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Topic:

Assessing the Perceptions of the Beneficiaries of the Presidential Housing

Appeal in Botswana:

A Case Study of Gabane Village

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ID Number; 201103575

**A Dissertation Submitted in Partial Fulfilment of the Requirements for the
Award of a Master's Degree in Social Work (Social Policy and
Administration)**

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STATEMENT OF ORIGINALITY

This dissertation was undertaken from August 2016 to May 2017. The contents of the dissertation are the original work of the student except where reference have been made.

Student's signature

Date

DEDICATION

This dissertation is dedicated to Mr. Mahia Ooke, Mrs. Gakedumele Tshimong Ooke, Mr. Thomas Malejane and Mrs. Ntlhabololang Malejane who are a true inspiration in my quest of being a humanitarian through their selfless and compassion in promotion of lives of those less fortunate in remote areas.

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ABBREVIATIONS

BHC -Botswana Housing Cooperation

BOPA - Botswana Press Agency

NDP – National Development Plan (Botswana)

PHA– Presidential Housing Appeal

SHHA - Self Help Housing Agency

UN – United Nations

UNDP– United Nations Development Plan

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ABSTRACT

The Republic of Botswana's aim is to eradicate poverty and all its forms, housing the poor is another step in the attempt to eradicate poverty in the country. Botswana is sparsely populated with 2,038,228 inhabitants with the poverty rate at 19.3 % and a greater number of them lack adequate shelter. It is proposed that housing for the poor in Botswana should be solved in such a way as to be in accordance with the social and economic characteristics that are specific for the country as the Presidential Housing Appeal (PHA). In regard to this, President Lt. Gen Dr. Seretse Khama Ian Khama set out on a noble mission by creating a fund due to that he had realized that government handouts and programs had overtime proved to be inadequate for the homeless. The fund was named the President's Housing Appeal. The fund caters for those not eligible for government programs such as the Self Help Housing Agency (SHAA) and Botswana Housing Cooperation (BHC) loans, given that one cannot differentiate between such people and those who qualified for accommodation under government's social safety nets. On a progressive basis, having access to permanent residential structures with secure tenure, ensures internal and external privacy and providing adequate protection against the elements of poverty for example crime. Regrettably, little or no documentation has been done on the perceptions of the beneficiaries of this housing appeal.

Presently, over 700 houses have been built all over the country. Ten houses have been allocated to the beneficiaries in Gabane Village where the study is focused. The ten beneficiaries were used in this study with other key informants being an officer at the Office of the President and a social worker at Gabane Social and Community Development office. Therefore, this study seek to assess the perceptions of these beneficiaries of the Presidential Housing Appeal in order to identify gaps in influencing relevant stakeholders to assist the poor in the quest to attain human dignity and social justice. This study also adopted the Empowerment theory in assessing the perceptions of the beneficiaries of the Presidential Housing Appeal. The study was a cross sectional, exploratory and descriptive study. This study's findings will add to the scarce literature on housing the poor through noble gestures such as the Presidential Housing Appeal in Botswana.

CHAPTER ONE

1.0. Introduction

Throughout its history, Botswana has long strived to provide adequate shelter for its people, particularly the low-income groups. Vision 2016 stated that, “By 2016 all Botswana will be able to obtain access to good shelter”, because shelter is viewed as a basic human need (Government of Botswana, 2004). The importance of shelter cannot be understated against the conditions that without shelter, someone’s dignity and productivity is affected. Dignity is an important element in our lives and no one should live an undignified life without shelter. Living in inadequate housing brings about bad health and feelings of exclusion as the people experience issues of high crime rates, unfavorable law regulations, discrimination and stigmatization and other societal oppressions (Fiji Times, 2013).

The United Nations projects that the world’s urban population will increase by 2.6 billion people, up from 3.6 billion in 2011 to 6.3 billion in 2050 (United Nations, 2012). Despite this, almost 1 billion people are thought to live in urban slums without proper housing and amenities (UN, 2002). By 2025, nearly half of Africa’s population will live in cities as a result of sustained urbanization, putting pressure on the formal housing supply. The 1948 United Nation Universal Declaration of Human Rights identified housing, along with food and clothing, as a basic requirement for achieving an adequate standard of living. United Nations, (2003) states that despite this, almost one billion people, primarily in the developing world, live in urban slums and lack proper housing. Furthermore, worldwide most slum dwellers live in houses with dirt floors and with roofs and walls that are constructed out of waste materials such as cardboard, tin and plastic (UN-Habitat, 2003a).

These houses do not provide proper protection from inclement weather, are not secure, and are not pleasant to live in. Many have insufficient access to services such as clean water, sanitation and electricity (UN-Habitat, 2003a, and Marx et al., 2013). Recent studies on people living in bad housing state that people living in bad housing are more likely to suffer from poorer general health, respiratory health problems and asthma (Krieger & Higgins, 2002; Shaw, 2004; Nacten’s Report; 2013). Also these people are prone to feelings of exclusion, disaffection, anger, helplessness, defiance and militancy (Cairncross, Hardoy & Satterthwaite, 1990). Therefore, in response to the challenge of lack of access to land, adequate housing, and informal housing development, many governments have in the past

adopted several policies, strategies and programmes to address this problem. However, the planning to date is not encouraging as the bulk of the people still have no land or adequate housing at all.

The goal of Botswana as a country is to eradicate poverty and all its forms (Osei-Hwedie, 2004). Housing the poor is another step in the attempt to eradicate poverty in the country. The Republic of Botswana is a sparsely populated country with 2,038,228 inhabitants (Botswana Central Statistics Office, 2011), with the poverty rate at 19.3 % (Mapping Poverty in Botswana, 2010) and a greater number of them lack adequate shelter. It is proposed that housing for the poor in Botswana should be solved in such a way as to be in accordance with the social and economic characteristics that are specific for the country as the Presidential Housing Appeal (PHA). In regard to this, President Lt. Gen Dr. Seretse Khama Ian Khama set out on a noble mission by creating a fund due to that he had realized that government handouts and programmes had overtime proved to be inadequate for the homeless. The fund was named the President's Housing Appeal (BOPA, March 2015).

The fund caters for those not eligible for government programmes such as the Self Help Housing Agency (SHAA) and Botswana Housing Cooperation (BHC) loans, given that one cannot differentiate between such people and those who qualified for accommodation under government's social safety nets. Unfortunately, little or no documentation has been done on the perceptions of the beneficiaries of this housing appeal. Currently over 700 houses have been built all over the country (Mosinyi, 2016), and ten houses have been allocated to the beneficiaries in Gabane Village where the study is focused. Therefore, this study seeks to assess the perceptions of these beneficiaries of the Presidential Housing Appeal in order to identify gaps in influencing relevant stakeholders to assist the poor in the quest to attain human dignity and social justice.

1.1. Background of the study

Various countries worldwide have adopted various housing policies in order to assist the poor within their jurisdictions, these include developed countries in the United States of America and Britain. Furthermore, developing countries in the United State of America, Africa and the Asia have high numbers of the low-income groups who constitute the largest group of poor people in the world. The United Nations (2010) states that policies of social inclusion need to be developed and implemented. However, the dynamics which work against social inclusion have to be understood especially those that concern the issues of housing the poor around the world. In addition, policies need to be inclusive to meet the needs of the poor, including new housing construction policies that will provide dwellings through affordable means by the poor. This type of approach in some countries has taken the form of renovation of existing housing, and made it affordable for the rural poor and urban dwellers to live in adequate shelters. Available evidence from countries such as South Africa, Zambia and Hanoi which will be discussed to illustrate the perceptions of the beneficiaries alluded to in the paper.

Urbanisation in Botswana is a fairly recent phenomenon. During independence (1966) only 4% of Botswana's population lived in urban areas and the overwhelming majority was to be found in unplanned settlements (Mosha, 1996). Gaborone was being developed then as the new capital from its former base in Mafikeng, in the Republic of South Africa. Soon afterwards, the new settlements of Selebi Phikwe and Orapa began to take shape. The creation of new towns continued with Jwaneng and Sowa towns (Silitshena, 1990) and with the growth of these towns, the rate of urbanization moved fast rising from 54 416 people out of a total population of 574 094 in 1971 to 150 021 out of a population of 941 027 in 1981. By 1991, the urban population had grown to 133 486 out of a total population of 1 300 000. The urban population grew then from 9.5% in 1971, to 15.9% in 1981 and to 22.8% in 1991, with mining towns experiencing the highest population growth in the shortest possible time (Government of Botswana, 1992). With towns and cities booming also arouse the lack of adequate housing in these settlements hence government considered interventions to address the issue.

In its effort to solve the problem of inadequate provision of housing, the government mandated Botswana Housing Corporation (BHC) to provide affordable housing to citizens targeted at the low, middle and high income groups of the society. In addition, to redress the

housing problem for the low income groups in urban areas, the government introduced Self Help Housing Agency (SHHA). In this scheme, the funds were allocated directly to City Councils to disburse to applicants at subsidized interest rates and they were before just in towns and cities around the county. Since these programmes were distributed around the country even to remote area villages, the demand for SHAA loans continued to grow but the funds began to dwindle due poor management and supervision hence producing no great results (Boshoff, Kachepea & Pienaar, 2013). But, “No political democracy can survive and flourish if the majority of its people remain in poverty, without land, without their basic needs being met and without tangible prospects for a better life. Attacking poverty and deprivation will, therefore, be the first priority of the democratic Government” (African National Congress, 1994). So the government of Botswana continued on its quest to address the housing demand as it is has now become a major concern.

The objectives of Government during NDP 8 were: (i) To provide a coordinated and long term direction of the housing sector; (ii) To integrate income generation with shelter provision as a strategy for poverty alleviation; and (iii) To provide assistance to households who do not qualify for the SHHA programme, and cannot afford BHC houses (NDP 9, 2005). Prior to Independence the Government's involvement in housing was in the form of provision of housing for government officers only (Boshoff, Kachepea & Pienaar, 2013). The Botswana Housing Corporation (BHC) was established in 1971 with the mandate to provide housing for all income groups, as well as to manage the government housing stock. However, the BHC could not meet the full range of housing needs of the urban population, it could not provide accommodation which was affordable for low-income groups without substantial subsidies, which the government could not afford (Mo Lwapeng, 2003).

With assistance from donor agencies like the Canadian Government, the Cooperative Housing Foundation of Washington, USA, the British Government, the World Bank Projects (Urban I and Urban II), and SHHA was fully established in 1975 (Ikgopoleng & Cavric, 2008). SHHA was to provide housing for the poor to upgrade existing squatter settlements. The first urban centres to be serviced by SHHA as stated in (Ikgopoleng & Cavric, 2008) were Gaborone, Francistown, Selebi-Phikwe and Lobatse, then in 1979 Kasane and Jwaneng were added to the group and to this date all cities and villages have benefited from this programme and yet it has not bridged the gap between the haves and the have not's as the poor still do not adequate houses.

Studies show that the demand for housing especially for the poor in Botswana is certainly evident and it needs to be addressed (Boshoff, Kachepa & Pienaar, 2013). It is also evident that the housing backlog has increased demand and the scope of private housing development especially in Gaborone and neighboring settlements as the city is growing. Carric & Mosha (2001) state that the demographic projection have shown that it would be necessary to develop 12,000 resident units in the next ten years in order to meet present and expected needs. To meet the needs of the ever increasing housing demand, private property developers also have come forward with their initiatives in housing provision. Furthermore, Maundeni (2003) attest that Botswana also has achieved both a fast growing economy and worsening inequalities. Botswana's annual growth in real GDP has averaged 10.9 percent in the period 1981-90, faster than the east Asian Tigers or China (Good & Hughes, 2002). Subsequently, the country's economy recorded higher growth rates of 9.1 percent during 2000/2001 which was mainly attributed to the growth in the mining sector (BIDPA Briefing, 1st Quarter, 2002).

Additionally, as Botswana suffers from high inequalities, a high proportion of its population have incomes that are inadequate to meet basic needs especially in terms of shelter. The poverty datum line is calculated every ten years from government surveys on household income and expenditure. Previous studies estimated that 55 percent of families lived below the poverty datum line nationally (Jefferis, 1991). Other studies estimate that 43 percent families live under the poverty datum line nationally (Hope, 1996). While poverty rates declined from 50% at independence to just over 19% today, significant pockets of poverty remain, especially in rural areas (The World Bank Group, 2016) and income inequalities are severe in Botswana. For the period 1980- 1987, Botswana's income inequality index was 23.6 however, the index rose to 60 in 2003 (The World Fact Book, 2003). This has earned Botswana the dubious distinction of having the highest degree of inequality in the distribution of income among all countries in the world for which statistics were available for that period (Hope, 1996). Thus, Botswana is one country that is failing when it comes to equitable distribution of income.

Mosha (2013) stated that in many towns, the low-income earners are allocated land, but they hold onto them without developing the land. Some fail to develop their land due to lack of funds and others for speculative reasons. Councils are taking action through various means such as sending reminder letters about development of the plots and meetings are also

held with the affected plot holders. Some plots have been repossessed after failure of the plot holders to comply as per the development agreements. However, the process is very slow and councils need to be more proactive in plot repossessions as this has created a backlog in land allocation and a problem of unlawful acts in these undeveloped land-spaces. Cases of Tsolamosese (Mogoditshane Block 9), Gabane and Rabamatlabama villages have been evident where government had to forcefully evacuate people who had created squatter settlements in these undeveloped lands leaving them homeless and entrenched in the scourge of poverty.

Botswana Housing Corporation (BHC) and Botswana's Self-Help Housing Agency is still on its quest to achieve the goals to provide an effective means of access to affordable housing for low-income groups and to upgrade the existing squatter settlements. The government should also take direct responsibility for housing the less-privileged in the same manner as it does the Botswana Housing Corporation (BHC) for those in the middle and upper classes of the society. This has to be done because planning for social mix is not sustainable if only the standards of the facilities provided at to the residences does not allow for elaborate development the infrastructure provided by government. The facilities should be adequate to serve individual family efforts or infrastructure, and should be able to cope with incremental developments as they are being made by the families.

However, the definition by government, of the housing problem as per the Botswana land policy of 2011 is also questionable. This is due to that little research has been undertaken in regards to Botswana housing, except in some government ministries where there are white papers which mostly target the delivery framework for SHHA scheme in local authorities and BHC. Research on land management was undertaken, by Mosha and Carric Branko (2001) which investigated the management set-up of local councils and their management structures and practice and how they could be restructured to meet changes in demand for services infrastructure which are a high demand in housing but it did not state the magnitude of the housing problem in the country. The main aim of these housing policies has been to alleviate the backlog of specific housing units and the definition of housing problems in Botswana purely numerical terms is too narrow and unclear but still people suffer as results of bad housing.

Internationally, studies report that people are living in bad housing (Krieger & Higgins, 2002, Shaw, 2004). Children living in bad housing are more likely to suffer from

poorer general health, respiratory health problems and asthma (Nacten's Report, 2013). People living in bad housing are more likely to have poorer general health and wheezing problems and are likely to experience social exclusion, which promote poverty like crime and other social ills associated with inadequate housing. Children living in bad housing are twice likely to suffer from fair, bad or very bad health than children in good housing. They are more likely to suffer from poorer respiratory health (32% of children in bad housing compared with 24% of children in good housing) and more likely to suffer from shortness of breath (14% compared with 8% of children in good housing). Also they are more likely to suffer from asthma (18% compared with 14% of children in good housing), also they are more likely to experience more severe symptoms and effects on their daily life than children in good housing. The children are 50% more likely to have sleep problems due to wheezing and more likely to suffer interference to their normal activities (12% compared with vs. 7% of children in good housing) (Nacten's Report, 2013). The studies further stated that the parents also suffer from these conditions but were not as severe as on the children. Hence adequate housing provisions were a recommendation to the governments worldwide as a solution to the health conditions.

Adequate solutions to the shelter problems of the poor is one factor that can help to create community stability in terms of politics, economy and society because it gives a beneficiary a sense of dignity and belonging. Although shelter problems are solved differently by different countries and in different cities, it is proposed that housing for the poor in Botswana should be solved in a way that is in accordance with the social and economic characteristics that are specific for the country as the Presidential Housing Appeal (PHA). Upon assuming office in April 2008, President Lt. Gen Dr. Seretse Khama Ian Khama immediately set out on a noble mission to close the gap between the haves and have-nots. He had realized that government handouts and programmes had overtime proved to be inadequate for the homeless who fell within this gap. "The fund was named the President's Housing Appeal so that any sitting good hearted president can carry on with the good spirit," explained senior private secretary to the President, Brigadier George Tlhalerwa (BOPA, March 2015). The fund caters for those who are on the 'borderline' but not eligible for government programmes such as the SHHA and BHC loans, given that one could not differentiate between such people and those who qualified for accommodation under government's social safety nets.

Since the fund's inception, private companies, churches, organizations and individuals have come on board to rescue a lot of Batswana who do not have adequate housing. The office of the president has received diverse donations, ranging from cash, building material to complete and fully furnished houses (Brigadier Tlhalerwa in BOPA, March 2015). However, not every house donated is built through the fund as some philanthropists prefer to deliver an already completed house. This is a faster process compared to constructing a house directly from the PHA as it takes longer due to the followed list of the inadequately housed poor around the country. Initially, the idea was to provide shelter but donors took the idea to the next level of furnishing houses, electrifying and connecting water systems. Factors such as size of family and location also determine the type of houses donated. The fund's footprints are much visible in rural areas as compared to peri-urban and urban areas because majority of people in urban areas get a boost from government programmes such as Self Help Housing Agency because they are mostly middle income classed as they are fully or partially employed.

Unfortunately the office of the president stated that they don't have a precise figure of beneficiaries of PHA as the people benefit as individuals, couples or families (Office of the president, 2016). To date, over 700 houses have been donated (Mosinyi, 2016), benefiting an estimated population of over 5 000 people. The Presidential Housing Appeal (PHA) also helps in turning incomplete structures into homes and during such they engage beneficiaries to participate in activities such as brick molding so that they feel part of the process and not just recipients of handouts. Prior to each donation, beneficiaries undergo counselling to encourage them to gain independence because a house on its own earns one dignity and value, two important factors that keep many individuals pushing forward. In conclusion the Presidential Housing Appeal is a good initiative but intensive research can make it even better as more about the appeal is not well documented hence this study seeks to unveil the perceptions of the beneficiaries and it further seeks to influence policy in improving more on the programme as shelter is a fundamental right in Botswana (Constitution of Botswana, 1966).

1.2. Statement of the problem

“Everyone has the right to a standard of living adequate for the well-being of themselves and their family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond their control.” (Universal Declaration of Human Rights Article 25.1, 2010). Adequate establishment and maintenance of habitable houses for the poor should be a stable and sustainable residential environment to ensure viable households and communities in the area. This will allow convenient access to economic opportunities, health, educational and social amenities in which all citizens and permanent residents of the republic lack of housing is a problem especially for the poor. A progressive basis of having access to permanent residential structures with secure tenure, ensures internal and external privacy and providing adequate protection against the elements of poverty for crime.

Botswana like other developing countries faces a problem of acute shortage of housing, particularly for low-income urban families. Over 2 million people live in Botswana and 393378 live below the poverty datum line (Mapping Poverty in Botswana, 2010) and the statistics of those with inadequate housing are not recorded. For example, this may be backed up by the fact that some people live with relatives hence records of their housing may not be well documented. The current housing problems are the outcomes of the economic, demographic and social changes which the country has experienced since independence in 1966. The land in the country has not been serviced and this has created a backlog in land allocation, leaving people without land spaces to build their homes. The process of land servicing has been slow and councils need to be more proactive in plot repossessions as this backlog in land allocation has caused a problem of unlawful acts in these undeveloped lands. Cases of Tsoamosese (Mogoditshane Block 9), Gabane and Rabamatlabama villages have been evident where government had to forcefully evacuate people who had created squatter settlements in these undeveloped lands leaving them homeless and entrenched in the scourge of poverty.

From the early 1980's, government has sought to cope with the problem of low-income urban housing by establishing a Self-Help Housing (SHHA) programme and the BHC in the main urban centres. These programmes did not cater for those who are unemployed as they did not meet the requirements of the loan because of lack of resources. The Presidential

Housing Appeal was introduced in 2008 in order to bridge the inequality gap of the haves and have-nots and its intention was to have housed all needy Batswana by 2016 but not all the needy have been housed yet. The President's Housing appeal has seen over a total of 700 houses constructed (Daily News Newspaper, July 2016) covering approximately over 2500 beneficiaries since 2008.

The village of Gabane is a case study location has a population of 14842 habitants (Statistics Botswana, 2015). It is situated 15 km from the capital city of Gaborone and has its people both living the urban and rural life. With the current poverty status of the nation at 19.3% it is estimated that 2865 people who live in Gabane live below the poverty datum line and most of them are enrolled under the Destitution Policy programme. This is done in order to alliviate them from the scourge of poverty by providing them with food baskets and giving them employment under the *Ipelegeng*. These people include the elderly, people living with disabilities, opharns and needy children who live in indaequate shelters which makes them become prone to social ills, diseases and social exclusion. As stated by Moepeng during an interview (December 2, 2016) some of these people live by the food basket provided by the government, they are also given poverty eradication programmes. They are also enrolled on a non rotational basis under the Ipelegeng programme which is an employment scheme to alliviate poverty which stippends its employees with a sum of P600 monthly. Eventhough the poverty eradication programmes put food on the table, one of the major problems faced by the beneficiaries is the inadequate housing and this creates a lot of social ills for those who live under such conditions (Moepeng, personal communication, December 2, 2016)

Records on the PHA in Gabane village show that ten houses have been built and given to the beneficiaries, while others have been allocated residential plots and are yet to be housed (Moepeng, personal communication, December 2, 2016). Although counseling may be provided for the beneficiaries of the PHA and other equipment are put in the houses like the furniture and domestic animals aimed at assisting them in sustaining their lives. Perceptions of the beneficiaries have not been well documented and the programme has been running for almost 10 years. Little information is known on whether the benefiaries of the Presidential Housing Appeal graduate from their current status to a better form of living, or whether they live in the houses they have been given, they are renting them out or have abondened them as is their experience.

This research paper seeks to assess the perceptions beneficiaries of the Presidential Housing Appeal in Botswana using Gabane village as the study location. This will be done in order to increase knowledge on this programme and also seek more on tools that can be put in place in order to assess the impact of this programme on the beneficiaries. Also improve the wellbeing's of the beneficiaries.

1.3. General objective

The general objective of this study is to assess the perceptions of beneficiaries from Presidential Housing Appeal in Gabane.

1.3.1. Specific objectives

1. To assess how the Presidential Housing Appeal has affected the lives of the beneficiaries in Gabane.
2. To find out if Presidential Housing Appeal has empowered its beneficiaries.
3. To identify reintegration's through which can be applied to the beneficiaries of the Presidential Housing Appeal to enhance their new lifestyle.

1.3.2. Research questions

1. How has the Presidential Housing Appeal affected the lives of the beneficiaries in Gabane?
2. Has the Presidential Housing Appeal empowered you as a beneficiary of the programme?
3. Which inspirations do the beneficiaries of the Presidential Housing Appeal seek that can be put in place to enhance the new lifestyle?

1.4. Significance of the study

The purpose of this study is to assess the perceptions of the beneficiaries of the Presidential Housing Appeal in Botswana. Perceptions of the beneficiaries have not been documented since the programme was initiated almost 10 years ago. Furthermore, little is known whether the beneficiaries of the Presidential Housing Appeal graduate from the previous status to a better form of living, or whether they live in the houses they have been given, renting them out or abandoned them as is their experience. Hence this study seeks to help bureaucrats in giving adequate information on the perceptions of the beneficiaries in order to further assist in eradicating poverty in Botswana.

1.4.1. Practice Implications

The study seeks to help practitioners such as policy makers, and community workers among others, to understand the perceptions of the beneficiaries of the Presidential Housing Appeal and enable them to effectively participate in the advancement of beneficiaries' status in the society. The findings and recommendations seek out to be essential in the advocacy efforts of the practitioners, in planning programmes and implementation available programmes to address problems encountered by the beneficiaries. The study intends to assist practitioners in order to recognize the need to monitor and evaluate the Presidential Housing Appeal into effective relations for socio-economic actions by utilizing pressure on economic resources in order to adequately provide the poor their rights of adequate housing.

1.4.2. Policy Implications

The study findings attempt to identify gaps and inadequacies of government policies and seek out to modify and/or change them to suit the beneficiaries of the Presidential Housing Appeal. The result of this study seek to task policy makers to consider improving or abandoning the existing housing policies for the poor or to develop new ones altogether. Also the government may consider legal protection for those beneficiaries of the Presidential Housing Appeal in promotion of a dignified manner to present them with the housing in public. This is because most people believe that publicizing the adequately housed poor in media may be seen as degrading factor to the beneficiaries' self-worth in society because no one wants to be seen as a needy person.

1.4.3. Research Implications

Existing literature on the Presidential Housing Appeal is scarce. Therefore this study seeks to contribute to the scanty literature by bringing out the voices of the beneficiaries of the appeal. Given that the presidential housing appeal is one of the success stories, it will go a long way in providing a model for other countries.

1.5. Definition of key terms

- a. Perceptions: the state of knowing, or having learnt a lot, about life and the world from events that have happened to you and people you have met (Summers, 1995). The perceptions in this research paper will focus on the beneficiaries of the PHA both pre and post being adequately housed.
- b. The Presidential Housing Appeal (PHA): A programme to house those who are less privileged in society in Botswana. This programme provides housing to the poor.

In April 2008, President Lt. Gen Dr. Seretse Khama Ian Khama immediately set out on a noble mission to close the gap between the haves and have-nots. “The fund was named the President's Housing Appeal so that any sitting good hearted president can carry on with the good spirit.” (Brigadier Tlhalerwa BOPA, March 2015). The fund caters for those on the borderline but not eligible for government programmes such as the SHHA and BHC loans, given that one could not differentiate between such people and those who qualified for accommodation under government's social safety nets.

- c. The Beneficiary(s): An individual may be included in the benefit of the programme if he/she is a resident of the city/village for at least two consecutive years; does not own a house either by his/her name or spouse; and he/she should be at least 18 years old. i.e. beneficiaries can entail a nuclear/extended family or an individual but the house is documented under one individual who is the household head.

CHAPTER TWO

2. LITERATURE REVIEW

This chapter presents the review of relevant literature definitions of concepts and theories of housing the poor. It will further look into perceptions of the beneficiaries of housing from a global perspective and the regional. In addition, the study will look at the local context.

2.0. Introduction

Article 25 (1) of the Universal Declaration of Human Rights adopted in 1948, states that, *“Everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing, and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age, or other lack of livelihood in circumstances beyond his control”*.

According to this declaration the implementation of the right to adequate housing is perceived as one of the guarantees fundamental to individual human safety because shelter is a fundamental need, hence everyone is entitled to it. Furthermore, Article 17 (1) also states that, *“No one shall be subjected to arbitrary or unlawful interference with his privacy, family, home, or correspondence, nor to unlawful attacks on his honour and reputation”*. This declaration also puts emphasis on privacy and human safety in the place of residence.

Housing rights can also be found in the International Covenant on Civil and Political Rights (Sepulveda, 2003). Additionally Doebbler (2004) alluded to the fact that housing rights have also been recognized in many human rights documents relating to certain categories of people. These people include the elderly, the disabled, needy children and orphans. The most fundamental provisions in the provision of housing is also found in the texts of international conventions children, women, indigenous peoples, persons with disabilities, as well as in the convention on the prohibition of racial discrimination. Housing is a predominant problem internationally, especially on the above mentioned groups of people.

It is worth noting that all people have the right to adequate housing but ever since the advent of the above two mentioned human rights covenants divorcing social, economic and cultural rights from civil and political rights cannot be overlooked. Housing has been treated more as a policy aspiration than as a fundamental right (World Bank, 2003). Doing so severed it from core human rights values of dignity, security and the right to life that would

demand timely rights-based responses and access to justice. Hathaway appealed that, in implementing housing rights, state authorities should consider the housing needs of “social groups living in unfavourable conditions”, because “they are expected to seek out international aid where necessary to comply with the duty to ensure adequate housing” (Hathaway, 2005).

The provisions of the International Bill of Human Rights guarantee access to adequate housing for every human being, irrespective of actual conditions or national regulations. An adequate housing has the following qualities: It should be strongly built and safe enough to protect its inhabitants from heat, cold, and other elements, and be able to withstand natural calamities like earthquakes and typhoons (Fiji Times, 2013). The house should have facilities for working, entertaining visitors, sleeping, thus meeting the family’s needs. It must have an adequate supply of water in all times. It must be well-light and well-ventilated and should be located conveniently near the school, market, place of worship and workplace (Leckie, 2003).

In the 1994 study of 500 poor households, conducted by the Institute of Sociology of Vietnam, determined the following urgent needs: (i) Accommodation: Housing capacity must be increased, new shelter provided, loans for renovation, legal housing documents, and compensation for eviction. (ii) Living environment: Electricity and clean water should be supplied, road systems need to be upgraded, sewage and drainage systems constructed. (iii) Social policies: Tuition to be made available for poor children, pensions should be increased as should, social allowances, free health care and employment. There is some merit in this study that clearly singles out lack of housing as a catalyst to social unrest hence it recommended that provision of housing to the poor had to be made an international priority in order to meet the poor’s needs. In conclusion of this study, it is a proven fact that people who have little economic stability tend to seek a poor residence, whereas those who are or can become better off tend to leave a poor shelter for better living conditions. However, the government should consider policies that will prevent poor people who have been forced to sell their accommodation, from becoming homeless again (Tuan, 1996).

2.1. Perceptions of the poor people living in inadequate housing

A home refers to the interaction of a group of people, usually a family, living within a house. In a home, there is love and concern among family members who support each other's need for comfort, good health, and privacy. Home is a place where parents bring up their children as morally responsible, intelligent, and economically productive individuals. A house provides shelter and protection from natural elements like the sun, rain, and wind, from criminal elements, and from stray animals (Fiji Times, 2013). Living in inadequate housing brings about bad health and feelings of exclusion as the people experience issues of high crime rates, unfavorable law regulations, discrimination and stigmatization and other societal oppressions. The following outlines how living in inadequate housing negatively impacts the lives of the poor as per their perceptions.

2.1.1. Health issues associated with living in inadequate housing

Internationally on recent studies on people living in bad housing the findings stated that people living in bad housing are more likely to suffer from poorer general health, respiratory health problems and asthma (Krieger & Higgins, 2002; Shaw, 2004; Nacten's Report, 2013). Adults living in bad housing are disproportionately at greater risk of poorer general health, low mental wellbeing and respiratory problems including asthma and breathlessness. Substantially more working age adults living in bad housing report fair, bad or very bad general health (26%) than those living in good housing (17%). Adults in bad housing are 26% more likely to report low mental health compared with those living in good housing (19% vs 14%). Those living in bad housing are almost twice as likely to have their sleep disturbed by respiratory problems at least once a week. Those living in bad housing are more likely to have their sleep disturbed by wheezing compared to those in good housing. Those in bad housing reported shortness of breath more and tended to display worse symptoms than those in good housing. Twenty-seven percent of people in bad housing reported some form of breathlessness, compared to 18% in good housing. Twelve percent in bad housing reported shortness of breath when walking up a slight hill, compared to 8% in good housing (The Nacten's Report, 2013).

The association between living in bad housing and health problems is particularly acute among those above retirement age (Krieger & Higgins, 2002). Older people in bad housing are a third more likely to have fair, bad or very bad health compared with those in good housing (58% vs 38%). Almost a fifth (19%) suffer from low mental health compared

with 11% in good housing. Almost twice as many of older people living in bad housing suffer from wheezing in the absence of a cold, compared with those in good housing (The Nacten's Report, 2013). More than one in four pensioners living in bad housing suffer from shortness of breath while walking at their own pace or is too breathless to leave the house.

The Nacten's Report (2013) further stated that children living in bad housing are more likely to have poorer general health and wheezing problems. These children are twice likely to suffer from fair, bad or very bad health than children in good housing. They are more likely to suffer from poorer respiratory health (32% of children in bad housing compared with 24% of children in good housing) and more likely to suffer from shortness of breath (14% compared with 8% of children in good housing). Also they are more likely to suffer from asthma (18% vs. 14%), also they are more likely to experience more severe symptoms and effects on their daily life than children in good housing. The children are 50% more likely to have sleeping problems due to wheezing and more likely to suffer interference to their normal activities (12% vs. 7%) (Nacten's Report, 2013). Shaw (2004) stated that the parents also suffer from these health conditions but they may not be as severe as on the children hence adequate housing provisions are recommended to the governments worldwide in order to curb these conditions.

It is also worth noting that 45% of accidents occur in the home and the accidents are in the top 10 causes of deaths in all ages (Building Research Establishment, 2011). Bratt (2002) stated that by providing decent housing one is creating healthy communities because society's biggest killers' cholera, typhoid, malaria, HIV and AIDS as well as crime and violence have all been linked to poor housing. As a way of lowering the prevalence rate of these accidents, families need to be adequately housed to prevent the accidents from happening.

2.1.2. Issues of social exclusion in association with living in inadequate housing

Houses are a tangible and visible way to capture the life aspirations of people because, "*A man's and woman's home is their castle*", goes an ancient saying, also the "American Dream" has home-ownership at its core (Kasser & Ryan, 1996). Gotham and Brumley (2002) alluded to that housing has to happen in a space which three-dimensional manifestations of societal discontent exist and these are areas where slums and informal settlements predominate. Areas with poor housing are areas of concentrated feelings of exclusion, disaffection, anger, helplessness, defiance, militancy (Cairncross, Hardoy &

Satterthwaite, 1990). Researchers have for a long time studied the causal relationship of housing and social exclusion, some conclude that as a home owner's stake and interest in a house and neighbourhood develop, so does their need to fight threats to it, creating heightened public spiritedness and political awareness.

Conservative politicians in places such as the United States and Britain have also promoted the notion of an "ownership society", a model society anchored on owning of property (Mullins, Murie, & Leather, 2006). This notion has made the people in the United States and Britain to be liberated and work hard in achieving the goal of owning homes especially since home ownership is at the core of the American dream. Everyone has the right to owning shelter as it is a fundamental right and the poor also have the right to adequate housing in order to reduce the poverty that is imparted upon them because housing does not only provide shelter and security but also restores a sense of dignity that was lost in the poor people's lives. Hence creating a home owner creates a good citizen because in provision of adequate housing to the poor, they will feel included in the communities they reside in.

2.2. The right to adequate housing as a fundamental right for the poor

Poverty and low incomes prevent people from accessing potential housing options, and make others hard to sustain. People's experience of poverty, material deprivation and housing circumstances are intertwined (Busch-Geertsema, 2005). Housing forms an important part of people's material living conditions and contributes to their life chances. A structure with spaces to satisfy the family member's basic human needs is a house. Salau (1979) indicated that shelter is one of the basic needs of man, hence man needs a house for protection, privacy, relaxation, and socialization, regardless of whether a house is made of concrete, metals, bricks, wood and local materials like bamboo, rattan or other materials it has to be strong enough to withstand the forces of nature. Furthermore, it is a place where family lives and which consists of roofs, walls, rooms, floors, and things that are seen, touched, and felt. According to the Fiji Times (2013) the following are elements that are seen as the fundamental necessities that constitute to adequate housing for the poor;

- (i) Legal security of tenure: Regardless of the type of tenure, all persons should possess a degree of security of tenure which guarantees legal protection against forced eviction, harassment and other threats;

- (ii) **Affordability:** Personal or household financial costs associated with housing should not threaten or compromise the attainment and satisfaction of other basic needs (for example, food, education, access to health care);
- (iii) **Habitability:** Adequate housing should provide for elements such as adequate space, protection from cold, damp, heat, rain, wind or other threats to health, structural hazards, and disease vectors;
- (iv) **Availability of services, materials, facilities and infrastructure:** Housing is not adequate if its occupants do not have safe drinking water, adequate sanitation, energy for cooking, heating and lighting, sanitation and washing facilities, means of food storage, refuse disposal, etc.;
- (v) **Accessibility:** Housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken into account (such as the poor, people facing discrimination; persons with disabilities, victims of natural disasters);
- (vi) **Location:** Adequate housing must allow access to employment options, health-care services, schools, child-care centers and other social facilities and should not be built on polluted sites nor in immediate proximity to pollution sources;
- (vii) **Cultural adequacy:** Adequate housing should respect and take into account the expression of cultural identity and ways of life (Fiji Times, 2013).

Furthermore in adding to the above mentioned elements of adequate housing, Ellickson, (1992) stated that psychologists point out that adequate housing is a key component in the proper functioning of the family. Without adequate guarantees regarding this matter (as well as the will of state authorities to take care of the issue), it is very hard to implement not only social and cultural rights but also some basic civil and political rights (Huchzermeyer, 2001). Hence, man builds a house to protect his own health, life and that of his loved ones too. The house also protects the properties the family has accumulated over the years. A house is a place for rest, relaxation, and recreation, any family member can always look forward to going home to enjoy peace and tranquillity. It also provides the atmosphere to entertain friends and relatives, also a house provides family members the needed space to interact with each other and value each other's company (Viva Real, 2010). A house allows the family members to conduct their personal businesses in private. A house provides comfort

and convenience and it gives the members the opportunity to discuss concerns and issues to give each other emotional and psychological support without friends or strangers around (Busch-Geertsema, 2005).

Therefore, whether a house is big or small, it ought to be adequate enough for the family's needs. If one lives in comfort, with convenience, and enough space for sleeping, eating, and recreation, then they are provided with adequate housing.

2.3. Provision of Housing to the Poor as their fundamental right

No standard definition of “poverty housing” is applied across the world. The most widely accepted definition of “adequate housing” (UN-Habitat, 2003a) is as defined by the UN International Covenant of Economic, Social and Cultural Rights: “The States parties to the present Covenant recognize the right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions.” This definition is therefore used by most of the United Nations countries in order to embark on adequately housing their poor.

The United Nations projects that the world's urban population will increase by 2.6 billion people, up from 3.6 billion in 2011 to 6.3 billion in 2050 (United Nations, 2012). Despite this, almost 1 billion people are thought to live in urban slums without proper housing and amenities (UN, 2002). By 2025, nearly half of Africa's population will live in cities as a result of sustained urbanization, putting pressure on the formal housing supply. The 1948 United Nation Universal Declaration of Human Rights identified housing, along with food and clothing, as a basic requirement for achieving an adequate standard of living. Field (2007) argues that home electrification and improved tenure security increase female labor supply and earnings by freeing up time from work at home. Improving the quality of housing for those living in inadequate housing is thought to have impact on health and general well-being (Catteneo et al, AEJ 2009), access to urban services, safety (Galiani & Schargrodsy, 2010), labour supply (Franklin, 2015), tenure security and housing investments (Field, 2005), dignity and pride (Sen, 1999), among many others.

The provision of housing for the poor has caught the attention of international governments for some time. Various strategies have been adopted on solutions of inadequate housing (Huchzermeyer, 2001), these included changes in existing land holding patterns, the establishment of institutional arrangements to provide finance for housing, public provision

of cheap housing, and urban redevelopment. Ademiluyi (2010) argued that the various strategies of land holding patterns, the establishment of institutional arrangements to provide finance for housing, public provision of cheap housing, and urban redevelopment have often failed to achieve their objectives. Rather they have benefited the high income groups owing to, among others, inadequacies in the conception and execution of the policies, the lack of effective administrative, legislative and other instruments of policy implementation, and resistance to change by group interests, sometimes even including the potential beneficiaries. Potts (2009) stated that the rapid process of urbanization in developing countries accompanied by lack of adequate and affordable housing is one of the 21st century's main development challenges.

2.4. Housing the poor as government's responsibility

Over the past years, United Nations government states around the world have devised policies to help the poor obtain adequate shelter. Such policies have taken many forms: rent control, building public housing, subsidising interest rates, offering subsidies for the purchase of homes, rental vouchers, slum upgrading, etc. While most of these approaches have helped, they have never managed to solve the problem of inadequate housing (Gilbert, 2001 and UN-Habitat, 2011a).

The obligations of States as per the UN-Habitat (2011a) has stated that the legal obligations of Governments concerning the right to housing consist of (i) the duties found in article 2.1 of the Covenant, and (ii) the more specific obligations to recognize, respect, protect and fulfil this and other rights. The Covenant further indicated three phrases in article 2.1 which are particularly important for understanding the obligations of Governments to realize fully the rights recognized in the Covenant, including the right to adequate housing. These are that governments have to firstly, embark on to taking appropriate steps by all means. These steps include the legislative measures, administrative, judicial, economic, social and educational steps which must be taken in relation to the Covenant. States parties are obliged to develop policies and set priorities consistent with the Covenant. They are also required to evaluate the progress of such measures and to provide effective legal or other remedies for violations. With specific reference to the right to adequate housing, States parties are required to adopt a national housing strategy.

Secondly, the governments have to provide the maximum of its available resources. The obligation of States is to demonstrate that, in aggregate, the measures being taken are sufficient to realize the right to adequate housing for every individual in the shortest possible time using the maximum available resources (UN-Habitat, 2011b). Finally, the UN-Habitat (2011a) states that government have to make sure that they achieve progressively. This obligation “to achieve progressively” as detailed in Article 11.1 of the Covenant, predominantly puts emphasis on the reference to the right to the "continuous improvement of living conditions". The obligation of progressive realization, moreover, exists independently of any increase in resources of the individuals. Above all, it requires effective use of resources available in order to achieve the continuous improvement of living conditions of those individuals who are provided with adequate housing.

Furthermore the UN-Habitat (2011a) stated the four additional obligations that Governments have to fulfil in order to implement the right to adequate housing are:

1. The obligation to recognize the human right dimensions of housing and to ensure that no measures are taken with the intention of eroding the legal status of this right. The adoption of measures and appropriate policies geared towards progressive realization of housing rights form part of this obligation.
2. The obligation to respect the right to adequate housing means that Governments must abstain from carrying out or otherwise advocating the forced or arbitrary eviction of persons and groups. States must respect people's rights to build their own dwellings and order their environments in a manner which most effectively suits their culture, skills, needs and wishes.
3. The obligation to protect effectively the housing rights of a population means that Governments must ensure that any possible violations of these rights by "third parties" such as landlords or property developers are prevented. Where such infringements do occur, the relevant public authorities should act to prevent any further deprivations and guarantee to affected persons access to legal remedies of redress for any infringement caused.
4. The obligation to fulfil the right to adequate housing is both positive and interventionary. The Committee on Economic, Social and Cultural Rights has asserted that identifiable governmental strategies aimed at securing the right of all persons to live in peace and dignity should be developed.

The above Covenant has been a tool used by different states in the UN in order to implement adequate housing and it has showed tremendous implications in the lives of the people in the states internationally as more countries are helping their people with adequate housing. More broadly, poor people can be classified and monitored according to their living conditions. Areas may be unhealthy because of poor sanitation or nearby sources of pollution. They may be unsafe due to local environmental hazards, violent conflict or weak law enforcement. Poor areas are often remote, either in terms of distance from markets, jobs and services, or are poorly served by roads and transport services. It is important to understand whether substandard living conditions are a major cause of poverty or an outcome of some other dimension of poverty.

2.4.1. Government efforts in housing the poor

In 2012, the Colombian government introduced a radical housing policy which appears to be extraordinary across the world (Gilbert, 2014a). It announced that it would provide homes for 100,000 families a year totally free (Gilbert, 2014a). Of course, many governments have provided subsidies to cover much of the cost of the housing. This has included housing vouchers for tenants and temporary subsidies or accommodation for evicted families or displaced by violence or natural disaster (e.g., Colombia and Haiti). In Communist China, rents were often so low that they effectively offered housing for nothing, although as the provider was usually their employer this was arguably part of their income (Zhang, 2000). Elsewhere hard rent controls meant that rents were so low that long-established tenants lived virtually free (The Economist, 2003). And, in Cuba, the revolutionary government confiscated the property of families who had fled the country and gave ownership of rented property to the tenants (Coyula & Hamberg, 2003).

In other places in the Latin American Countries, the search for votes resulted in many party supporters receiving free shelter, occasionally through occupying housing units intended for other families but more typically through being offered land on which to build their own homes. Hence, free formal housing was sometimes provided unintentionally. In Chile and Colombia, many occupants of social housing refused to pay the interest on their mortgage loans (Gilbert, 2004; Giraldo, 1997) and throughout the region in the 1950s and 1960s many tenants in public housing failed to pay the rent (UN-Habitat, 2003b). But a policy to build formal housing to distribute to beneficiaries for nothing appears to be a wholly novel approach in Latin America. Elsewhere, only the South African government has

provided subsidies that allowed some of the poor to cover all of the cost of new housing units (South Africa, 2013). The above mentioned are only a fraction of many countries worldwide which have embarked in providing adequate housing for their poor populations in relieving them from the scourge of poverty.

2.4.2. Low cost housing as government's method of solving housing problems

Every government has pushed home ownership above any other goal and housing policy (Peppercorn, 2012; UN-Habitat, 2003b). Firstly, building more new homes stimulates the construction industry, something exemplified by the fact that the current government has declared construction to be one of the five main locomotives that will power the economy (Developmental National Plan (DNP), 2011). Secondly, providing homes consolidates democracy by giving people a stake in society and perhaps even more importantly is likely to win votes. Home ownership is thought to be the Holy Grail as it offers governments the opportunity to generate economic growth and win elections in the process (Viva Real, 2010).

Intensifying home ownership in Latin America has been evident in the long-established policy to make mortgages available to middle-class people. Indeed, in 1970 housing became the key plank in the 'Four Strategies' plan of President Misael Pastrana Borrero (Currie, 1982). Building on the ideas of Lauchlin Currie, the government introduced a new housing funding system that it hoped would generate the resources to invest massively in the construction of formal housing. Such investment where seen as opportunities to create jobs and raise land values which could be taxed in order to finance the provision of infrastructure and services (Currie, 1961).

Goebel (2007) detailed that the low cost housing programme targets the provision of low-cost housing in order to ensure affordability by those households whose needs cannot be met through mainstream real-estate markets. Low-cost housing generally consists of bare minimum housing facilities and other basic community facilities and services. In order to keep cost down, low cost housing tends to consist of smaller dwelling units often located in neighbourhoods with relatively low commercial values (Gray, 1946). Furthermore, Gray stated that these factors tend to be less attractive to higher income households but are acceptable to low income households, whose housing budget is limited.

2.5. Factors hindering governments in providing housing for the poor

An empirical study on housing conditions aimed at analyzing housing standards of the poorest population groups stated that there are a number of hindering factors experienced by the governments in trying to house the poor. Firstly, Gollin, Lagakos & Kirchberger (2017) stated that a detailed and realistic assessment of housing conditions would need a broader framework than the mere state of dwelling units: characteristics of the location of these units and their external environment should be considered, such as sewerage facilities, water and electricity supply, or distance from public transport services (Gollin et. al.,2017).

Secondly, even after discarding external environment-related features, the state of housing remains to a great extent a qualitative variable in countries where the poor are beneficiaries of such programmes. In this respect, an assessment of housing conditions is hampered by a lack of data on improvements, conversions, and maintenance services affecting these conditions overtime. For this reason, some statistical analyses in this area use qualitative dependent variable models applied to disaggregated results of housing surveys, by distinguishing in a dichotomous way between conditions of living below and above a minimum acceptance level (Willis & Tipple, 1991). Thirdly, particularly for informal settlements, national censuses are inaccurate and statistics provided by local authorities can differ widely, so as to limit the significance of results of empirical analyses on housing poverty (Gollin et al., 2017).

In recent years, policy has increasingly focused on providing in-situ, incremental slum-upgrading in conjunction with land-titling programmes (Galiani & Schargodksy, 2010) as a best practice response to improving housing. Relocation to new housing, as opposed to in-situ upgrading, is thought to impose significant costs on households as it takes them away from employment opportunities (Sato & Zenou, 2015).

2.6. The challenge housing the poor in African countries

Weldesilassie, Gebrehiwot, and Franklin (2016) stated that given the rapid increase in urban populations in Africa, the corresponding increasing demand for urban housing, the persistently dire financial situation of the urban poor, persistently significant levels of bad governance in Africa. Furthermore, Weldesilassie, Gebrehiwot, and Franklin (2016) attested to that, the insufficient financial and material resources available to African states to tackle this issue, it is not possible or pragmatic, at least for now, to envisage a situation where every urban dweller in sub-Saharan Africa will live in a decent house in the near future.

Governments have made a surplus of pledges to tackle the challenge of housing the poor. In June 1996, for instance, heads of state and government from all over the world met in Istanbul, Turkey, for the UN Conference on Human Settlements (Habitat II) and reaffirmed, among other things, their commitment to the full and progressive realization of the right to adequate housing as provided for in international instruments (UN-Habitat, 2004).

For the right to adequate housing to become a sustainable reality for the urban poor across Africa, a lot needs to be put in place. Nwaka (1992) argued that, as concerns housing policies, Nigeria has probably had enough policy advice already. This embraces factualism for all countries in the African region, because of the fact that years of policy advice and pledges have not produced vivid reductions in slums in the region. This suggests that something very fundamental is lacking in Africa, and this may be due to lack of visionary and democratic leadership in the continent (Winter, 2002). Substantially, realizing the right to adequate housing demands, among other things, that African leaders develop and show the political will to live up to their commitments. It also demands that these leaders should be continuously pressurised through legal and peaceful strategies to fully implement their commitments to the poor (Köker, 1995).

In 1996 the current Constitution of South Africa was adopted, the Constitution also engages with the principles of meeting people's basic needs. It actually goes further to accord recognition to the right to basic needs, and includes the right to housing. South Africa is one of just more than 30 countries that have included the right to housing in its Constitution. Section 26 of the Constitution of the Republic of South Africa, 1996, states that everyone has the right to have "access to adequate housing". It is the government's duty to take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right. The constitution allows that the right to adequate housing cannot be achieved immediately but must be achieved over time. Nevertheless government must show that it has worked effectively as possible to achieve this right.

The following statement was said at the Apartheid state and its housing policies: "...Housing was about control. It was about excluding people from urban areas. It was about regimentation. It was about the administration of deprivation." (South African Minister of Housing, Joe Slovo addressing the Housing Summit, Botshabelo, 27 October 1994). The Housing Act of South Africa (1997) provides for the facilitation of a sustainable housing

development process and lays down the roles, responsibilities and functions of the different spheres of government.

The National Norms and Standards of the South African Republic (2007) outlines the minimum physical requirements for standalone dwellings. Each house must have 40m² of floor space, two bedrooms, a separate bathroom with a toilet, a shower and hand basin, and a combined living area and kitchen. It must also have an electrical board installed that has access to electricity. There are further requirements regarding access to water, sanitation, roads, storm water drains and street lighting. Carling (1990) stated that by building a decent house, you at one stroke provide a basket of necessary services: water, sanitation, electricity but when you create decent housing, you create communities and enhance safety for the vulnerable. Furthermore by providing decent housing one is creating healthy communities well as decreasing crime and violence which are linked to poor housing (Bratt, 2002).

South African government's responsibilities are outlined in the Housing Act. National government is responsible for, among other things, determining a housing policy, setting broad national housing delivery goals and monitoring the performance of provincial and local government delivery goals and budgets (Wilkinson, 1998b). Furthermore Wilkinson states that it is also required to establish and maintain a national housing data bank and information system. Broadly, provincial government is required to promote and facilitate the provision of adequate housing in its province within the framework of national housing policy. It must coordinate housing development in the province and support municipalities in the performance of their duties. Municipalities must ensure that the right to housing is progressively realised in their jurisdiction (Goodlad, 1996). Also Goodlard (1996) attests that they must also identify and designate land for housing and ensure that water, sanitation, electricity, roads, storm water drainage and transport are provided.

In the case of Lagos and Johannesburg, South Africa appears to have a relatively more "Evolved approach" to pro-poor housing provision than Nigeria. In September 2005, Cross (2006) stated that, all the major South African role players in housing signed a Social Contract for Rapid Housing Delivery which aims to replace informal housing stocks with new standardized subsidy housing and set stakeholders on the course of working to eliminate all shack housing in the country by 2014. Landman and Napier (2010) pointed out, that commercial banks in South Africa have signed a Financial Sector Services Charter with the government, promising to provide mortgages for housing to lower income households.

Merged together, such pro-poor strategies testify to South Africa's relatively more evolved housing strategy. As Cross (2006) noted, "No other country in Africa promises its poor the levels of social provision than the successive post-apartheid governments in South Africa have committed themselves to". This has seen most South Africans being adequately housed in the country.

Provision of adequate housing and attendant services especially for the poor remains probably the most elusive challenge for a number of countries worldwide. Most countries like Kenya, South Africa, and Zambia to name a few have adopted numerous policies in order to house the poor in their states. Just like any big challenge, this presents an opportunity to those who benefit from the services. Richards and Smith (2006) said that access to affordable, quality shelter brings many additional, often overlooked, benefits because in addition to the improved structure itself, there is the obvious benefit of financial security in many cases the new homeowner now has an asset that is far more secure and valuable than any asset they have ever owned. However, no less significant are the proven health benefits of this new home. Disease thrives in the unsanitary, crowded conditions of slums and tenement housing, and unsafe and unhealthy physical structures are the norm (Richards & Smith, 2006). By providing a home to a low-income family, you not only provide an improved living space, but financial security, better health, safety, and the dignity of owning one's own home (Noppen, 2012).

2.7. The challenge of adequate housing provision in Botswana

The Ministry of Local Government, Lands and Housing with the Departments of Surveys and Mapping, Lands and Town and Regional Planning are accountable for sustainable land use planning and management in Botswana (Mosha, 2013). Furthermore, the district and town councils have the portfolio responsibility for providing municipal infrastructure in their respective areas. Also, the Government has established a Housing Department in order to give housing the attention it deserves, especially since shelter constitutes one of the basic human needs. This department is charged with the responsibility of promoting housing development and improvement through policy initiatives that create an enabling environment for shelter provision. Apart from the government, various other institutions are involved in the provision of shelter. These include the Botswana Housing Corporation which provides houses for rental and sale in towns and some urban villages.

The country's key regulation in guiding physical planning, orderly and progressive development, and control of land in both urban and rural areas is "The Town and Country Planning Act (1977), The Urban Development Standards (1992), and the Development Control Code (1995) also facilitate the orderly planning of settlements. In relation to these legislations it is the policy of the government that all citizens should have easy and equal access to land. Until 1993, state land could be allocated under a Certificate of Right and a Fixed Period State Grant. The Certificate of Rights were introduced during the inception of the SHHA programme in order to facilitate access to land by urban low income groups. Certificate of Right titles are administered by town councils. The Fixed Period State Grant is applied to urban plots which are fully serviced on either a 99 year lease for residential or 50 years for commercial/industrial. State land is administered through the State Land Act. Freehold land comprises about 6% of the total land area of the country. The government no longer allocates land under the freehold system. Freehold land is held indefinitely. Currently some of the freehold land is being bought by the government and converted to either state land or tribal land. Furthermore, some of the freehold land is subdivided and sold to other people or subdivided for township development for example in Phakalane and Mokolodi (Mosha, 2013).

Botswana's main objective regarding human settlements is to improve their social, economic and environmental quality, and the living and working environments of all people, in particular the urban and rural poor. For that reason, improvements should be based on technical cooperation activities, partnerships among the public, private and community sectors, and participation in the decision making process by community groups and special interest groups such as women, indigenous people, the elderly and the disabled. These approaches, therefore, form the core principles of the national settlement strategy. The strategy recognizes the general principles that countries set priorities in accordance with their national plans and objectives; taking into account their social and cultural capabilities and their impact on marginalized and disenfranchised groups, with particular reference to the needs of women.

Botswana's efforts to solve the problem of inadequate provision of housing found fit to mandate Botswana Housing Corporation (BHC) to provide affordable housing to citizens targeted at the low, middle and high income groups of the society. The government initially provided urban housing through the Department of Public Works until 1971 when they

enacted the Botswana Housing Act (Cap. 74:03) whose principal function is to provide houses for government, local authorities and for private citizens. In addition, to redress the housing problem for the low income groups in urban areas, the government introduced Self Help Housing Agency (SHHA). In this scheme, the funds were allocated directly to City Councils to disburse to applicants at subsidized interest rates and were formerly only in towns and cities around the county (Boshoff, Kachepa & Pienaar, 2013).

Since these housing programmes were distributed around the country even to remote area villages, the demand for SHAA scheme loans continued to grow but the funds have become dwindling coupled with poor management and supervision hence producing no great results. Nonetheless, *“No political democracy can survive and flourish if the majority of its people remain in poverty, without land, without their basic needs being met and without tangible prospects for a better life”* (African National Congress, 1994). Attacking poverty and deprivation will, therefore, be the first priority of the democratic government. Therefore the government of Botswana has continued on its quest to try and address the housing demand as it is even now a major concern in the state.

The objectives of Government during NDP 8 were: (i) To provide a coordinated and long term direction of the housing sector; (ii) To integrate income generation with shelter provision as a strategy for poverty alleviation; and (iii) To provide assistance to households who do not qualify for the SHHA scheme programme, and cannot afford BHC houses (NDP 9, 2005). Prior to Independence the Government's involvement in housing was in the form of provision of housing for government officers only (Boshoff, Kachepa & Pienaar, 2013). The Botswana Housing Corporation (BHC) was established in 1971 with the mandate to provide housing for all income groups, as well as to manage the government housing stock. However, the BHC could not meet the full range of housing needs of the urban population, it could not provide accommodation which was affordable for low-income groups without substantial subsidies, which the government could not afford (Mo Lwapeng, 2003).

With assistance from donor agencies like the Canadian Government, the Cooperative Housing Foundation of Washington, USA, the British Government, the World Bank Projects (Urban I and Urban II), and SHHA was fully established in 1975 (Ikgopoleng & Cavric, 2008). SHHA was to provide housing for the poor to upgrade existing squatter settlements. The first urban centres to be assisted by SHHA as stated by Ikgopoleng and Cavric (2008) were Gaborone, Francistown, Selebi-Phikwe and Lobatse. In 1979 Kasane and Jwaneng were

added to the group and to this date all cities and villages have benefited from this programme and yet it has not bridged the gap between the haves and the have not's as the poor still do not have adequate houses.

Boshoff, Kachepea & Pienaar (2013) stated that the demand for housing especially for the poor in Botswana is positively evident and it needs to be addressed. It is evident that the housing also backlog has increased demand and scope of private housing development especially in Gaborone and neighbouring settlements as the city is growing. Carric & Mosha (2001) state that the demographic projection have shown that it would be necessary to develop 12,000 resident units in the next ten years in order to meet present and expected needs. To meet the needs of the ever increasing housing demand, private property developers also have come forward with their initiatives in housing provision. Furthermore, Maundeni (2003) attested that Botswana also has achieved both a fast growing economy and worsening inequalities. Botswana's annual growth in real GDP had averaged 10.9 percent in the period 1981-90, faster even than the east Asian Tigers or China (Good and Hughes, 2002). Subsequently, the country's economy recorded higher growth rates of 9.1 percent during 2000/2001 which was mainly attributed to the growth in the mining sector (BIDPA Briefing, 1st Quarter, 2002).

In Botswana low-income people may in general apply for and be allocated to a residential plot of their own where they can build a small house with financial support from the government (NDP9, 2005) but this does not cater for those who are unemployed. These are people who are not covered by either Botswana Housing Cooperation or the Self Help Housing Agency (SHHA) and this is where the Presidential Housing Appeal has been utilised. This appeal seeks to provide adequate housing for the poor in the Botswana.

2.8. The Presidential Housing Appeal

In April 2008 upon assuming office, President Lt. Gen Dr. Seretse Khama Ian Khama immediately set out on a noble mission to close the gap between the haves and have-nots. He had realized that government hand-outs and programmes had overtime proved to be inadequate for the homeless who fell within this gap. "The fund was named the President's Housing Appeal so that any sitting good hearted president can carry on with the good spirit," explained senior private secretary to the President, Brigadier George Tlhalerwa (BOPA, March 2015). The fund caters for those on the 'borderline' but not eligible for government

programmes such as the SHHA scheme and BHC loans, given that one could not differentiate between such people and those who qualified for accommodation under government's social safety nets.

The Presidential Housing Appeal is anchored on the third D of the 5D's which His Excellency Lt. Gen. Dr. Ian Khama Seretse Khama declared to guide the nation and they included Discipline, Democracy, Dignity, Development. The Presidential Housing Appeal emphasizes dignity and the positive contribution of the dignity towards one's self being as having shelter is a necessity. Since the fund's inception Batswana have continued to be loving people as they prove to have the spirit of self-reliance which is one of the four pillars of the national development principles of democracy, development, self-reliance and unity. Private companies, churches, organizations and individuals have come on board to rescue lots of Batswana who do not have roofs over their heads. The office of the president has received diverse donations, ranging from cash, building material to complete and fully furnished structures (BOPA, March 2015).

Not every house donated is built through the fund as some philanthropists prefer to deliver an already completed structure which is a faster process compared to constructing directly from the fund. Initially, the idea was just to provide shelter, but donors took the idea to the next level, furnishing houses, electrifying and connecting water systems. Factors such as size of family and location also determine the type of houses donated. Government had pledged commitment to housing the poor as an avenue to meet both United National Millennium Goals (MDGs) and the nations Vision 2016. As housing poor through the PHA is still an ongoing process, over 700 have already been allocated to their owners and the numbers of the beneficiaries are not well documented as those who benefit are normally in pairs, families hence the number is relatively complex to capture in this case (Mosinyi, 2016).

2.9. Who is entitled for the presidential housing appeal?

Any individual is entitled to the benefit from the programme if he/she is a resident of the community for at least two consecutive years; does not own a house either by his/her name or spouse; and he/she should be at least 18 years old. Households who fulfil the above criteria are entitled to benefit from the programme and are expected to register and fill the form prepared by the community administration (Office of the president, 2016). The individuals are expected to give information on their employment status, and once the

individual is qualified for entitlement and registered, then the information will be entered into the regulating approach to be used by the board at the Office of the President. Before they are qualified to enter into the system, individuals are rationed based on their surviving performance and also their general way of life including those who will also benefit for example the children of the beneficiary (Office of the president, 2016).

The Revised National Policy on Destitute Persons (2002) clearly states that (6.9) Basic shelter will be made available if destitute person is found, on assessment, to be lacking such shelter. This is in line with the Revised Housing Policy (December 1999), which states that District/Town Councils are to provide basic shelter for destitute persons and to budget accordingly. However destitute person will be required to participate actively in the construction of their own shelter (The Revised National Policy on Destitute Persons, 2002).

2.10. Existing gaps on literature about housing the poor

Little literature is known by the author on the perceptions of the beneficiaries' of the poor before and after being adequately housed in Botswana. On an international platform Marx, Suri & Stoker (2013) also agreed that despite a growing interest from researchers, there is still a very limited literature on the impacts of housing, and little evidence on policy responses to deal with poor housing conditions. Furthermore, documentation on the Presidential Housing Appeals of the countries around the world is very limited as well, even though the programme exists in other countries such as Zambia and others. Based on Botswana's economic capacity, prevailing social circumstances and the needs of poor citizens, suitable measures and policies will have to be introduced for each group in terms of providing housing for these destitute persons. Policies and programmes detailed on the poverty eradication programme seem to be helpful to the poor as they relieve the poor from poverty but it is worth noting that shelter is a need hence the poor need to be allocated adequate housing. To curb the scourge of poverty and bring about a sense of dignity in their lives. The researcher has not found any empirical studies published on the perceptions of the beneficiaries' post being allocated houses by the Presidential Housing Appeal in any country which has the programme.

2.11. Theoretical framework

This study adopted the Empowerment theory in assessing the perceptions of the beneficiaries of the Presidential Housing Appeal. The term empowerment originates from American community psychology and was first coined by social scientist Julian Rappaport (1981). Empowerment is an important concept in the discourse on promoting civic engagement. Empowerment as a concept, is characterized by a move away from a deficit-oriented of the people towards a more strength-oriented perception in order to control the circumstances of their lives (Adams, 2008).

Empowerment is the process of obtaining basic opportunities for marginalized people, either directly by those people, or through the help of non-marginalized others who share their own access to these opportunities. It also includes actively discomfoting attempts to deny those opportunities (Adams, 2008). Empowerment also includes encouraging, and developing the skills for, self-sufficiency, with a focus on eliminating the future need for charity or welfare in the individuals of the group. This process can be difficult to start and to implement effectively (Wilkinson, 1998a). Therefore, both state reform and efforts to build poor people's assets and organizational capability must take empowerment methods that reflect local norms, values, and behaviours in order not make the beneficiaries lose dignity (Sen, 1997).

Housing the poor is good community development work, in terms of that it is done in ways which challenge disadvantages of poor health in children and adults, poor education results and it also tackles inequalities. Empowerment is the expansion of assets and capabilities of poor people to participate in negotiate with, influence, control, and hold accountable institutions that affect their lives (Stewart, 1994). The concept of empowerment is based on the assumption that the capacity of people to improve their lives is determined by their ability to control their environment (Zimmerman, 2000).

Zimmerman (1995) argues that empowerment involves individual and group efforts to gain control over their own destinies, access to resources, and an understanding of the socio-political context. Hasenfeld (1992) states that this is a process through which even poor families and children may obtain resources that would enable them to gain greater control over their environment and ensure the satisfaction of basic needs. Implicit is a responsibility to shift from a victim-blaming person-centered focus of service delivery to one that takes as

its core activity and philosophy the formulation of policy and strategies to empower the impoverished segments of society (Ryan, 1976). Interventions which are empowerment-oriented focus on health and wellness while at the same time focusing on remediating problems, and engaging professionals as collaborators as opposed to authoritative experts (Perkins & Zimmerman, 1995).

2.12. Application of theory

The Empowerment theory applies to the study on assessing the perceptions of the beneficiaries of the Presidential Housing Appeal because the process of empowering the beneficiaries through housing them enables individuals/groups to fully access personal or collective power, authority and influence, and to employ that strength when engaging with other people, institutions or society. In other words, Empowerment is not giving the beneficiaries of the Presidential Housing Appeal power, because these people already have plenty of power, in terms of the wealth of their knowledge and motivation to live their lives well. The process of empowerment for the beneficiaries should be seen as letting this power out in a dignified manner. Empowerment is seen an element which encourages people to gain the skills and knowledge that will allow them to overcome obstacles in life or work environment and ultimately, help them develop within themselves or in the society.

Although empowerment through group processes can be highly effective, ultimately empowerment must lead to change at the individual level not only in terms of control over extrinsic resources, but it also brings about greater autonomy and authority in decision making and assertiveness to the beneficiaries (Thomas & Velthouse, 1990). Some theories of empowerment in the past have ignored or even denied the individual element, believing that a focus on individual autonomy is tantamount to an acceptance of atomization and a negation of group interests and interactions. At the personal level, empowerment is focused on acquiring access to resources and increasing control. A goal for the poverty-stricken segments of the population is to begin to meet their material needs by obtaining housing, health care, education, and employment (Albee, Joffe, & Dusenbury, 1988).

In application of the empowerment theory, it is worth noting that, while meeting material goals is necessary, it is not sufficient for empowerment as the process does not necessarily lead to an increase in feelings of value, self-efficacy, and control (Kroeker, 1995).

Counselling may be provided in order to reintroduce the beneficiaries into their new lifestyle because providing adequate housing for the poor brings about dignity and a boost of self-esteem. All the factors mentioned above empower not only the individual beneficiary but the whole family that he/she resides with in that house.

2.13. Conclusion

Perceptions of the housed poor have to be well documented in order to identify more gaps that government can further look into with reference to the Presidential Housing Appeal. Furthermore, involvement of policy makers in order to intervene and help to lobby other stakeholders to help the country conquer the dream of poverty eradication in Botswana has to be made a priority as housing the poor is a form of empowerment to those who have been living in the scourge of poverty. Empowerment refers to measures designed to increase the degree of autonomy and self-determination in people and in communities in order to enable them to represent their interests in a responsible and self-determined way, acting on their own authority. Empowerment as action refers both to the process of self-empowerment and to professional support of people, which enables them to overcome their sense of powerlessness and lack of influence, and to recognize and eventually to use their resources and chances.

Henceforward, whether a house is big or small, it ought to be adequate enough for the family's needs. If one lives in comfort, with convenience, and enough space for sleeping, eating, and recreation, then they are provided with adequate housing. Perceptions of the beneficiaries of the Presidential Housing Appeal have to be documented in a manner that not only will portray the programme as a sovereign success story but also in a way that is dignified to those who have benefited from the programme. Also the methods in which these beneficiaries are enabled to further live better in their new lifestyle have to be made aware to both the public and the beneficiaries to help them lead a better life in their communities. This study will assess the perceptions of the beneficiaries of the Presidential Housing Appeal in Botswana using the village of Gabane a case study and this study will attempt to add more on the knowledge of the Presidential Housing Programme in Botswana.

CHAPTER THREE

3. RESEARCH METHODOLOGY

This chapter presents the research methodology which was utilized in this study covering research designs, study method, data collection techniques, data analysis plan, sampling, a pilot study, limitations of the study, ethical considerations and a schedule of activities. For this study the methodology that was utilized, intended to assess the perceptions of the presidential housing appeal beneficiaries by using a descriptive and exploratory study design.

3.1. Research design

Research design is a logical approach that one can use to ensure coherence and logic in various components of the study (Grinnell & Unrau, 2005). This study used the exploratory and descriptive research design that was analysed using the qualitative methods.

3.1.1. Exploratory design

The study is exploratory as the perceptions of the beneficiaries of the Presidential Housing Appeal have not been previously assessed or defined. This study is the first of its kind to be conducted in the village of Gabane village. Exploratory research is typical when the researcher examines a new interest or when the subject of the study is relatively new (Morse, 1991). Furthermore Babbie (1992) states that exploration is essential when the researcher is breaking new ground which leads to new perceptions of the research topic. The topic of the perceptions of the beneficiaries of the housing to alleviate poverty has been a topic of interest worldwide but it has not been fully explored in Botswana. Thus this study explored the perceptions of the beneficiaries of the Presidential Housing Appeal.

3.1.2. Descriptive design

This study is descriptive in nature as the perceptions of the beneficiaries of the Presidential Housing Appeal have not been subjected to intense natural discussions and definition. The perceptions has to be well described. The study is descriptive because it seek to describe the Perceptions of the beneficiaries of the Presidential Housing Appeal and provide better understanding of the Presidential Housing Appeal. Descriptive research can be used to identify roles of specific variables in the study (Colli & Hussey, 2003). It attempted to specify and delineate the relevant variables affecting research questions (Grinnell & Unrau, 2005). The descriptive method asks abstract questions which enable the researcher to challenge assumptions about the way things are, which may provoke action (Marsh, 1982). In social work, the descriptive function of research is empirical in that it guides the development

of the clients, their needs, problems, and attitudes towards services provided (Grinnell & Unrau, 2005).

This study was cross sectional in that it was conducted at a specific period. According to Babbie (2013), in cross sectional study interpretations about phenomena are made at a specific point in time. Therefore this study was conducted in a single point in time due to the dissertation requirements hence a longitudinal study approach was not be possible.

3.2. Research method

The qualitative method was used to analyse the research designs as stated above.

3.2.1. Qualitative research method

This research employed a qualitative research method. This method is commonly used to address questions about ways of organizing, relating to, and interacting with the world (Merriam, 2009). In this study the researcher intends to assess the perceptions of the beneficiaries of the presidential housing appeal. Qualitative research methods seek to help determine thoughtful capabilities, perspectives, and purpose or reality in a given situation (Hiatt, 1986). For qualitative research to have an in-depth understanding of reality the study variables in their natural settings, attempting to make sense of, or interpret phenomena in terms of the meanings people bring to them (Denzin & Lincoln, 2005). In this study the researcher attempted to carry out interviews at the participants' homes, which might enable the researcher to observe the natural environment while conducting the interview sessions. Qualitative research is recognized for its ability to provide description of how people experience a certain phenomenon.

Therefore qualitative research was meaningful in the sense that it enabled the researcher to gain insights through asking open ended questions and probe to ensure that participants give the necessary information. Open ended questions are significant in social work research as they encourage clients to feel free to share their stories and to gives the researcher time to listen and think about what the participant is sharing, which enables both the participants and the researcher to explore the issue (Rimondini, 2011).

3.3. Data collection methods

The data collection procedures that were used in this study are observation and face to face in-depth interviews.

3.3.1. In-depth interviews

Kahn and Cannell (1957) state that qualitative researches rely on in-depth interviews as they are ideal for collecting data when sensitive topics are being explored. Furthermore, Kahn and Cannell (1957) define in-depth interviewing as, “A conversation with a purpose”. In-depth interviewees respond to questions which are informal, standardized or open ended (Denzil & Lincoln, 2005). In-depth interviews give the researcher a chance to observe non-verbal communication, also the interview enables rapport to be built between the respondent and the researcher (Grinnell & Unrau, 2005).

In-depth interviews also create a natural environment for individuals to present information (Hoyle, Harris & Judd, 2002). In this study the researcher intends to ask open ended questions that will help to tap into the respondent’s thoughts so that answering the questions they can become as creative as possible. This was done to understand and document the beneficiaries’ responses to the posed questions in the interview and with the consent of the participants a voice recorder will be used to capture every information.

3.4. Data collection period

Data collection involves gathering information about the study that is being conducted. Since this was a cross sectional study, data collection was done within a snapshot period in 24th April 2017 to the 6th May 2017, which is the normal time-frame for data collection as per the University of Botswana’s regulations. Satten and Grummer-Strawn (2000) state that the cross sectional method observes or examines the subject at a certain time, therefore the researcher intends to employ this method in the data collection period as it will be durable for better understanding and not time consuming for completion of the study.

3.5. Data analysis plan

Lincoln and Guba (1985) state that inductive data analysis, which the researcher seeks to use in this study, gives better understanding and clarification of related realities and perceptions of the participants. Bodgan and Biklen (2007) also define qualitative data analysis as working with the data, organizing them, breaking them into manageable units, coding them and synthesizing them in a search for patterns. The aim of analysis of qualitative collection deals with categorization and organization of data in search of emerging patterns, critical themes, and meanings.

In analysing data the researcher seek to organize the data collected and meaningfully reduce it by selecting, focusing, simplifying, abstracting and transforming the data that appear in written field notes or transcriptions. Then the researcher used a code sheet to arrange the data into thematic areas. Then the researcher displayed the data to determine whether the data can be extrapolated in separate systematic patterns and/or interrelationships. Lastly the researcher was to verify the data collected by checking for validity and credibility and where need be the researcher then provided explanations to draw up the conclusion.

3.6. Sampling

The study intended to use non-probability sampling techniques since qualitative research methods work well with that, as they require in-depth analysis of the phenomenon. The sampling will be discussed under the following headings: Study site, Unit of analysis, Study population, Inclusion/Exclusion criteria, Sampling Technique and Sample size.

3.7. Study site

The researcher proposed to conduct the study in Gabane Village. The village is situated 15 km west of the capital city of Gaborone and it is a habitat to 14842 as per the 2011 Botswana Population Census. The reason for this site selection is that the researcher is familiar with the agencies in Gabane. He also understands that there is a significant number of beneficiaries in the village. They will be of benefit in responding to the interview.

3.8. Unit of analysis

The unit of analysis in this study are the beneficiaries of the Presidential Housing Appeal in Gabane. There is a high number of the Presidential Housing Appeal houses in the Herero Ward. This is due built due to availability of space for housing construction. This is where the researcher intends to find most of the study population.

3.9. Study population

The study population for this research is the beneficiaries of the Presidential Housing Appeal. They were identified through the help of the Gabane Social and Community Development Agency office in the village. This agency holds the register which contains details of the beneficiaries of the PHA.

3.10. Inclusion Criteria

The study intended to include participants who are able and willing to give informed consent. It also included beneficiaries (heads of families responsible for the house and single parents who have also been labelled as head of the households) of the Presidential Housing Appeal.

3.11. Exclusion criteria

This study excluded participants not willing to give informed consent because research ethics do not permit researchers to include unwilling participants in a study. But also those who do not own houses through this scheme.

3.12. Sampling technique

In this study the researcher intended to use the non-probability sampling technique. Hence, the purposive or judgmental technique was proposed to be employed. The purposive or judgmental sampling technique encourages participants to potentially contribute towards the study in a manner that can be well utilised in finding relevant results. Kruger and Neuman (2006) state that purposive sampling is appropriate in situations where selection of unique cases that are especially informative are required and also a researcher wanted to identify particular types for in-depth investigation. Therefore this technique was applicable in the case of Gabane.

3.13. Sample size

For this a sample of 10 or more participants was intended to be used. Therefore, the beneficiaries' smaller size will be ideal for the qualitative method as in-depth interviews are time consuming and this sample was deemed to be adequate for the study.

3.14. Pilot study

The pilot study was intended to be conducted in Mmopane (a village 9km North-west of the capital city of Gaborone and it has 14655 people living in it as per the 2011 Botswana Population Censors) as the village has comparable characteristics with that of which the study is intended. There were only 5 participants included in this study sample. This exercise used the participants so that they can help in examining the preliminary instruments, to find out if they have no errors. The participants in the pilot study were presented with the same interview guide as the one used for the main study.

The participants in the pilot study are not be included in the final or main study. They were only be used to assert whether the questions are understandable and whether the main participants would be able to understand them.

3.15. Limitations of the study

The following were limitations of the study;

1. In Botswana there is little literature on the Presidential Housing Appeal or its beneficiaries. This has been a limitation in conducting the literature review of the study.
2. Some participants were not comfortable with being recorded hence taking notes was a challenge in capturing every word that is responded.

3.16. Ethical consideration

Engel and Schutt (2009) contents that the researcher has to identify ethical issues in order to do no harm to the participants and take responsibility for the consequences of their involvement. In this study ethical consideration is integral as it enables the researcher to understand which behaviours can be approved vice versa to those disapproved. Hence it was important for the researcher to take them into account while conducting research to avoid unintended harm. The following principles guided the researcher in conducting this study;

Disclosure: The researcher informed the participants about the purpose of the study by introducing himself as a final year Master of social work (Social Policy and Administration) specialist student at the University of Botswana who is conducting a research on perceptions of the beneficiaries of the Presidential Housing Appeal, and kindly ask them for their participation which will be done through interviews.

Informed consent: The researcher acquired permission to conduct the study before starting the interviews. The respondent will be informed by the use of the use of a tape recorder which is intended to be used during the interviews in agreement but if the participants do not agree that this tool be used note taking will be done still in agreement. The participants consent was verbal agreement.

Anonymity: The participants were told that they will remain anonymous throughout the study, their names will not be included in the analysis to ensure that their identities are not revealed to the third party.

Voluntary participation: Only those who agreed and were willing to participate were considered in this study.

Withdrawal from investigation: The researcher notified the participants that if they felt uncomfortable with the research they could withdraw at any point.

Confidentiality: The participants were be ensured that the information shared during the interviews will not be shared with the public. All the information acquired and the records will be kept confidential.

Exploitation: The researcher went to the participants' homes and workplaces to ensure that they did not spend any money on transport.

Protection of participants: The interviews took at most thirty minutes in order to ensure that participant's time does not get unnecessarily consumed.

Dissemination of results: The information dissemination will be made to the Office of the President, the University of Botswana, the Social and Community Development agency as well as other organizations that will make use of this study.

CHAPTER 4

FINDINGS

4.0. Introduction

This chapter presents the findings on data gathered during field research. Data collection was done throughout a period of two weeks from 24th April 2017 to the 6th May 2017. Analysis in relation to the problem and objectives mentioned in chapter one was processed accordingly as mentioned in the methodology chapter. The general objective of this study was to assess the perceptions of beneficiaries from Presidential Housing Appeal in Gabane. Ten beneficiaries of the Presidential Housing Appeal, a social worker and an officer at the Office of the President were contacted. During analysis data was collected, organized, and meaningfully reduce by selecting, focusing, simplifying, abstracting and transforming it as it appear in written field notes or transcriptions. A code sheet was utilised to arrange the data into thematic areas. Data collected was then displayed to determine whether it can be extrapolated in separate systematic patterns and/or interrelationships. Lastly, the researcher verified the data collected by checking for validity and credibility, and where need be explanations were drawn up to the conclusion.

The findings presented in the chapter were of the participants from the beneficiaries of the presidential housing appeal who agreed to share and disclose their perceptions of being beneficiaries of the Presidential Housing Appeal. This study employed in-depth interviews, as Babbie (2013) stated that qualitative researches rely on in-depth interviews as they are ideal for collecting data when sensitive topics are being explored. Furthermore, in-depth interviewee respond to questions which are informal, standardized or open ended (Denzil & Lincoln, 2005). In-depth interviews give the researcher a chance to observe non-verbal communication, also the interview enables rapport to be built between the respondent and the researcher (Grinnell & Unrau, 2005).

Inductive data analysis was utilized for this study, as affirmed by Babbie (2013). This type of data analysis gives better understanding and clarification of related realities and perceptions of the participants. Bodgan and Biklen (2007) define qualitative data analysis as working with the data, organizing them, breaking them into manageable units, coding them and synthesizing them in a search for pattern. The aim of analysis of qualitative collection deals with categorization and organization of data in search of emerging patterns, critical

themes, and meanings. In this chapter various issues that encompass the perceptions of the beneficiaries of the presidential housing appeal will be presented in thematic contexts that relate to the objectives of the study.

4.1. Demographic Information

The demographic variables of the participants and their constructive history will be shown in the table below including age, gender, category as per the social and community development office and place of residence.

4.1.1 Demographic Information

Table 1 computes the demographic information of the participants as well as their beneficial history. The table moreover reflects that 7 (70%) of the beneficiaries interviewed were aged 51 years and above and were registered destitute persons, followed by 3 (30%) aged between 21 and 30 years who used to be in the orphan care programme but have currently graduated. In all the data presented 5 of each gender category of the participants were both female and male hence gender equality in reception the houses. Furthermore, the sites of residence for the participants were three being Gasiko Ward, Rasoko/ Herero Ward and Tloaneng where the houses were built and the houses where allocated between the years of 2013 and 2016 as per the information given by the social worker at Gabane.

Table 1: The demographic information of the participants at the time of the interview

Age group	Gender	Category of the Beneficiary	Place of residence (where the PHA is built)	Date when the house was built and allocated	Percentage (%)
21- 30	2 Male	Graduated Social orphans	Rasoko/ Herero Ward	2015	20%
	1 Female	Graduated Social orphans	Gasiko Ward	2014	10%
31-40	0	-	-	-	0
41-50	0	-	-	-	0
51+	3 Male	Registered Destitute persons	Gasiko Ward Tloaneng	2014 2015	30%
	4 Female	Registered Destitute persons	Rasoko/Herero Ward Gasiko Ward	2013	40%
Total	10				100%

4.2. Presentation of Data from the Interview

4.2.1 Familiarities of the Beneficiaries of the Presidential Housing Appeal Before Being Housed

As this study was intended to assess how the Presidential Housing Appeal has affected the lives of the beneficiaries in Gabane, the beneficiaries were interviewed about how they lived before they moved into the houses they currently reside in. The interviews focused on three predominant features of housing, health, and source of livelihood for day to day survival for them and their families.

4.2.1.1. Housing

Generally 87.5% of the beneficiaries interviewed lived in inadequate shelter. The status of the shelter they live in was not conducive or enough to be called a housed as they lived in secluded single rooms in the compounds of their relatives between walls without proper roofing, no electricity and some of them the doors did not even work. As stated by one of the participants,

“After the death of my parents when I was 12 years old, I and my younger brother who was 9 years old became orphans. Our aunt was given custody over, us so we moved in with her and her family. Prior to our arrival my aunt made me and my younger brother sleep in a back room which was not well roofed, plastered, and it did not have a proper door nor windows. We had been told that it was a temporary situation but years and years passed and it was cold during winter seasons and water poured in during rainy days.”

The issue of inadequate housing before the inception of the presidential housing appeal was found among the youth as well as the older population. Furthermore on indications of inadequate shelter preceding to illnesses, a respondent stated that they acquired a lung infection with their child after a family relative (Aunt to the beneficiary) chased them into an old dusty hut which stored farming equipment in the compound. After years of living in such an environment, members of the community informed the respondent to visit the office the social worker who liaised with the Office of the president and arrangements for better shelter were made. In all cases for those who lived in inadequate shelter, they were reported to the social worker who made assessments and deliberations and priorities were given to those with the most extreme cases as per the assessment and deliberations.

4.2.1.2. Health

The participants stated that even though some of them had been living with 10 other people in the houses, they generally had influenza which they deemed as normal. Apart from the respondent who had contracted a lung infection, none of the participants stated whether they had extreme cases of illnesses which resulted in fatalities. In relation to health facilities, one of the participants said,

“For many years I and my five children were living alone at the ploughing-farms near Mokolodi which I was taking care of for someone I know. It was far away from everything. Sometimes the children would fall sick and I would just pray for them and make home remedies for them as health facilities were more than 15 km away from where I was and had no mode of transportation...”

On issues of health as the social worker stated, living in a confined and overcrowded place, people become prone to airborne diseases. Such diseases like tuberculosis can end up killing a person if not treated in time as the case of our beneficiaries who were neglected by the people they lived with.

4.2.1.3. Source of livelihood

Before being housed, an orphaned child stated that he was living assisted by a package under the Orphans and Vulnerable children at the social workers office. The other respondent stated that as an orphaned child he was taken by the external family whom were not aware of any programmes that assisted orphans in Botswana as they were children by the time, therefore the family took care of him. Most of the older participants who are currently registered as destitute stated that they lived on piece-jobs, hand-outs from other people and they also worked for *Ipelegeng*. One stated that before she became registered and became a beneficiary of the Presidential Housing Appeal she was living with her extended family and she said,

“I used to work piece-jobs and fending for my family. One day when I was weeding at one of the yards I got dizzy as it was too hot and I was dehydrated, on my way to the water tap I tripped and fell in a trench which was made for a house foundation and I broke my hand....Since then my life changed as I could not do anything for myself or my family and no one in the compound could help me take care of my children. The family even threatened to chase me and my children away as I was a burden to them.”

Similarly with the shelter assessment statutes, source of livelihood were also looked at before a social worker registered the beneficiaries as destitute persons.

4.2.2. Perceptions of the beneficiaries of the presidential housing appeal after being housed

The interviews furthermore covered perceptions of the beneficiaries' post being housed by the presidential housing appeal on features of housing, health, source of livelihood for day to day survival for them and their families. Furthermore, on issues of empowerment during the whole process of being adequately housed.

4.2.2.1. Housing

100% of the participants verified to that they are living in adequate shelter with their family members. The houses had two bedrooms each, a living room, a kitchen, a bathroom and toilet inside the house which were also disability persons friendly. The participants stated that they were happy with the houses as one respondent said,

"I sleep well. I think well. Even though it is not big enough but the bathing and utilization of the toilet is conducive for me and my family and I am not ashamed to invite people to my home."

87.5% participants stated that they were living with their nuclear families who were not more than 5 persons per house and only one stated that he was living with his uncle who does not have a home and his younger brother. The participants attested to that they were not overcrowded in their houses and they shared resources well within the homestead.

There were issues of leakages on the corrugated-iron roofing of the houses during rainy seasons and issues of installing utilities (water and electricity) in the houses for themselves. The beneficiaries of the Presidential Housing Appeal participants stated that they were trying their level best to install utilities for themselves in their houses even though it is difficult as they do not have enough funds but they save the little they get to install the utilities.

All the homes the researcher visited had water in the compound but only 37.5% of the participants had installed the water system within the houses. Similarly the 37.5% of the participants had electricity and 3 others houses had been only wired to be installed electricity in a few months but only two of the houses where not wired.

4.2.2.2. Health

Generally, the participants stated that they were leading a healthy lifestyle in their new homes. The homes are more hygienic as compared to the places where they lived before as they are less in number and the houses are well ventilated and have space. The participants stated that this is because they are also closer to health care facilities hence access to medical care is convenient for them and their families.

4.2.2.3. Source of livelihood

During the time of the data collection altogether the participants were employed by either companies which helped in building of their houses, local Non-Governmental-Organizations, and others were on a non-rotational basis in *Ipelegeng*. One of the participants stated that she supplements the funds of *Ipelegeng* with funds from traditional healing as she is a traditional healer and this helps in supporting her family. These jobs help the beneficiaries of the PHA to sustain their lives and their families as most of them have school going children in their care.

4.2.3 Empowerment and reintegration in to the new lifestyle

Although all the participants felt that they were empowered as their dignity and humanity had been restored by being given adequate shelter they felt that nothing had been done in order to reintegrate them into their new lifestyle as none of them had ever owned a home. One of the participants said,

“I was taken here and showed that this is my new home by the social worker, then an opening ceremony was done. The house had nothing in it! I was stranded here after everyone left. I had to find a way of making this house a home for me and my family and nurse the wounds that the family I was moving from had impacted on my life.”

The social workers stated that they offer counselling to those who are housed as a reintegration process, but counselling is optional to the beneficiaries. Moreover the beneficiaries get a package from the Poverty Eradication Packages either a kiosk, chicken or a backyard garden which can be done within the home and do not take too much time. But due to delays in funding's the beneficiaries normally wait for a long time without these packages in order to start their new lifestyles.

CHAPTER 5

DISCUSSION OF FINDINGS

5.0. INTRODUCTION

This chapter discusses in detail the main findings of the study. The study was based on the following objectives; to assess the perceptions of beneficiaries from Presidential Housing Appeal in Gabane, to assess how the Presidential Housing Appeal has affected the lives of the beneficiaries in as well as find out if Presidential Housing Appeal has empowered its beneficiaries and lastly it was to identify reintegration's through which can be applied to the beneficiaries of the Presidential Housing Appeal to enhance their new lifestyle.

This study seek to assess the perceptions of the beneficiaries of the Presidential Housing Appeal in Botswana as perceptions of the beneficiaries which have not been documented since the programme was initiated almost 10 years ago. Furthermore, little is known whether the beneficiaries of the Presidential Housing Appeal graduate from the previous status to a better form of living, or whether they live in the houses they have been given, renting them out or abandoned them as is their experience.

For the study, the methodology utilized intended to assess the perceptions of the presidential housing appeal beneficiaries by using a descriptive and exploratory study design. A sample size of ten participants was utilized with other key informants of the study being the Gabane Social worker and an official from the Office of the President. Information utilized in the study seeks to help bureaucrats in giving adequate information on the perceptions of the beneficiaries in order to further assist in eradicating poverty in Botswana. Furthermore the study was guided by the empowerment theory where the research themes and ideas were developed in categorizing the information for better interpretation.

5.1. FINDINGS IN RELATION TO LITERATURE REVIEW

Generally, in correspondence with other studies on issues of housing the poor, the findings of this research confirmed most of what was found in previous studies (Krieger & Higgins, 2002, Shaw, 2004). The discussion would be structured according to the objectives of the study.

5.1.1 How the Presidential Housing Appeal has affected the lives of the beneficiaries

As stated by the Universal Declaration of Human Rights Article 25.1 (2010), “Everyone has the right to a standard of living adequate for the well-being of themselves and their family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond their control.” This statement affirms that adequate establishment and maintenance of habitable houses for the poor should be a stable and sustainable residential environment to ensure viable households and communities in the area. This will allow convenient access to economic opportunities, and to health, educational and social amenities in which all citizens and permanent residents of the poor. The study found out that as part of the United Nations, Botswana was striving in providing adequate shelter for all its societal groups from the high and middle income classes which are predominantly assisted by the Botswana Housing Cooperation. Furthermore, there is the Self Help Housing Agency scheme which assists those in the middle and low income classes.

The Presidential Housing Appeal as a noble gesture bridges the gap between the haves and have-nots, those low income groups which live on day to day hand-outs and only funds to cater for today’s meals for themselves and most times for their families. The findings from the participants attested to that adequate housing brings about feelings of belonging to a community, good health and makes them feel more dignified.

5.1.1.1. Presidential Housing Appeal and leading a healthy lifestyle for the beneficiaries

Bratt (2002) stated that by providing decent housing one is creating healthy communities because society’s biggest killers’ cholera, typhoid, malaria, HIV and AIDS as well as crime and violence have all been linked to poor housing. As a way of lowering the prevalence rate of these accidents, families need to be adequately housed to prevent the accidents from happening. It is also worth noting that 45% of accidents occur in the home

and the accidents are in the top 10 causes of deaths in all ages (Building Research Establishment, 2011). The findings in the study as per the participants, none of them nor their family member whom they were residing with had been diagnosed with any illness related to the shelter that they were living in. Furthermore they stated that they were much healthier than before and they are not frequented by the influenza illness as before they moved into the Presidential Housing Appeal houses.

The findings relate with the literature in terms of adequate housing in relation to leading a healthy lifestyle as compared to living in confined, not well cleaned and overcrowded settlements. The government of Botswana with this, continues to show that it strives to meet its vision of a healthy nation by the year 2036 and in relation to the sustainable development goals. All these assist in giving every individual their fundamental right to adequate shelter.

5.1.1.2. Presidential Housing Appeal and the attempt to socially include its beneficiaries

Everyone has the right to own shelter as it is a fundamental right. Furthermore, the poor correspondingly have the right to adequate housing in order to reduce the poverty that is imparted upon them. Housing does not only provide shelter and security furthermore restores a sense of dignity that was lost in the poor people's lives. Hence creating a home owner creates a good citizen because in provision of adequate housing to the poor, they will feel included in the communities they reside in. The findings of the indicated that the participants felt included within their areas of residence as they attested to that their neighbours had welcomed them with open hands even though 37.5% of the participants stated that they had been robbed several times since they moved to the Herero/Rasoko ward which is at the far end of the village and their houses are the last houses at the far end of the village.

The participants stated that their benevolent neighbours always come to their rescue as they live in harmony with them and they feel welcomed and this has brought feelings of dignity in which they had lost while they were still impoverished.

5.1.2 How has Presidential Housing Appeal empowered its beneficiaries?

As stated by Adams (2008) empowerment is an important concept in the discourse on promoting community engagement, it is characterized by a move away from a deficit-oriented of the people towards a more strength-oriented perception in order to control the circumstances of their lives. Empowerment is the process of obtaining basic opportunities for marginalized people, either directly by those people, or through the help of non-marginalized others who share their own access to these opportunities. It includes actively discomfoting attempts to deny those opportunities (Adams, 2008). Empowerment correspondingly includes encouraging, and developing the skills for, self-sufficiency, with a focus on eliminating the future need for charity or welfare in the individuals of the group. In attempt to empower the beneficiaries' provision of housing may be sustainable but issues have emerged on how the participants now continue living in the new environment without any support system. As most the participants stated on the findings they were abandoned after the openings of their houses, they had not been told or taught how to live in the new houses.

It is worth noting that in application of the empowerment theory, while meeting material goals is necessary, it is not sufficient for empowerment as the process does not necessarily lead to an increase in feelings of value, self-efficacy, and control (Kroeker, 1995). Counselling may be provided in order to reintroduce the beneficiaries into their new lifestyle because providing adequate housing for the poor brings about dignity and a boost of self-esteem. According to the participants counselling was not rendered to them. The social worker stated that provision of counselling was done but to those who came forth and stated that they required but upon reception of the houses most of the beneficiaries did not come for counselling.

In attempt to empower the beneficiaries' donors who helped in building the houses moreover employed the beneficiaries but the participants stated that this was not enough. The beneficiaries stated that they had been promised to be given poverty eradication projects in which they deemed more sustainable compared to the jobs they were enrolled in as likewise the *Ipelegeng* work which they said was underpaying. In the findings the researcher found a dependency syndrome amongst the beneficiaries as compared to empowered which had been intended hence a reintegration method has to be implemented. The process of empowerment can be difficult to start and to implement effectively (Wilkinson, 1998a). Therefore, both state reform and efforts to build poor people's assets and organizational capability must take

empowerment methods that reflect local norms, values, and behaviours in order not make the beneficiaries lose dignity (Sen, 1997).

5.1.3 Reintegration's that may be applied to the beneficiaries of the Presidential Housing Appeal to enhance their new lifestyle

The people's familiarity of poverty, material deprivation and housing circumstances are intertwined (Busch-Geertsema, 2005). Housing forms an important part of people's material living conditions and contributes to their life chances. Reintegration of the beneficiaries of the Presidential Housing Appeal has to be in method which in turn will make them graduate from their current statuses. As per the findings of the study the participants stated that they were muddling through, although living in adequate shelter most of them did not undertake any proper guidance on how to sustain their new lifestyles. The participants stated that they needed proper and lifelong projects that will help them in having enough funds to feed their families and moreover maintain the housing without going back to government to ask for more hand-outs. The predominant issue was on the poverty eradication projects that they said would have made a change in their lives had they correspondingly been given the same time they were given the houses.

It may be seen as empowering to house those who inadequately housed persons, but empowerment is not in giving the beneficiaries of the Presidential Housing Appeal power. This is because these people already have plenty of power, in terms of the wealth of their knowledge and motivation to live their lives well. The process of empowerment for the beneficiaries should be seen as letting this power out in a dignified manner. Empowerment is seen an element which encourages people to gain the skills and knowledge that will allow them to overcome obstacles in life or work environment and ultimately, help them develop within themselves or in the society.

Although reintegration through group processes can be highly effective, ultimately the empowerment leads to change at the individual level not only in terms of control over extrinsic resources, but it furthermore brings about greater autonomy and authority in decision making and assertiveness to the beneficiaries (Thomas & Velthouse, 1990). This is because a house provides comfort and convenience and it gives the members the opportunity to discuss concerns and issues to give each other emotional and psychological support without friends or strangers around (Busch-Geertsema, 2005). Therefore, whether a house is

big or small, it ought to be adequate enough for the family's needs. The participants stated that they may be living in comfort, with convenience, and may have space for sleeping, eating, and recreation, but they are struggling in sustaining their new lifestyles hence better reintegration methods have to be done prior being housed.

Botswana's main objective regarding human settlements is to improve their social, economic and environmental quality, and the living and working environments of all people, in particular the urban and rural poor. For that reason, improvements should be based on technical cooperation activities, partnerships among the public, private and community sectors, and participation in the decision making process by community groups and special interest groups such as women, indigenous people, the elderly and the disabled. These approaches, therefore, form the core principles of the national settlement strategy. The strategy recognizes the general principles that countries set priorities in accordance with their national plans and objectives; taking into account their social and cultural capabilities and their impact on marginalized and disenfranchised groups, with particular reference to the needs of women.

5.2. CONCLUSION

In conclusion, the design of practical and effective policies for raising housing standards requires the formulation of a comprehensive social development strategy that covers the immediate needs, as well as the medium and long-term needs of the targeted group of people. This responsibility does not rest with the Ministry of Housing & Lands alone, nor with any specific group of ministries. It is rather a collective responsibility of all the parties involved in the development process, with a special role for the government, including the entities concerned with the formulation of overall economic and social policies. In light of such a strategy, it is possible to identify the specific responsibilities to be entrusted to the various ministries, and the complementarity of their work, as well as the responsibilities that are the domain of the private and civil sectors. This will moreover assist in poverty reduction in Botswana as specific policies which address housing the poor will be established with empirical evidence supporting them.

CHAPTER 6

SUMMARY AND RECOMMENDATIONS

6.0 INTRODUCTION

This chapter summaries the key findings of the study based on the findings and analysis of the study. It will furthermore provide recommendations that emerge from the data.

6.1. SUMMARY

The overall aim of the study was to assess the perceptions of beneficiaries from Presidential Housing Appeal in the village of Gabane, with particular focus on their health statuses pre and post being housed and similarly on issues of social inclusion. Furthermore more focus was on whether the noble mission has empowered its beneficiaries as the empowerment theory was used in the study as a guidance tool. Another focus was on identifying reintegration's through which can be applied to the beneficiaries of the Presidential Housing Appeal to enhance their new lifestyle. The study was qualitative in nature and therefore face to face interviews were used to collect data from the participants. All the participants in the study were over the age of 21 years and eight participants were used as opposed to the ten that were target due to issues of ethical considerations.

Overall, beneficiaries of the Presidential Housing Appeal were happy with being provided with a more decent shelter in which they felt more dignified in, they could cook, bath, sleep and spend time with their families. Their perceptions in relation to the findings stated that they were healthier than before as adequate shelter brings about good health which is on contrary as stated in the literature review section. Furthermore on perceptions of the beneficiaries on issues social inclusion were similarly positive as they attested to that they felt welcome in their neighbourhoods and in the whole community. They stated that they were closer to facilities including schools, hospitals and other institutions which are convenient for them and their families in which they reckoned as a positive factor in their lives and their families both currently and in future.

Perceptions on empowerment where attested by only a minimal number of the participants who had been given proper employment by donors who helped in building their houses although the participants stated that this was not enough. The predominant issue the beneficiaries stated was that they had not been given the promised poverty eradication

projects in which they considered more sustainable compared to the jobs they were enrolled in similarly as the *Ipelegeng* work which they said was underpaying.

Despite living in adequate housing the participants clearly stated that in reintegrating them into their new lifestyles proper counselling and lessons on managing their homes have to be implemented as they were currently muddling through because none of them had ever owned a house. Nevertheless perceptions of the beneficiaries were positive as they were generally happy with what had transformed from their underprivileged lifestyles and they stated that they will continue to endeavour in order to sustain their new lifestyles.

6.2. RECOMMENDATIONS

Based on the findings, a number of issues have been identified to try and enhance more efficiency and effectiveness of the Presidential Housing Appeal for the advancement of the beneficiaries' lives. The following are the recommendations;

6.2.1. Strengthening the relationship between social workers in all areas to be housed with the responsible officials at the Office of the President needs to be done. For there to be a more holistic identification and handling issues of those who need adequate shelter a local social worker is to be well informed and not questioned by any other external party on whether proper assessments had been done during the process. Hence local community members do not have to ensnare any government official and get to be given a house without proper knowledge from the social worker as this distorts the noble mission of the president.

6.2.2. Emphasis on provision of corporate social responsibilities by companies have to be made. The participants who had been given employment opportunities by those companies that assisted in housing them stated that it was better as they used the funds received on monthly basis to install the utilities like electricity and water connections within the houses. Corporate social responsibility would similarly aid in increasing the number of houses built in the whole country.

6.2.3. Proper inspections have to be made at all stages while building the houses by experts, this is because some of the houses have leakages on roofing during rainy days and during windy days dust enters the house through the roofs.

6.2.4. In order for there to be results on empowerment of the beneficiaries, well detailed methods of reintegration for those who have benefited from the PHA have to be documented and time framed in order to monitor and evaluate the noble mission.

6.2.5. The study was conducted centred in the village of Gabane. It is recommended that a national study has to be conducted in order to get perceptions of the beneficiaries of the Presidential Housing Appeal in different regions of the country for proper documentation purposes of providing adequate shelter for the have-nots in Botswana.

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RESEARCH BUDGET

STUDENTS NAME: Aobakwe B. Malejane

STUDENT ID: 201103575

RESEARCH TOPIC: Assessing the perceptions of the beneficiaries of the presidential appeal in Botswana: A case study of Gabane

Item	Amount (Pula)	Justification
Personnel		
<i>Research assistant (1)</i>	P1500	Due to that the village of Gabane is large a research assistant will be employed to assist in data collection.
Consumables		
Food and beverages	P600	The amount will cover both the researcher and the research assistant for lunch during the days of data collection.
Equipment		
Tape recorder (2)	P1550	The tape recorders each cost P775.00 hence both the researcher and the research assist will use them n recording the participants.
Travel & subsistence		
	P700	The amount will cover both the researcher and the research assistant as they will be using public transport to travel around the village of Gabane.
Other		
Typing, Photocopying Stationery	P1000	The amount will cover all the typing costs, photocopying and the stationary that will be used for the study.
Total sum:	P5350	

APPENDICES

APPENDIX 1

Beneficiaries of the Presidential Housing Appeal's Interview

1. How can you explain the way you lived before benefiting from the presidential housing appeal?
2. Where did you live before you were given the house?
3. How were the living conditions in terms of space, sanitation and health status?
4. How many people did you live with?
5. What were your means of livelihood by the time you were not housed by the appeal?
6. How long have you been living in the house which you benefited from the PHA?
7. Has there been change in your life after being housed?
8. What are your current living conditions in terms of space, sanitation and health status?
9. How many people do you live with?
10. What are your means of livelihood currently?

APPENDIX 2

Beneficiaries of the Presidential Housing appeal's Interview (Setswana Version)

1. O ka tlhalosa ka botlalo botshelo jwa gago pele ga o fiwa ntlo ke ba Presidential Housing Appeal?
2. O ne o nna kae pele ga o fiwa ntlo ya Presidential Housing Appeal?
3. O ne o tshela jang fa re labile mabaka a lefelo la bodulo, bo phepa le botsogo jwa ba lelwapa?
4. Ke batho bale kae ba le neng le nnang le bone?
5. Le ne le itshetsa ka eng pele le fiwa ntlo ya PHA?
6. Go lebaka le le kae o ntse o filwe ntlo ena ya PHA?
7. A o bone diphetogo dingwe mo botshelong jwa gago o sena go abelwa ntlo?
8. Ke dife diphetogo tse o di boneng fa re labile mabaka a lefelo la bodulo, bo phepa le botsogo jwa ba lelwapa?
9. O nna le batho bale kae mo bo gompionong?
10. O itshetsa ka eng mo nakong e?

APPENDIX 3

Beneficiary of the presidential housing appeal Consent Form

INFORMED CONSENT FORM

PROJECT TITLE: Assessing perceptions of the beneficiaries of the presidential housing appeal in Botswana

Principal Investigator: Aobakwe B.Malejane

Phone number(s): 77456208

What you should know about this research study:

- We give you this informed consent document so that you may read about the purpose, risks, and benefits of this research study.
- You have the right to refuse to take part, or agree to take part now and change your mind later.
- Please review this consent form carefully. Ask any questions before you make a decision.
- Your participation is voluntary.

PURPOSE

You are being asked to participate in a research study of Assessing perceptions of the beneficiaries of the presidential housing appeal in Botswana. The purpose of the study is to contribute to the body of knowledge on housing the poor in Botswana. You were selected as a possible participant in this study because you are a beneficiary of the presidential housing appeal. Before you sign this form, please ask any questions on any aspect of this study that is unclear to you. You may take as much time as necessary to think it over.

PROCEDURES AND DURATION

If you decide to participate, you will be interviewed for 30 minutes at your house.

RISKS AND DISCOMFORTS

The interview questions if found to be sensitive or causing discomforts you can opt not to answer or withdraw from the study and if need be a social worker will be availed for counselling purposes.

CONFIDENTIALITY

The data from this investigation will be used to increase knowledge on the presidential housing appeal. Your name will be used in this study and also none of these will be used for commercial use.

VOLUNTARY PARTICIPATION

Participation in this study is voluntary. If you decide not to participate in this study, your decision will not affect your future relations with the University of Botswana, its personnel, and associated institutions. If you decide to participate, you are free to withdraw your consent and to discontinue participation at any time without penalty. Any refusal to observe and meet appointments agreed upon with the central investigator will be considered as implicit

withdrawal and therefore will terminate the subject's participation in the investigation without his/her prior request. In this event the subject will be paid what is owed to him/her or forfeit a proportionate amount of relative payment mentioned earlier in this document. In the event of incapacity to fulfill the duties agreed upon the subject's participation to this investigation will be terminated without his/her consent and no compensation will be offered under these circumstances.

AUTHORIZATION

You are making a decision whether or not to participate in this study. Your signature indicates that you have read and understood the information provided above, have had all your questions answered, and have decided to participate.

Name of Research Participant (please print)

Date

Signature of Staff Obtaining Consent

Date

(Optional)

YOU WILL BE GIVEN A COPY OF THIS CONSENT FORM TO KEEP.

If you have any questions concerning this study or consent form beyond those answered by the investigator, including questions about the research, your rights as a research participant; or if you feel that you have been treated unfairly and would like to talk to someone other than a member of the research team, please feel free to contact the Office of Research and Development, University of Botswana, Phone: Ms Dimpho Njadingwe on 355-2900, E-mail: research@mopipi.ub.bw, Telefax: [0267] 395-7573.

APPENDIX 4

Beneficiary of the presidential housing appeal Consent Form (Setswana Version)

Fomo Ya Tumalano Ya Go Tsaya Karolo

SETLHOGO SA PATLISISO: Assessing perceptions of the beneficiaries of the presidential housing appeal in Botswana

Mogolwane wa Dipatlisiso : Aobakwe Bacos Malejane

Nomere ya mogala : 77456208

Se o tshwanetseng go se itse ka patlisiso e:

- Re go neela pampiri e ya tumalano ya go tsaya karolo gore o ka bala ka mosola, dikgwetlho le dipoelo tsa patlisiso e.
- O na le tshwanelo ya go gana go tsaya karolo kana go dumela jaanong kana go fetola mogopolo mo tsamaong ya nako.
- Tswee tswee bala pampiri e ya tumalano ya go tsaya karolo ka kelotlhoko. Botsa dipotso dipe fela pele ga o tsaya tshwetso.
- Go tsaya karolo ga gago ke ga boithaopo.

BOTLHOKWA/MOSOLA WA PATLISISO

O kopiwa go tsaya karolo mo patlisisong ya “*Assessing perceptions of the beneficiaries of the presidential housing appeal in Botswana*”. Botlhokwa jwa patlisiso e, ke go itse ka maikutlo le maitemogelo a bao ba ba atswitsweng ka matlo ka lenaneo la go agela batlhoki matlo ke tautona. O tlhophilwe jaaka moitseanape ka go bo o le mongwe wa ba ba atswitsweng ka ntlo. Pele ga o ka baya pampiri e monwana, tlhomamisa gore o botsa ka ga sepe fela se o sa se tlhologanyeng ka patlisiso e. O ka tsaya nako ya gago go akanya ka yone.

TSAMAISO LE SEBAKA

Fa o tsaya tshwetso ya go tsaya karolo, o tla botsolotswa molebakeng la metsotso ele masome a mararo mo motseng wag ago.

DITLAMORAGO LE DIKGORELETSI

Fa o ka ikutlwa o sa tseege sentle mo patlisisong e, o a letlelesega go ka emisa mmotsolodi kgotsa wa seka wa araba potso. Mme gape fa o sa battle go tsewedisa mo patlisisong e o a letlelesega go ka tswa.

TSHOMARELO SEPHIRI

Patlisiso e e tla dirisiwa go oketsa dikitso mo go ageleng batho ba ba dikibo dikhutshwane matlo ke tautona mo lefatsheng la Botswana. Leina la motsaakarolo ga le ne go dirisiwa gope mo pampering e, ebile pampiri e ga e ye go dirisiwa mo go tsa thekiso.

GO ITHAOPA GO TSAYA KAROLO

Go a ithaopiwa go tsaya karolo mo patlisisong e. Fa o tsaya tshwetso ya go seke o tsee karolo, ga go kake ga ama tirisano ya gago le University of Botswana mo nakong e e tlang kgotsa le makalana a a amanang le yone. Fa o tsaya tshwetso ya go tsaya karolo, o gololesegile go ka boela morago nako nngwe le nngwe ntleng ga tuediso epe. Ga o ka gana go kopana le mmatlisisi ka nako e le e dumalaneng, go tla a tsewa e le sesupo sa gore o ikgogetse morago mme ka jalo kamano ya gago mo patlisisong e e tla busediwa morago le fa o sa fa kopo epe. Fa o palelwa kgotsa o retelelwa ke go diragatsa ditumalano tse di dumalanweng tsa go tsaya karolo mo patlisisong e, kamano ya gago mo patlisisong e e tla emisiwa o sa rerisiwa e bile o sa fiwa phimola keledi epe.

TESELETSO

O dira tshwetso ya go tsaya kgotsa go seke o tsee karolo mo patlisisong e. Monwana wa gago o supa fa o badile e bile o thalogantse ditlhaloso tse o di filweng fa godimo, e bile dipotso tsa gago tsoitlhe di arabesegile, gape o tsere tshwetso ya go tsaya karolo.

Leina la mo tsaya karolo (kwala)

Letsatsi

Monwana wa mo tsaya karolo kana moemedi

Kamano le mo tsaya karolo

Monwana wa mosupi

Monwana wa mmereki yo o tsayang tumalano

(Fa o batla)

O TLA A NEELWA PAMPIRI E NNGWE YA TUMALANO GORE O E BEE SENTLE

Fa o na le dipotso tse di amanang le patlisiso e, kgotsa tumalano e ntleng ga tse di arabilweng ke mmatlisisi, ga mmogo le dipotso ka ga patlisiso e, ditshwanelo tsa gago o le mo tsaya karolo; kana o akanya gore ga o a tsewa sentle, ka tswée-tswée utlwa o gololesegile go ka ikgolaganya le ba ofisi ya patlisiso le ditlhabololo (Research and Development) ko University ya Botswana, mogala: Mme Mary Kasule mo 355 2911/2900, Email: mary.kasule@mopipi.ub.bw Telefax (0267) 395-7573