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EXPLORING WHAT COMPETING RATIONALITIES ARE EVIDENT BETWEEN DRIVERS OF SOCIAL HOUSING AND URBAN REGENERATION IN THE CITY OF JOHANNESBURG.

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A research report submitted to the faculty of Engineering and the Built Environment, University of the Witwatersrand, Johannesburg, in partial fulfillment of the requirement for the degree of Master of Science in Development Planning.

Johannesburg, 2005.

This work is dedicated to my parents.

DECLARATION

I declare that this research report is my own, unaided work. It is being submitted for the Degree of Master of Science in the University of the Witwatersrand, Johannesburg. It has not been submitted before for any degree or examination in any other University.

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ABSTRACT

This report explores the link between social housing and urban regeneration in Johannesburg. Social housing emerged to provide housing for people earning between R1 500 and R3 500, while regenerating and integrating the inner city. In Johannesburg social housing institutions operate in the context of the municipality's Vision 2030, implemented through the Inner City Urban Regeneration Strategy whose focus is on renovating buildings in the inner city, with the increase property prices and attract investment. From this it is hypothesized that the objectives of social housing and urban regeneration are in conflict with one another because social housing is meant for low income a specific income group which will not be able to afford rent when property prices increase.

The case study focus is the contribution that Johannesburg Housing Company as a social housing institution makes to property –led urban regeneration of the City of Johannesburg and the eKhaya Neighbourhood Programme it initiated in the Pietersen Street, Hillbrow. The report flags out the issues of who the beneficiaries of social housing are, whether the objectives of social housing and urban regeneration are in conflict or in synergy with each other, the implications of urban regeneration o property prices and the impact of this on the ability of social housing to accommodate low income earners in the inner city. This report is looked at from the theoretical angle, which acknowledges multiculturalism, communication and power struggles and conflicting rationalities.