

## PPT'S INVOLVEMENT IN SPECIAL NEEDS HOUSING

### Who is PPT?

Project Preparation Trust (PPT) is a public interest organisation with 27 years' experience in preparing a wide range of projects for disadvantaged communities and special needs groups. PPT's core business is to prepare infrastructure and other development projects in partnership with communities, government and funders. PPT's programme focus includes housing, infrastructure, informal settlement upgrading, special needs housing, land reform, sustainable energy, local economic development and skills transfer. PPT has developed specialised systems and expertise for the preparation of projects as well as the management of donor and other funding. PPT has an established track record. To date, PPT has leveraged R2.052 billion in development funding benefiting 221,735 disadvantaged households in 205 projects. PPT is not for profit and charges for its services at a cost recovery rate. PPT is registered Trust (IT9609/1993), Non-Profit Organization (NPO-065-849) and Public Benefit Organisation (930026332).

### PPT's involvement in special needs housing

PPT has extensive experience in preparing a range of special needs housing projects including community foster care homes, places of safety, children's homes, shelters for abused women, shelters for the homeless, etc. PPT works closely with a range of key stakeholders in this regard, including grassroots NPO's, departments of Human Settlements, Social Development and Health, municipalities and funders. To date, PPT has successfully leveraged capital funding of R60,9 million for 39 special needs projects it has prepared benefiting 976 vulnerable people in the provinces of KwaZulu Natal, Gauteng and the Eastern Cape. PPT await approvals for 7 project applications (6 in KZN and 1 in EC) for 237 beneficiaries to the value of R29.3 million while preparing another 5 project applications for 280 beneficiaries to the value of R33 million. PPT played a leading role in advocating for the development of a national SHN policy for years and supported the National Departments of Human Settlements and Social Development in the development of the National SHN Policy in 2014/15 and the SHN Implementation Guidelines in 2019/20. The Draft SHN Policy is not yet approved.

### An inclusive definition of special needs housing

Special housing refers to the following categories of persons who have low incomes (as defined in the Housing Code) or have no incomes or are dependent on social grants:

- Orphans and vulnerable children (OVC's);
- Older persons;
- Persons with physical disabilities
- Persons with intellectual and psycho social disabilities
- Victims of domestic abuse and similar crimes;
- The terminally ill and frail persons (including those infected by HIV/AIDS);
- The homeless or destitute or those living on the street (including children);
- Those receiving substance abuse rehabilitation services;
- Other vulnerable people such as victims of serious crime and victims of human trafficking

### Special Needs Housing Policy

As the Draft National SHN Policy is not yet approved, NPOs still have to utilize the provincial SNH policies in KZN, Eastern Cape, Western Cape and Gauteng where the transitional subsidy mechanism is utilized (a variation of the institutional subsidy). The involvement and support of the relevant departments of Health or Social Development is always necessary and there is an emphasis on promoting community-based and family-orientated care (although institutional care is accommodated when necessary).



The recipient of the subsidies and owner of the building / property is a registered NPO or PBO. Subsidies are allocated per bed (e.g. for a 8 bed community foster care home (children and foster parents): 8 x R116 867 plus maximum allocation for A grade services to site at R43 802 amounts to R978 738.



Beneficiary identification is not done up front and beneficiaries are not recorded on the National Database. Special allowances such as those relating to location and soil / topographical conditions may be applied for. The subsidies may be used to purchase property, construct a new building, or upgrade/ extend an existing building. They also cover professional fees (e.g. conveyancing, architect, structural engineer and project management). Special needs subsidies may not be utilised for operational purposes.

### Public-Private Partnerships

Special needs housing projects rely on effective private public partnerships built around mutual respect, trust and understanding. The roles and responsibilities of the various stakeholders are as follows:



- Welfare organisation (NPO): The NPO is initiator and main 'driver' of the project. It must take full responsibility for all aspects of management, operating, maintenance and fundraising. It recruits, trains and appoints care givers and arranges for the placement of beneficiaries (e.g. statutory placements). It must also secure the necessary stakeholder support and ensure legal compliance.
- Department of Human Settlements (DHS): The DHS evaluates applications for funding (both preparation funding and subsidies) and releases subsidies to those projects which meet pre-defined criteria. The DHS may in some instances play a pro-active role in helping to secure improved interdepartmental co-operation.
- Department of Social Development or Health: These departments need to consider the appropriateness the project concept and provide a letter of support. They may also in some cases provide operational co-funding. They typically assist in motivating for housing subsidies and grant-in-aid applications to municipalities and enter into working agreements with Welfare Organisations where necessary with regard to placement and supervision.
- Municipality: The Municipality needs to support the project (letter of support from councillor or official required). It also assists with motivating for subsidies and may also assist with grant-in-aid for payment of rates and may provide Indigent Subsidies if applicable.
- Project Preparation Trust (PPT): PPT pre-screens the project and then prepares it (pre-feasibility, feasibility and business plan), provided preparation funding can be secured. This includes assessing the capacity of the NPO and the development of a clear and viable project concept. PPT prepares the subsidy application to relevant provincial Department of Human Settlements and consults with Welfare Organisations on various procedural aspects on an ad hoc basis.



### Contact details

For further information, please contact Liesel du Plessis - Tel: 041 368 3821;  
Cell: 082 655 7577; [lieseldp@pptrust.co.za](mailto:lieseldp@pptrust.co.za)

### Project Preparation Trust of KZN

Tel: 027 (0)31 3051288 Fax: 027 (0)31 3051227  
PO Box 5609 Durban, 4000  
Suite 1901, 19th floor 88 Southern Life Building,  
88 Joe Slovo Street, Durban, 4001  
[www.pptrust.co.za](http://www.pptrust.co.za)

