeveloped sites
      - Misunderstanding of ability to pay
      - Development control & mandatory standards
    - Political fear of condoning/encouraging new slum formation



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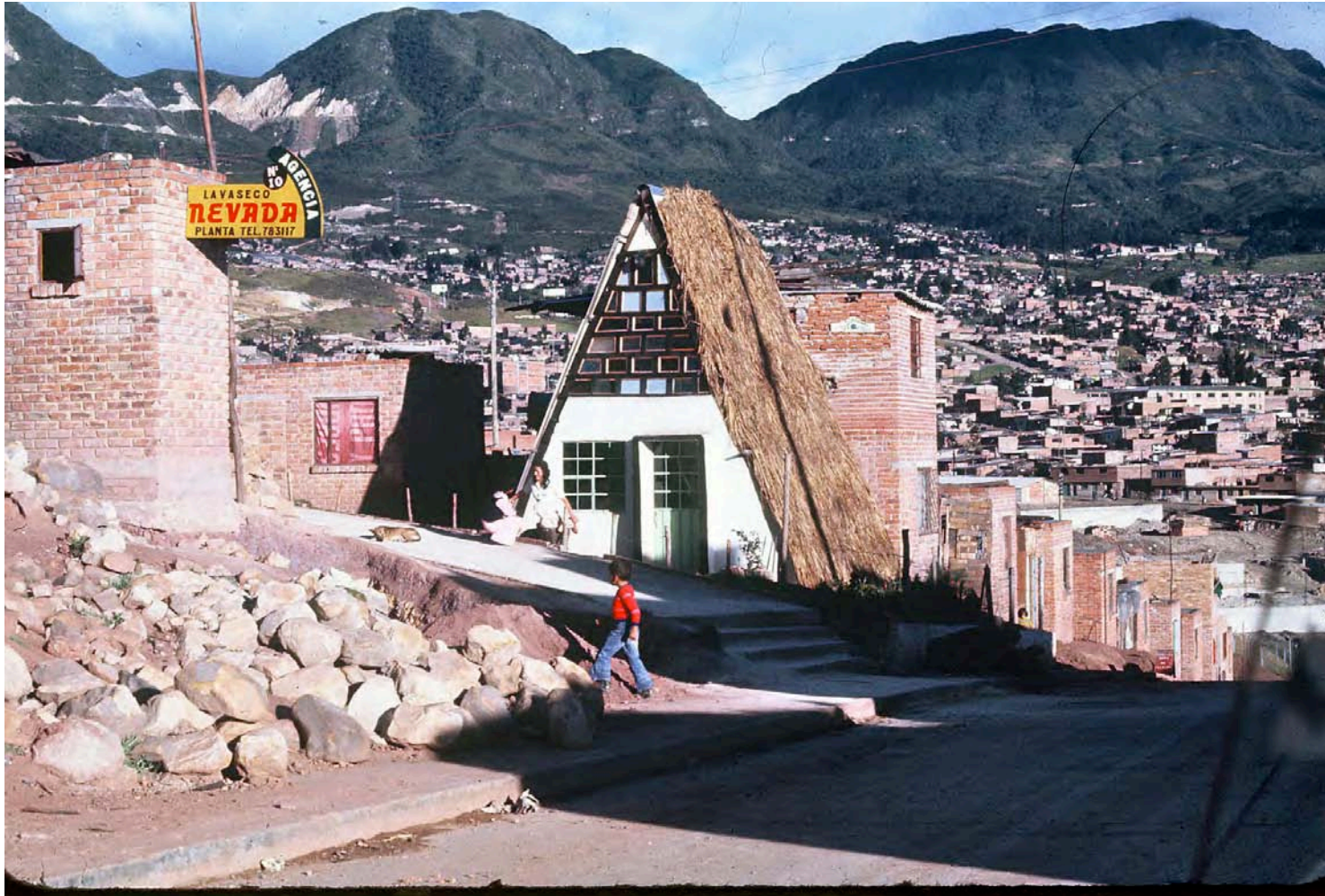
- Guacamayas, Bogotá, 1976





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## Case for support to incremental housing

- Numbers case
  - If you can't beat them, join them (and improve them)
- Financial case
  - Security of tenure and services liberates savings
- Urban management case
  - Subsidiarity and devolution of responsibility
- Urban development case
  - Planned urban growth (not fire-fighting 'after the event')
- Governance case
  - Engagement ensures accountability and transparency
- Social and economic development case

## Components of support

- Land
  - location, acquisition (price), title
- Finance
  - demand driven, short-term incremental credit
- Infrastructure and services
  - balance between quality of service and affordability
- Beneficiary selection
  - clear criteria and transparency of administration
- Planning and building standards & controls
  - locally administered guidelines (proscriptive controls)
- Community organisation; asset management
  - sense of ownership and local governance & control



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## **DÉJÀ VU?**

**The pilots have been tested**

**We have a lot more experience and  
understanding**

**Now we can go to scale with some  
confidence**

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*Patrick Wakely is Professor Emeritus of Urban Development in London University and formerly Director of the Development Planning Unit (DPU), University College London (1989-2003). An architect by training, he has 40 years of experience of research, consultancy and teaching in housing, planning and urban development on which he has worked in over 20 developing countries. He has held full-time academic appointments in Asia, Africa, Latin America and the United Kingdom. His recent work has been concerned with the development and impact of participatory approaches to the production of low-income housing, slum upgrading, the local level delivery of services and the management of infrastructure in cities with emphasis on the interface between urban low-income communities and local government institutions and organisations. He co-ordinated the studies for the United Nations Global Report on Human Settlements 2003 The Challenge of Slums. He was a member of the Advisory Board of the United Nations Human Settlements Research Network 2004-07 and is a member of the Steering Group of the Royal Town Planning Institute (RTPI), International Development Network.*