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PLANNING AND SOCIAL HOUSING IN THE CONTEXT OF SPATIAL JUSTICE AND RIGHT TO THE CITY IN ALEXANDRA TOWNSHIP, SOUTH AFRICA: 2001 TO 2016

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DECLARATION

I, Siphumeze Mndze, declare that unless otherwise acknowledged in the text, this thesis is my own original work and has not been submitted previously to the School of Built Environment and Development Studies or any other body for any purposes.

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DEDICATION

This dissertation is dedicated to The Almighty.

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ABSTRACT

This study aims to investigate the manner in which social housing contributes to spatial justice and the right to the city. It shows that social housing does not create spatial justice and the right to the city, although it contributes to them.

The study applies concepts such as spatial justice, social justice, integration and participation. The theories that are applied constitute critical theory, Rawls' theory of justice, new urbanism and smart growth theory. The concepts and theories help in guiding the argument in terms of investigating the manner in which social housing contributes to spatial justice and the right to the city.

A mixed-method approach was used as the research methodology and design. Semi-structured interviews and questionnaire surveys were conducted with social housing beneficiaries in Alexandra Township, which is in the City of Johannesburg in South Africa and was used as a case study.

The research findings demonstrate that in Alexandra Township there has been a noticeable but limited contribution of social housing to spatial justice and the right to the city. Through construction of social housing apartments, people had access to shelter and services such as water, electricity, and sewerage, but many still do not have access to sustainable job opportunities. Additionally, there is no consistent access to services such as sewerage, water, and electricity, with frequent outages and blockages in water pipes and sewerage. The rate of crime is high, and people do not enjoy access to amenities and facilities because of fear of being attacked by criminals.

The thesis recommends that for social housing to contribute to spatial justice and the right to the city, consultation and participation with the beneficiaries must be undertaken; there needs to be alignment of policy and legislation to facilitate the contribution of social housing to spatial justice and the right to the city; spatial inequality in the cities must be dealt with; and urban safety and security must be improved.

This study contributes to academic discourse by providing perspectives about social housing in terms of spatial justice and the right to the city. The research provides notions about re-conceptualisation of social housing policy and legislation in terms of the ideas of spatial justice and the right to the city. Additionally, the study provides notions and a platform for the scrutinisation and discussion of social housing within the context of spatial justice and the right to the city. Finally, this study presents a framework for social housing in relation to spatial justice and the right to city. The framework outlines organised thinking and orientation about social housing regarding its contribution to spatial justice and the right to the city.

This thesis argues that future research needs to adopt a broader contextual approach to investigate and understand the urban planning processes leading to limitations of social housing in contributing to spatial justice and the right to the city for beneficiaries. Such future research should utilise procedural planning theory because it deals with making and implementing plans. Additionally, a comparative study which may assist in investigating, analysing, and evaluating social housing in different cities must be undertaken to detect similarities and differences. This must occur to compare social housing in terms of contributing to spatial justice and the right to the city in various cities. This may assist to broaden the thinking and understanding of the way social housing contributes to spatial justice and the right to the city.

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LIST OF ACRONYMS

ARP   Alexandra Renewal Programme

BNG   Breaking New Ground

CBD   Central Business District

CoJ   City of Johannesburg

HIV/AIDS   Human Immunodeficiency Virus/Acquired Immunodeficiency Syndrome

MYHDP   Multi-Year Housing Development Plan

NASHO   National Association of Social Housing

NDP   National Development Plan

NGOs   Non-Governmental Organisation

PPP   Public Private Partnership

SA   South Africa

SADC   Southern African Development Community

SANCO   South African National Civic Organisation

SPLUMA   Spatial Planning and Land Use Management Act

UN   United Nations

USA   United States of America

WWII   Second World War

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CHAPTER ONE: BACKGROUND AND INTRODUCTION TO THE STUDY

1.1. INTRODUCTION

Chapter one outlines an overview of this thesis and its organisation. The first section provides the background of the study through an extensive literature review on the right to the city, spatial justice and social housing and its pertinent impact on the quality of life for the residents of the city. The chapter seeks to provide a deeper explanation and understanding of the manner in which social housing contributes to spatial justice and the right to the city. It covers crucial aspects that inform and shape this thesis and places emphasis on the background of the study, motivation for the research, research problem, research objectives and questions, location of the study and its significance, the knowledge gap, and its contribution to the body of knowledge. It outlines the chapters that will be covered and provides the structure of this thesis.

Adoption of social housing in South Africa (SA) by the post-apartheid government did not create spatial patterns that comprehensively improved quality of life for the beneficiaries in townships such as Alexandra Township. Hence, the South African government did not facilitate spatial transformation through social housing that enabled holistic and undisturbed access to socio-economic opportunities, facilities, and enjoyment of benefits by all residents of the cities (Strauss & Liebenberg, 2014). This failure compromised the attainment of spatial justice, which is central to enhancing quality of life.

Some studies observed that there is poorly located infrastructure, which is on the periphery of the cities, which limits inclusion and accelerated economic growth (Beall et al., 2000). The country is plagued by spatial problems that perpetuate marginalisation and exclusion of the poorest of the poor in urban areas (Samara, 2010). This is evidenced by residents of townships, who live in abject poverty and degrading socio-economic conditions (Samara, 2010). This is coupled with the uneven and inconsistent performance of the South African public service regarding delivery of basic services, which constitute shelter, water, sanitation, and electricity, to mentioned just a few (Resnick, 2014). The aforesaid phenomenon means that SA remains a divided society, with some people who enjoy access to services and socio-economic opportunities while others lack access to the benefits of the cities.

The social housing programme was initiated by SA to create spatial justice and enable the attainment of the right to the city for the residents of various cities of SA. This was viewed as paramount in the endeavour aimed at achieving quality of life for the residents of the cities who could not afford shelter, because access to services and job opportunities would be facilitated (Newton & Schuermans, 2013). Access to services which entail, among others, housing, water, electricity and health are of public interest and they are essential to satisfy human needs in a manner that improves wellness of people.

Alexandra Township, which is in the City of Johannesburg (CoJ) in Gauteng Province of SA, manifests the problem of spatial justice. There is exclusion of residents in terms of access to the benefits of the city (Richards et al., 2007), with poor and inadequate access to socio-economic opportunities and services. Alexandra Township is situated close to the affluent suburb of Sandton, which has infrastructure and strong and vibrant economic activity, since diverse businesses operate in that neighbourhood (McLennan, 2016). Sandton has a strong financial and business centre (Beavon & Larsen, 2014). Many corporate offices moved to Sandton in the 1990s, leaving Johannesburg's central business district (CBD) because of urban decay in the downtown area (Beavon, 1998). This resulted in Sandton becoming the new financial district of SA and Johannesburg's premier business centre (Beavon & Larsen, 2014).

Transportation networks in the form of roads connect Alexandra to Sandton (Clarno, 2013), but despite proximity to Sandton, residents of Alexandra Township still lack access to job opportunities (Leonard & Dladla, 2020). The social housing which was implemented by government did not holistically attain spatial justice and did not facilitate access to the benefits of the CoJ for beneficiaries of the programme in Alexandra Township. This is explored in the dissertation to understand why social housing did not completely facilitate spatial justice and the right to the city in Alexandra Township.

1.2. BACKGROUND TO THE STUDY

The National Development Plan (NDP) envisages the type of communities planned to be attained in SA in 2030. It intends to eradicate the so-called apartheid geography, which created spatial injustice among the various races of SA (National Planning Commission, 2013). Apartheid geography can be described as, among other aspects, inadequate housing which manifests through lack of access to housing, services, social facilities and opportunities by black people, especially those who reside in cities and rural areas. It was orchestrated by Hendrik Verwoerd, the South African Prime Minister in 1948 (Nel & Binns, 1999). Under apartheid, black people in SA were separated from white community, deprived of any participation in government planning process, and subjected to many forms of discrimination such as

poor access to the delivery of basic services like water, sanitation and electricity (Maharaj, 2020). In terms of the provisions of the South African Constitution, Act No. 7 of 1996, black people comprise Africans, Indians, and Coloureds (people of mixed race). Social housing is expected to contribute in the initiatives that intend to address apartheid geography through the attainment of spatial justice. Further, social housing is initiated to facilitate enjoyment of the benefits of the cities, which is important in the attainment of spatial justice and the right to the city.

The Breaking New Ground (BNG) policy advocates for the development of housing to allow people to have access to services, amenities, social and economic opportunities to improve their quality of life (Goebel, 2007). The BNG was developed in 2004 by the National Department of Housing in the government and administrative guidance of former President Thabo Mbeki, with the intent of reinforcing its vision of developing sustainable human settlements (Pithouse, 2009). It promotes the development of an integrated society for various income groups and intends to deliver affordable housing in a manner that improves the well-being of people through access to services, amenities and job opportunities (Charlton & Kihato, 2006). The BNG is premised on the existing housing policy elucidated in the White Paper on Housing (1994), but it shifts the emphasis from the delivery of housing to the delivery of housing in areas that are sustainable and habitable with access to socio-economic opportunities and services (Ndinda, Uzodike & Winaar, 2011). This is central in the efforts that are aimed at attaining spatial justice and the right to the city to improve the wellness of people in SA.

Section 7 (a) of the Spatial Land Use Management Act (SPLUMA), No. 16 of 2013, raises the necessity for the South African government to create spatial justice (Van Wyk, 2015). This intent finds its expression as one of the development principles enshrined in section 7 (a) of the SPLUMA and is applicable to all organs of state and other authorities responsible for regulation, implementation, development and utilisation of land. The SPLUMA is part of the national planning law and was passed by the South African Parliament in 2013. The Act lays down parameters for new developments and provides principles for provincial laws that will regulate planning (Nel, 2016). The development parameters enable attainment of spatial justice and constitute addressing development imbalances, fostering inclusion of people and areas that were previously excluded in spatial planning, and consideration of places affected by widespread poverty and deprivation.

The South African policy defines social housing as rental or co-operative housing options for low-income people at a level of scale and built form which entails institutionalised management, and which is provided by accredited social housing institutions in designated restructuring zones (Allen et al., 2008).

Restructuring zones are geographical areas identified by municipalities and supported by provincial government for focused investment (Murie et al., 1976). In these areas, the Capital Grant will apply in financing social housing. This is a capital contribution from government that is aimed at developing social housing in defined localities with the intention of contributing to social restructuring in SA (Scheba, Turok, Visagie & Salenson, 2021).

Social housing is planned to be implemented in the restructuring zones in order to address the apartheid geography which led to poor access to services, amenities and job opportunities for black people (Goebel, 2007). It can be used as a key instrument of spatial restructuring and urban renewal, through urban integration to impact positively on urban economies (Kleinhans, 2004). The contribution of social housing to spatial restructuring in order to attain spatial justice constitutes three dimensions such as spatial, economic and social.

1.2.1. Spatial Dimension

In many cities of SA most people reside in areas that are far removed from areas of economic growth (Smith, 2003). In order to assist in addressing this phenomenon, it is planned to locate social housing in specific localities that are mostly urban and are identified as areas with socio-economic opportunity where the poor people will have insufficient access to shelter, and where the provision of social housing contributes towards efforts that are aimed at addressing this situation (Huchzermeyer, 2001). This initiative intends to ensure that the poorest of the poor are not pushed further and further to distant and marginal locations in the cities with no access to opportunities, infrastructure, and amenities.

The cardinal aspect of spatial dimension in terms of the arguments about social housing relate to betterment of the lives of the indigent in the cities of SA who cannot afford shelter in areas with socio-economic opportunities. In relation to said betterment, the intention is to bring the poor close to opportunities in the cities to improve their lives.

1.2.2. Economic Dimension

In playing a role to addressing spatial constraints to economic access, social housing attempts to facilitate job creation and economic revitalisation (Tomlinson, 2006). Enhancement of job creation is planned to occur through the construction of houses closer to areas with employment opportunities. This is

undertaken to ensure creation and enjoyment of benefits by the beneficiaries of social housing in the cities.

Social housing is regarded as a tool that assists in the revitalisation of economic areas which are underperforming (Lalloo, 1999). Economic revival efforts in other parts of the world indicate that strategies are necessary, and that the introduction of social housing into blighted environments has a positive impact on the nearby communities (Watt & Smets, 2017). It is worth to note and understand that successful economic revitalisation also assists in improving job creation (Porter, 1997).

Currently, the poorest of the poor are in areas with limited access to jobs. The focus of social dimension in relation to racial and economic mix has to do with incorporating the Africans into the mainstream of economic activity. This is viewed as important in the efforts that are aimed at attaining fair and equal distribution of opportunities and incomes among the population of SA. In this initiative social housing is planned to be located close to commercial activities where access to resources and amenities is also facilitated for all residents in the cities.

1.2.3. Social Dimension

In SA, social housing is viewed as a crucial programme that is most promising in terms of attaining integration (Othman & Abdellatif, 2011). Integration occurs since a mix of races and various income levels are incorporated in the beneficiary profile (Charlton & Kihato, 2006). The location of social housing in places of opportunity will contribute towards realizing a racial and income mix at a neighbourhood level, and this is central in improving the lives of people in the cities (Turner et al., 2009).

The South African policy framework prescribes and advocates for social housing to take the form of medium-density, multi-unit complexes requiring institutionalised management in the cities of SA (Goebel, 2007). This comprises townhouses, row housing and multi-storey units to mention just a few, which are already constructed in the cities with access to services and opportunities.

1.2.4. The South African Policy and Legislative Framework

Social housing must comply with the principles indicated in the Housing Act (Act 107 of 1997), Part 1, Section 2, and the applicable sections of legislation such as the Rental Act, 1999 (Act 50 of 1999) (Maass,

2011). The policy on social housing must be read and understood in conjunction with the White Paper on Housing (1994, as cited in Cloete, Venter & Marais, 2009), the Urban Development Framework (1997, as cited in Goebel, 2007) and the National Housing Code (2009, as cited in Maass, 2013) because these policies, legislation and frameworks are applicable in planning and implementing social housing. It is also worth noting that the BNG policy provides a direction in matters of principle that guide social housing (Pillay et al., 2006). At the heart of said principles, there is an argument in favour of urban restructuring through social, physical and economic integration of housing development in urban areas (Turok et al., 2012). The targeted areas are urban in nature or inner-city areas, and the social housing programme has the specific objective of contributing to spatial restructuring in a manner that assists in attaining spatial justice and the right to the city (Goebel, 2007). This occurs since the principles advocate for access to opportunities by various residents of the city.

The principles of the social housing programme argue that there should be establishment of well-managed and quality rental housing options for the poor in a manner that responds to housing demand; there should be delivery of housing for a range of income groups, including inter alia those of middle income, the emerging middle class, working class and the poor, in such a way as to allow social integration and financial cross-subsidisation (Nasho, 2012). The principles promote support for the economic development of low-income communities and attempt to foster the creation of quality living environments for them (Charlton & Kihato, 2006). They also promote a safer, harmonious, and socially responsible environment both inside the social housing programme and in the immediate urban environments, and the creation of sustainable and viable human settlements that are central to spatial justice and access to the right to the city (Nasho, 2012).

Consequently, social housing must adhere to the principles that are indicated above, and such principles are crucial in initiatives that aim at attaining spatial justice and the right to the city. This is because the social housing programme's principles promote, among others, access to job opportunities, sustainable and habitable communities with access to services and amenities, security of tenure, residential places with a racial mix and different incomes, and socio-economic integration.

1.3. MOTIVATION AND RATIONALE FOR THE STUDY

This study investigates social housing in terms of its role in the attainment of spatial justice, as articulated in the SPLUMA, Act No. 16 of 2013, which provides a normative approach to planning and land use management in SA. The study intends to achieve this by considering the role of social housing in the

transformation of space with a focus on the redistributive aspects of spatial justice, which have to do with providing access to resources, accommodation, and services.

It contributes to academic discourse by raising perspectives on how social housing contributes to spatial justice that improves the lives of people. It premises its arguments on the extent and manner of how social housing can assist in contributing to the attainment of spatial justice that can improve the well-being of people and raises crucial perspectives on matters regarding facilitation of the right to the city. This is done through a case study of the Alexandra Township, where social housing was initiated.

The role of social housing is to meet the needs of people, such as poverty alleviation, reduction of unemployment and provision of shelter. This makes social housing central to the attainment of spatial justice, especially when it comes to its redistributive aspects. However, the phenomenon that resulted in Alexandra Township yielded mixed results. On the one hand, social housing improved the lives of people by creating access to shelter, because units were developed and occupied by the beneficiaries (Charlton, 2014). On the other hand, the living conditions of people deteriorated since the social housing did not assist in the facilitation of access to socio-economic opportunities and facilities (Arman et al., 2009).

The rationale for conducting this research is influenced by the researcher's exposure to and experience in working on the Business Plan(s) and the Multi-Year Housing Development Plan (MYHDP) of Gauteng Province that intend to finance social housing projects in the province and in Alexandra Township. Additionally, the rationale for this study is informed by the work related roles and responsibilities of the researcher which relate to the support for planning social housing programme and project planning for the development of social housing units in Gauteng Province to improve the living conditions of people in the Province.

The BNG programme and NDP are crucial policies that promote spatial justice through access to shelter with services. Key scholars such as Fainstein (2009), Chatterton (2010), Dabinett and Richardson (2005), Iveson (2011), Soja (2009), Harvey and Braun (1996), and Berry (1974) on the dynamics of spatial justice provide a lens in terms of aspects of redistribution in relation to equal geographic distribution of society wants, needs, job opportunities, access to healthcare, and shelter. The works of scholars such as Harvey (2010) and Soja (2010) are crucial in terms of providing a lens on how social housing can be viewed in line with spatial justice.

Social housing reflects social realities with regard to spatial justice while influencing social relations in the cities. The work of Lefebvre and Nicholson-Smith (1991) is vital in this regard, because it provides perspectives on the production of space and the impact of the produced spaces on relations among communities. This work will be applied to social housing and its attempt to create relations that attain spatial justice, since there is a dearth of literature on how social housing can assist in addressing spatial injustices in cities with consideration of the type of social relations that social housing creates.

1.4.   RESEARCH PROBLEM

With consideration of the necessity to attain spatial justice through endeavours that intend to address the housing needs of people who could not afford housing, access to employment opportunities in order to deal with poverty that results from the lack of income, and access to facilities, amenities and services in Alexandra Township, the South African government initiated a social housing programme in 2001, as part of the Alexandra Urban Renewal Programme (ARP) to achieve spatial justice through providing access to housing, socio-economic opportunities and services (Shapurjee & Charlton, 2013). The social housing programme was able to provide access to shelter, since units were constructed, and beneficiaries occupied them. However, social housing did not improve the lives of social housing beneficiaries holistically through facilitation of access to socio-economic opportunities and services as anticipated by the ARP.

Harrison et al. (2014) reveal the failure of government interventions to create access to urban resources in a manner that assists in contributing to spatial justice and the right to the city in Alexandra Township. Harvey (2003) describes the right to the city as not merely a right of access to what already exists, but a right to change it. The failure of social housing to create the right to the city is manifested by lack of collective liberty to access urban resources and benefits to the opportunities of the city, such as jobs, and services like water, electricity, and sanitation. It is not clear as to why and how social housing failed to achieve spatial justice and the right to the city.

1.5.   RESEARCH OBJECTIVES

The broad aim of this research is to examine the role of social housing in achieving spatial justice and the right to the city in Alexandra Township. In order to achieve this broad aim of this study, the following are specific research objectives:

- To trace the historical evolution of social housing in Alexandra Township and its implications for spatial justice;

- To analyse the successes and failures of social housing in Alexandra Township through the notion of spatial justice;

- To assess factors leading to the creation of spatial justice that meet the housing needs of people in Alexandra Township;

- To examine the role of social housing in terms of creating spatial justice and the right to the city in Alexandra Township; and

- To contribute towards extension of perspectives and the theoretical framework on social housing for spatial justice and the right to the city with the consideration of social housing matters in Alexandra Township.

1.6. RESEARCH QUESTIONS

The **main research** question is:

To what extent can social housing lead to the transformation of spaces in a manner that creates spatial justice and the right to the city in Alexandra Township?

The following are the **specific research** questions:

- What is the historical evolution of social housing and its implications on spatial justice that can be traced in Alexandra Township?

- What are the successes and failures of social housing in terms of attaining spatial justice and the right to the city in Alexandra Township?

- What are the social housing approaches that can facilitate an attainment of spaces that address housing needs that can facilitate spatial justice in Alexandra Township?

- What is the role of social housing in transforming spaces in the cities in a manner that relates to spatial justice in Alexandra Township?

- What are the social housing initiatives that can assist in the attainment of spatial justice and the right to the city in Alexandra Township?

1.7. KNOWLEDGE GAP AND CONTRIBUTION TO KNOWLEDGE

Social housing has the potential to contribute towards spatial justice and the right to the city, but evidence suggests mixed results (Yates, 2013). While access to shelter improved, the location tended to be far away from services, facilities, and socio-economic opportunities (Akinmoladun & Oluwoye, 2007). This thesis provides an explanation as to why such a problem arises and new perspectives on how it can be addressed to ensure that social housing contributes to spatial justice and the right to the city.

This research investigates social housing which is aimed at improving the lives of people through access to shelter in the context of spatial justice and the right to the city. This is undertaken by focusing on beneficiaries of social housing who occupy social housing units. The role of social housing to spatial justice is considered in line with spatial justice debates such as the redistributive aspect, which promotes access to wants, needs and job opportunities. It does not examine the relationship between social housing and spatial justice - it examines whether social housing can be used to attain spatial justice and the right to the city in a manner that facilitates access to opportunities for beneficiaries of social housing who occupy social housing units.

Despite the endeavours of previous research such as that of the Socio-Economic Rights Institute (2016), Harvey (2010), Dabinett and Richardson (2005), Kitched and Hearne (2014), Hadjimichalis (2011) and Dooling (2009) with regard to spatial justice and housing, no adequate research has been undertaken on spatial justice in line with improvement of the lives of people through social housing and facilitation of the right to the city, especially in the context of Alexandra. The aforesaid research places more emphasis on aspects of spatial justice, like definitions, descriptions, and debates on spatial justice in cities, without examining the concept in relation to social housing and the right to the city. These are limitations in the current research, and this research addresses the gaps identified.

Previous research studies, such as those of Hills (2007), Barker (2004), Fitzpatrick and Stephens (2007), Kazepov (2008), and Hirayama (2006), placed an emphasis on space, providing perspectives on social

housing about provision of shelter. This resulted in insufficient perspectives on social housing issues in line with spatial justice and the right to the city regarding the improvement of people's lives in cities. This research contributes to the body of knowledge by providing new perspectives on social housing in terms of its role in initiatives that intend to attain spatial justice and the right to the city. In doing this, this research contributes to the academic discourse around the renewed interest in and notions on spatial justice with a lens on social housing and its implications. It does not focus on design but on the implications of social housing with consideration of spatial justice and the right to the city. It creates the opportunity to construct new ideas about spatial transformation in the context of spatial justice through social housing outside of the general notions about space. It focuses on lived experiences.

This research closes the theoretical gaps in areas where spatial justice and the right to the city were not considered in the context of social housing in cities. This is because the literature about spatial justice and the right to the city have neglected social housing and the contribution that social housing may make in attaining spatial justice and the right to the city. This involves extending the notions about spatial justice through considering social housing and the right to the city. Notions of social housing have not previously been applied in the theory of spatial justice.

The perspectives and empirical findings of this research contribute to the understanding of the interplay between social housing, spatial justice, and the right to the city. This study creates an understanding of how social housing contributes to spatial justice and the right to the city in Alexandra Township where social housing was implemented.

The findings of this research suggest that social housing can lead to spatial justice if it is initiated in a manner that facilitates creation of undisturbed access to services such as water, electricity and sanitation, and access to socio-economic opportunities and facilities. This means that social housing must be initiated in a manner that supports integration and improvement of quality of life for the beneficiaries. Other matters that support social housing along the lines of integration are collaborative engagements with people, discussions, and consensus on the manner in which social housing must be initiated. This supports debates about spatial justice and the right to the city. Hence the likelihood that social housing initiatives will be adopted and implemented increases when the support and interest of social housing's beneficiaries and other relevant stakeholders, such as non-governmental organisations (NGOs), community leaders and business forums, are elicited. This can lead to collective efforts that foster participation in social housing initiatives to attain spatial justice and the right to the city for the beneficiaries of social housing.

The methodological contribution of this study is the combination and application of concepts from both qualitative and quantitative approaches to investigate social housing in line with spatial justice and the right to the city. Another methodological contribution lies in the experience acquired through the application of a case study of Alexandra Township, an interpretive approach, and techniques for data collection. This experience is important for other studies about social housing in relation to spatial justice and the right to the city.

Tassinari et al. (2008) argue that a methodological contribution considers the appropriateness of applying concepts and theories developed in other contexts. The application of concepts and theories on spatial justice and the right to the city developed in other countries to examine the same phenomenon was done in line with differences that exist in other social and cultural settings. The use of the concepts and theories in this research contributes towards providing crucial instances of the interpretation of case study, which is Alexandra Township, from the developing countries' point of view, which is SA.

Among the practical contributions of this study is the detailed insight provided by the Alexandra Township case study. The case study shows that social housing should be initiated in a manner that considers the needs, interests, wants and aspirations of people, to contribute to spatial justice and the right to the city. It must be linked to creation of consistent access to basic services, social and economic opportunities within a reasonable distance. This implies that for effective and efficient initiation of a social housing programme, emphasis must be placed on the significance of understanding the prevailing circumstances in which perspective beneficiaries exist. This will assist in the successful implementation of social housing that contributes to spatial justice and the right to the city.

1.8.   LOCATION OF THE STUDY

Alexandra Township is the relevant case study in this thesis, because social housing was initiated there by the South African government in 2001 under President Thabo Mbeki as part of the ARP which was aimed at uplifting the lives of people (Harrison et al., 2014). Additionally, the township provides an excellent case study for this thesis as it has been declared an economic restructuring zone where social housing must be implemented to improve the well-being of people with low incomes.

Alexandra Township is in Gauteng Province of SA (Jochelson, 1990) and forms part of Johannesburg Metropolitan Municipality, that is, the CoJ (Rogerson, 2002). It is in proximity of an affluent Johannesburg suburb known as Sandton, and is not far from Randburg (Murray, 2011). Alexandra Township is among

the poorest townships in SA, with many residents living in informal settlements (Shapurjee & Charlton, 2013). Congestion in informal settlements, in the hostels and along the banks of the Juskei River made the living conditions of the residents unhealthy and dangerous (Shapurjee & Charlton, 2013). Pollution levels are high, and they negatively impact the living conditions of residents.

Alexandra Township was introduced in 1912 on a portion of land owned by Mr Papenfus, a farmer (Curry, 2012). His intention was to introduce a white residential township, and he named the place Alexandra after his wife (Saransky, 1984). It was the only place where blacks could own land, since Alexandra allocated plots to them, and it was established just before promulgation of the 1913 Land Act, which prohibited and criminalised black ownership of land in SA (Nauright, 1998). For that reason, it was declared a Native Township, and in 1948 under apartheid the administration of Alexandra was placed under the direct control of the then Department of Native Affairs (Parnell, 1988).

Alexandra Township is located on an area of land which is approximately 16 kilometres to the north of central Johannesburg and covers an area of over 800 hectares or about one square mile (Roefs et al., 2003). The area where Alexandra Township is located is unique compared to other townships in Johannesburg, because it is the only one near to industry and a range of urban amenities (Harrison et al., 1997). The various townships in cities of SA are usually located some distance from urban centres with limited access to services and socio-economic opportunities (Maylam, 1995).

The spatial location of Alexandra Township is illustrated in the map of the Central Gauteng and Johannesburg (Figure 1). It also shows transportation networks and various areas close to Alexandra Township. One of the major routes is the N1, which connects Alexandra Township to Johannesburg's CBD. The transportation networks are important in connecting Alexandra Township to the areas of job opportunities. Even though some residents do their shopping in the nearby Sandton, some people commute to the CBD to purchase essentials.

Figure 1: Map showing Alexandra Township

Source: Housing Development Agency (2020).

Alexandra Township is located in region seven of the CoJ and is viewed as an area that has a severely negative influence on surrounding and adjacent areas (Abutaleb, Mudede, Nkongolo & Newete, 2021). This is since Alexandra is home to the most socially degraded areas in the CoJ (Murray, 2009). The Township needs rehabilitation of infrastructure such as sewerage storm water management and other services. The sewerage system is overloaded due to, among other aspects, excess in population and thus frequently blocks and surcharges. There is also poor maintenance of infrastructure and some houses have been built over sewer lines and manholes which have made access for maintenance. This have made some maintenance impossible without demolition of a structure.

In terms of socio-economic status Alexandra Township is poverty-stricken, and it is one of the poorest townships in SA. It has a high level of unemployment, and many people have no access to basic services such as water, electricity, sanitation, and formal housing (Richards, O'Leary & Mutsonziwa, 2007). Poor sanitation facilities are made worse by informal settlements built on the riverbanks. Tributaries are not connected to the formal water borne system and are served by banks of chemical toilets. These are not only unpleasant to utilise but are costly to service. In addition, the banks of toilets are placed on the periphery of the informal clusters, because of limited space within the areas and the threat of crime, dwellers do not venture out at night to use the facilities. This exacerbates sanitation and social problems in Alexandra Township.

From 2011 to 2016 the intensity of poverty in the CoJ increased from 43.3% to 44.1%, respectively, as indicated in Table 1. Alexandra Township is one of the areas in the city that are affected by the increase in poverty. According to Statistics South Africa (2016), the increase in the intensity of poverty is matched with a decline in the household size. The increase in the intensity of poverty is also made worse by a large number of people with no tertiary education. Many people work in the informal sector of the economy with very little incomes. Consequently, low levels of incomes are not adequate for the families to afford all necessities.

Table 1: Intensity of poverty, population and households

Municipality	Poverty				Population and households			
	2011		2016		2011		2016	
City of Johannesburg	Poverty Headcount	Intesity of Poverty	Poverty Headcount	Intesity of Poverty	Total Households	Household size	Total Households	Household size
	3.7%	43.3%	3.5%	44.1%	1 434 856	3.1	1 853 371	2.7

Source: Statistics South Africa. (2016).

Alexandra has various racial groups of people, such as Africans, Coloured people, Indians, and Whites. Various languages are spoken such as Zulu, Northern Sotho, Tsonga, Xhosa and others. Other languages constitute foreign languages which are not official languages of SA. The residents in Alexandra Township tend to be multilingual in the sense that one person speaks various languages. This helps in facilitating communication among people and this can assist in creating a conducive environment for participatory planning. Table 2 shows a combination of a detailed breakdown of the racial make-up and languages used in Alexandra Township.

Table 2: Racial make-up in Alexandra Township

Racial Make Up					First Languages				
African	Coloured	Indian/ Asian	White	Other	Zulu	Northern Sotho	Tsonga	Xhosa	Other
99.00%	0.40%	0.10%	0.10%	0.40%	26.30%	23.10%	11.30%	9.80%	29.60%

Source: Ferrinho, P.D. (1991). A Profile of Alexandra. https://www.ncbi .nlm.nih. gov/ pubme d/1948480

The government of SA embarked on social housing with the intention of addressing spatial injustices through the provision of shelter in Alexandra Township. However, social housing in Alexandra failed to attain spatial justice and did not facilitate enjoyment of the benefits of the city by the people, such as job

opportunities, access to services and amenities which are part of the arguments regarding the right to the city.

1.9. STRUCTURE OF THE THESIS

This dissertation comprises eight chapters, which are outlined below.

Chapter One: This is an introductory chapter. It shows why this research was undertaken and its contribution to knowledge. The chapter provides the justification for and significance of the study. It also demonstrates the aims and objectives as well as providing an outline of the various chapters that make up this dissertation.

Chapter Two: This chapter contains the conceptual and theoretical frameworks. The theories and concepts that shape this research are discussed, and they comprise critical theory, Rawls' theory, new urbanism theory, smart growth theory, spatial justice, social justice, integration, and participation.

Chapter Three: In this chapter emphasis is placed on social housing manifestations in relation to their contribution to spatial justice and the right to the city in various cities of the world. The discussion critically reflects on cities where social housing was planned and implemented in North America, South America, Europe, Asia and Africa. Further, this chapter analyses social housing initiatives undertaken by governments which are presented by scholars.

Chapter Four: This chapter contains the literature review. It reviews international and local literature about social housing, the right to the city, and spatial justice, power and planning in the city, power in planning social housing, and impact on spatial justice and the right to the city. It also discusses government initiatives through social housing regarding spatial justice and the right to the city, the South African policy and legislative framework, social housing as an instrument of attaining spatial justice, and the influence of social housing on spatial justice and the right to the city.

Chapter Five: This chapter covers the research methodology utilised in this study. It shows how the research was undertaken through the application of the mixed-method approach. It also discusses ethical matters that are applicable to this dissertation.

Chapter Six: This chapter presents finding of the research. It looks at the data and methodology by presenting the findings that emerged from the documents, semi-structured interviews and questionnaires and focus group. It presents the profile of the research participants, access to facilities, access to services, generic concerns of research participants, preferred methods of participation, and social housing in relation to job opportunities and facilities. Findings about social housing's impact on the lives of beneficiaries and the benefits of social housing are also presented.

Chapter Seven: This chapter constitutes analysis and interpretation of the findings from the documents, semi-structured interview and questionnaire. The findings are analysed and interpreted in line with social housing, spatial justice and the right to the city in Alexandra Township.

Chapter Eight: This chapter provides the conclusion and recommendations of the study. It presents summarised arguments, findings, analysis and interpretation that are discussed in the previous chapters of the dissertation. The chapter also offers suggestions for future research and the contribution of the study to the body of knowledge.

1.10. CONCLUSION

This chapter outlines the context and key aspects that triggered the research, providing an explanation of where the research emanates from and background information. It also provided the motivation for the study, research problem, research objectives, research questions, location of the study, significance of the study, knowledge gap, contribution to knowledge and an outline of chapters which make up this thesis. The next chapter discusses the conceptual and theoretical frameworks.

CHAPTER TWO: CONCEPTUAL AND THEORETICAL FRAMEWORKS – SPATIAL JUSTICE, THE RIGHT TO THE CITY AND SOCIAL HOUSING

2.1. INTRODUCTION

The first chapter provided an overview of the thesis and the manner in which it is organised. It discussed the background of the study through a broad literature review on spatial justice, the right to the city and social housing and its impact on quality of life. It provided an explanation and deeper understanding of the manner in which social housing contributes to spatial justice and the right to the city, and covered the significance of the study as well as the research aim and objectives.

This chapter presents core concepts and theories that shape and guide the arguments of this dissertation.

Spatial justice is discussed, which calls for reflections on urban space with emphasis on the spatial nature of social relations among the residents of cities and the inequalities that are produced and reproduced through spatial relations (Fainstein, 2009). The debates on spatial justice draw from the notions of scholars such as Soja (2009), Hirt and Collignon (2017), Chatterton (2010), Sandoval (2011), and Philippopoulos-Mihalopoulos (2010). The notions of spatial justice divulge that the manner in which the space is reproduced in the cities has implications for the lives of residents because it can either improve or detract from their well-being. This assists in examining the extent to which social housing managed to contribute to spatial justice and the right to the city for the beneficiaries. This is done through analysing the manner in which social housing facilitated access to services, facilities, amenities and socio-economic opportunities. Additionally, spatial justice assists in explaining the pattern of unequal access to services and facilities in the cities and the right to the city, which is primary concerned with fair and equitable distribution in the urban space of valued resources and opportunities to use them (Soja, 2009). Therefore, the concept of spatial justice is crucial in this thesis, because it helps to assess government intervention through social housing development in the cities and the impact of that intervention on the well-being of the beneficiaries. The analysis will assist in finding out if beneficiaries became able to gain access to services such as water, electricity, shelter, opportunities and facilities, which is crucial in the debate about spatial justice and the right to the city. In discussing spatial justice, the perspectives about the production of space of Lefebvre and Nicholson-Smith (1991) are used to explain how space is produced in cities, and such ideas are applied to explain how social housing leads to spaces in cities that affect the well-being of residents.

The concept of social justice, which is linked together with space in the debates about spatial justice, is discussed (Harvey, 2010). Social justice assists in analysing the impact of regional and urban planning decisions on the residents of cities, and this notion is divulged in the works of Harvey (2010) and Soja (2013), which discuss interaction between space and society. The argument about social justice assists in analysing the manner in which the actions and practises of those involved in planning and implementing policies in cities assist in attaining spatial justice. In this dissertation social justice helps in analysing social housing in relation to spatial justice and the right to the city for the beneficiaries.

Integration, which is described by the United Nations (UN) (as cited in Augustinus, 2020) from the integrated land use perspective, with the application of sustainable development in cities, is discussed and it is relevant to this study. At the core of the description by the UN (as cited in Augustinus, 2020) is the efficient and effective use of land resources, and their equitable and fair distribution among the residents of cities. Further, the notion of integration, which has to do with involving intersectoral planning processes and implementation for sustainable use of land resources, is argued (Suzuki et al., 2013). Because the notion of integration embraces the perspectives about spatial justice and the right to the city, it assists in assessing if social housing contributes to spatial justice and the right to the city.

Participation, which is perceived as a process of engaging multiple stakeholders in an information-sharing and decision-making process, is discussed (Oakley, 1991). Carpentier (2011) argues that the essence of participation is exercising voice and choice by those who are participating in making decisions. Participation is applied in government development programmes (Smith, 1998). In this sense, it is contended that development programmes must ensure participation of beneficiaries, and this may assist in ensuring that their needs, interests, preferences and choices are part of the programmes (Stiglitz, 2002). Participation is relevant in this dissertation because it helps in analysing the manner in which social housing involved beneficiaries in planning and implementation. It also assists in examining the extent to which social housing managed to consider the needs, desires, aspirations and choices of the beneficiaries. Consideration of the needs and wants of beneficiaries is important in the initiatives that contribute to spatial justice and the right to the city.

Critical theory, which raises notions of power in planning, is discussed to explain the role of power in planning the urban spaces. Such notions are applied in this dissertation to examine the manner in which powerful groups plan social housing to influence the well-being of beneficiaries. This assists in examining the influence of power in shaping social housing and impact of that power on the contribution of social housing to spatial justice and the right to the city.

Rawls' theory (Fainstein, 2009), which discusses spatial justice in terms of redistributive notions, is discussed and applied in this study. The theory discusses aspects of fairness regarding allocation of resources in cities. It argues about the socially just distribution of goods and equal rights to access to such goods of the residents of cities. Further, Rawls' theory (Soja, 2009) raises the importance of attaining the greatest benefit for the disadvantaged residents in society. The theory helps to analyse how social housing contributes to fair and equal distribution of access to services, opportunities and amenities for social housing beneficiaries, which is important in facilitating spatial justice and the right to the city.

The notions of new urbanism theory, which are drawn from scholars such as Grant (2005), Ellis (2002), Jacobs (1961, as cited in Hebbert, 2003), Krier (1978, as cited in Hebbert, 2003), Ford (1999), Bond and Thompson-Fawcett (2007), and Hirt (2009), with its emphasis on mixed land use and how this affects residents of cities, are discussed. This is done with a discussion about the notions regarding what is viewed as a good city, with a focus on the urban form and mixed functions such as retail and residential in terms of land use (Grant & Perrott, 2009). The theory argues that mixed uses should be implemented on all scales within neighbourhoods, blocks and buildings (Banai, 1998). In this dissertation, new urbanism theory assists in analysing the extent to which social housing facilitates and complements mixed land use to enable access to services, socio-economic opportunities, facilities and amenities for the beneficiaries. Such access is important in contributing to spatial justice and the right to the city.

Smart growth theory, which argues for innovation and opportunity for progression, is discussed (Kolbadi et al., 2015). Turner (2007) argues that smart growth theory contends that communities demand optimised investments in the spaces to attain maximum returns for development. The theory advocates for the creation of attractive, convenient, safe, and healthy neighbourhoods, and this can be attained through achieving mixed uses of land (Kurushina & Kurushina, 2014). The notions of smart growth theory are important in this dissertation because they help in analysing the manner in which social housing managed to create an attractive, convenient, safe, and healthy community for the beneficiaries, and this is important in achieving spatial justice and the right to the city.

The conceptual and theoretical framework is selected to analyse the factors leading to spatial justice and the right to the city through social housing interventions in cities by government. This is done to discuss aspects of how social housing may contribute to spatial justice and the right to the city. Thus, the theoretical and conceptual framework provides the basis for an explanation of the situation in Alexandra Township regarding social housing, spatial justice and the right to the city.

## 2.2.	SPATIAL JUSTICE

According to Soja (1973, as cited in Iveson, 2011) the first use of the concept called spatial justice can be found in the doctoral thesis of John O'Laughlin (1973), entitled 'Spatial Justice and the Black American Voter: The Territorial Dimension of Urban Politics'. The earliest published work which was found using the term in English is an article by G.H. Pirie (1983), 'On Spatial Justice', and in 1981 there was a book by Alain Reynaud titled '*Société, espace et justice: inégalites régionales et justice socio-spatiale*', which raised the concept of spatial justice (Dikeç, 2001). The spatiality of justice is neglected or it is absorbed into related concepts, for example, territorial justice, environmental justice and regional inequalities, or more largely in the general search for a just city and a just society (Soja, 2009). Thus, it is important and pertinent to draw attention to the importance of spatiality of justice at city, local and global scale. This must occur in order to trigger spatially informed actions by governments that can facilitate the attainment of spatial justice.

Over the past half century, struggles for injustice have become ever more diverse in their focus, with emphasis on social, environmental and racial justice efforts overlapping and reinforcing one another (Iveson, 2011). Therefore, whatever the interests of justice in cities may be, they can be advanced by adopting a critical spatial justice notion (Soja, 2013). For instance, the necessity to address poor access to services and job opportunities in the decolonised African cities and apartheid-inflicted South African cities shows that interventions which intend to attain spatial justice must be initiated (Hirt & Collignon, 2017). It calls for reflections on urban space, with emphasis on the spatial nature of social relations of the residents of the cities, and the inequalities that are produced and reproduced through spatial relations (Sandoval, 2011). Soja (2010, as cited in Warf, 2017) endorses the so-called 'spatial turn' towards thinking about the importance of space in shaping and conditioning human life.

The type of space that people live in can have negative and positive implications on everything that they do (Chatterton, 2010). This means that the manner in which the space is reproduced in cities has implications for the lives of residents, because it can either improve or detract from their well-being. The reproduction of space in cities can impair access to services and opportunities for some groups of residents, while creating access for others. For example, the manner in which the urban space was reproduced through apartheid laws in South African cities created limited access to socio-economic facilities, job opportunities and educational facilities for Black people, while promoting access for white residents (Pillay, 2008). Thus, spatial justice is both an outcome and a process that results in the outcomes that emanate from the manner in which space is reproduced (Philippopoulos-Mihalopoulos,

2010). Locational discriminatory activities, which include favourable spatial interventions aimed at creating access for certain groups of people at the expense of others in cities, are triggered through biases that are imposed (Soja, 2009). Soja (2009) argues that their geographical location is important in the production of spatial injustice and the creation of lasting spatial structures of privilege and advantage. This may occur through the lack of provision of infrastructure such as hospitals and schools in certain areas of the city, to mention just two examples.

Soja (2009) argues that the notions on spatial justice nowadays hinge around three principles, namely:

a) *Ontological spatiality of being*: This means that people are all spatial, social and temporary beings. Since people are spatial, they can relate to their space and find meaning in such spaces. As they relate to space, they also identify themselves with spaces where they reside. They do their day-to-day activities in spaces. They practise their cultures, rituals and religions in spaces. As a result, the manner in which social housing in undertaken in cities should embrace the fulfilment of beneficiaries in terms of enabling them to practise their daily activities. This is important in terms of enabling them to enjoy the benefits of the city.

The ontological spatiality of being also suggests that the residents in cities are social beings in the sense that they need to be able to interact, play and pray together in the urban space in which they reside. Therefore, social housing should enable access to community halls, parks, recreational facilities and churches, where beneficiaries can interact, play and pray with each other. This access is paramount in satisfying the spiritual needs of people while they enjoy the benefits of the city, which are central aspects in the debates on spatial justice and the right to the city.

b) *Social production of spatiality*: This perspective argues that space is socially produced and can therefore be socially changed. This argument implies that the production of space occurs through both social practices and material conditions. It means that space is shaped, among other things, by policies and innovations such as everyday routines of humans. The fore-stated practices not only lead to specific social patterns and relationships, but also affect cultural values and economic prospects. This also affects lives and access to opportunities in the cities. The notions on the production of space are pertinent in this thesis, as they help to explain the manner in which policy on social housing impacts the lives of the beneficiaries. The policy guides decisions on social housing to attain certain outcomes with regard to improving the lives of

beneficiaries through provision of shelter, access to services, job opportunities and facilities like schools and clinics. These are among the spending priorities that policy on social housing advocates for in the process of guiding planning and implementation of social housing programmes to improve the lives of beneficiaries.

Further, the perspectives raised in the debate about the social production of space assist in explaining how practices of government officials play a role in shaping social housing in relation to spatial justice and the right to the city. It guides analysis and explanation regarding the actions of government officials involved in planning and implementing social housing, in terms of attaining the desired outcomes of the policy which have to do with improving the lives of beneficiaries. It helps to demonstrate whether government officials acted in a manner that improves lives or not.

c) *Socio-spatial dialectic*: This means that the spatial shapes the social, as much as the social shapes the spatial. Precisely, the socio-spatial dialectic implies that people modify the spaces they live in, and in turn are modified by such spaces. It conceptualises the complex interrelationship between the so-called social and spatial structures, whereby the spaces produced by societal processes themselves have casual influence over those processes. The socio-spatial dialectic claims a dialectical connection between space and social relations. It argues that space is political and ideological, and therefore is a product literally filled with ideologies.

The socio-spatial dialectic means that humans recognise that the geographies in which they live can have consequences for everything they do (Soja, 2009). This means that their everyday lives are influenced by the manner in which the space where they live is produced. For instance, if the space they live in is far away from amenities and job opportunities, their well-being may be negatively affected because they may be unemployed and lack income to purchase food. In contrast, if they reside in areas that are close to job opportunities and facilities such as clinics, to mention a few, their well-being may improve as a result of being employed, since this will ensure that they have income to spend on the purchase of goods and services they need (Coelho et al., 2012). This view is also argued by Foucault (2007, as cited in Philippopoulos-Mihalopoulos, 2011) when he reveals how the connection of space, knowledge and power can be oppressive and enabling. This occurs because certain groups with similar ideology, practices and power may alienate residents in the cities who share different ideology and practices. Alienation may come through lack of delivery of services to the isolated residents, and this may compromise their lives.

This can be done by locating social housing in areas with less or no access to services, employment and amenities. It can go to the extent of omitting potential beneficiaries who cannot afford homes, by selecting people by their race and colour, as was the case in apartheid SA where whites excluded black residents from ownership of social housing apartments in the cities. It must be noted that social housing can also be planned in a manner that enables improvement of the lives of beneficiaries through creating access to schools, clinics, shopping centres and transport.

The implications of space on the well-being of people is also raised by Foucault (1994, as cited in Soja 2009, p. 2) when he says, "just as none of people are beyond geography, none of them is completely free from the struggle over geography. The struggle is about ideas, about forms, about images and imaginings". These notions reflect the spatial causality of justice and injustice that manifest themselves in the spaces where people live in cities, regions, and states, up to global scale (Chatterton, 2010). Until the ideas on spatial justice and injustice are widely understood and accepted by those involved in planning cities, it is necessary to make spatiality of justice clear and actively causal as possible (Iveson, 2011). To redefine spatial justice as something else is to miss the point and the new opportunities it opens up (Soja, 2009).

The notions which are discussed above are pertinent to planning in the sense that they should inform an understanding of spatial justice and the manner in which planning should respond to initiatives that intend to attain spatial justice in cities. The perspective that people are spatial means that they should be part of the processes that intend to socially reproduce space, and this must be undertaken in a manner that impacts positively on their lives. Space must be reproduced to create equitable access to resources, amenities and opportunities. The social reproduction of space must not be a top-down approach by those involved in planning the city, such as the public servants - it must be a participative process that involves the residents of the city.

2.3.   DEBATES ON SPATIAL JUSTICE

A reflection on spatial justice can be traced back to the Greek *polis* and the Aristotelian idea that being urban is the essence of being political (Soja, 2013). Broadly, spatial justice refers to focused emphasis on the spatial or geographical aspects of justice and injustice (Yenneti et al., 2016). This constitutes the equitable distribution in space of socially valued resources such as health facilities, schools, formal shelter and the opportunities to use them, and all residents of cities must enjoy opportunities to use such resources to improve their well-being (Fainstein, 2009). The inquiry on spatial justice has become a

strong cry and mobilising force for various social movements and coalition building covering the political spectrum, extending the concept of justice beyond social and economic matters to new forms of struggle and activism (Soja, 2013).

Spatial justice is not a substitute or alternative to social, economic, or other forms of justice, but rather a way of looking at, understanding and interpreting justice from a critical spatial perspective (Soja, 2009). From this notion, there is always a spatial dimension to justice, while at the same time all city planners, geographers or other spatial experts have expressions of justice or injustice when undertaking planning (Soja, 2013).

Further, spatial justice or injustice can be looked at, understood, and interpreted as both an outcome and a process, as geographies and distribution of resources that are in themselves just or unjust and as the process that produce these outcomes (Soja, 2009). It is relatively easy to discover instances of spatial injustice descriptively; however, it is difficult to identify and understand the underlying processes producing unjust geographies (Chatterton, 2010). For instance, spatial injustice can be discovered through manifestation of inadequate availability of facilities and services that are necessary for the well-being of residents compared to other locations within the city; unfair allocation of budgets and distribution of resources, such that on a per capita or other basis some areas are disadvantaged in comparison with others; facilities or activities that cause harm, such as pollution caused by industries in some areas, are unevenly distributed such that some areas suffer effects to a significantly greater extent than others; and access to space is unfairly or unjustly controlled (Yaghfoori, 2017).

The dynamics around locational segregation, created through partiality imposed on some population because of their geographical location, is fundamental in the production of spatial injustice and the creation of spatial structures of privilege and advantage (Soja, 2013). The three most familiar forces that shape locational and spatial discrimination are class, race, and gender, but their effects should not be reduced only to segregation (Soja 2009). For instance, the middle-income class which tends to be able to afford housing is located in spaces with job opportunities, educational facilities and healthcare resources, while those who cannot afford housing are located on the periphery with no access. There is evident segregation between races in neighbourhood formations, which relates to social ideals which exclude racial minorities from society in Canada and the United States of America (USA) (Walks & Bourne, 2006). In these countries the white spatial imagery is understood as prevalently successful, as it nourishes capitalistic ideals of mass production and also increases in value. This excludes black spatial

imagery, mostly nurtured based on social interaction and less on capitalistic ideals. This results in alienation between residents about access to opportunities, facilities, and resources in the cities.

Those who plan social housing should guard against local segregation as this can impair attempts to attain spatial justice and the right to the city. Biases that lead to creation of advantages and benefits for certain residents in the cities while alienating others through social housing should be avoided. Social housing must be planned and implemented in a manner that creates access for all people, and this can assist in facilitating spatial justice and the right to the city. Access to resources and benefits should be enjoyed by all residents, including the poor and the affluent.

Leitner et al. (2008) argue that the political organisation of space is a particularly powerful source of spatial injustice. This manifests itself with instances ranging from the gerrymandering of electoral districts, redlining of urban investments, and the effects of exclusionary zoning to territorial apartheid (Soja, 2013). Moreover, spatial injustice demonstrates itself in the form of institutionalised residential segregation, the imprint of colonial and/or military geographies of social control, and the creation of other core-periphery spatial structures of privilege from the local to the global scale (Leitner et al., 2008).

In furthering the debate on spatial injustice in the cities, Soja (2009, p. 3) argued as follows:

> "The usual workings of an urban system and the daily activities of urban functioning are a primary source of inequality and injustice in that the accumulation of locational decisions in a capitalist economy tends to lead to the redistribution of income in favour of the rich over the poor. This redistributive injustice is aggravated further by racism, patriarchy, heterosexual bias, and many other forms of spatial and locational discrimination. Note again that these processes can operate without rigid forms of spatial segregation. Geographically uneven development and underdevelopment provide another framework for interpreting the processes that produce injustices, but as with other processes, it is only when this unevenness rigidifies into more lasting structures of privilege and advantage that intervention becomes necessary".

Thus, even development, socio-spatial equality, distributional justice and universal human rights are never achievable (Iveson, 2011). Every geography in which people live has some degree of injustice embedded in it, making the selection of sites of intervention an important decision (Soja, 2009). Moreover, other modifiers of the concept of justice to align with their focus areas constitute groups of

people with perspectives that are related to territory, race, the environment, workers, youth, global or local, community, peace, money, borders, and corporeality (Soja, 2009). All these groups, such as those focusing on environmental justice which has to do with the protection of the environment, racial justice which intends to preserve constitutionally guaranteed rights to people who have historically been denied their rights on the basis of race, and border and corporeal which has to do with justice across borders in relation to the punishment of citizens of countries, seek justice and it must manifest in their present-day conditions (.Schlosberg & Carruthers, 2010). Thus, combining the notions of spatiality and justice triggers a variety of new possibilities for social and political action (Leitner, Sheppard & Sziarto, 2008).

It can also be argued that spatial injustice is created through interventions by various actors. Therefore, it can be said that spatial injustice is reproduced through developmental interventions in cities, especially those that lead to unfair distribution of resources and inadequate access to amenities and opportunities. All those involved in planning the city must attempt to avoid creation of inequalities and uneven access to services, as these compromise the attainment of spatial justice which is central in uplifting the lives of people. Sites of interventions must be carefully selected to impact the well-being of residents of cities positively. This is central in attaining spatial justice. The urban system and functioning must respond adequately to the needs of residents of the city and lead to creation of equal access to socio-economic opportunities.

2.4. SOCIAL JUSTICE

Harvey (2010, as cited in Philippopoulos-Mihalopoulos, 2016), argues that spatial justice links together social justice and space, and this assists in analysing the impact of regional and urban planning decisions on the residents of cities. This is demonstrated in the works of Harvey (2010) and Soja (2013), which show interactions between space and society. As a result, assessment of the relations between space and society is needed to comprehend social injustices and formulate policies aimed at addressing them (Harvey, 2010). Consequently, the interactions between space and society relate to the actions and practices of those planning and implementing policies that impact on the creation of spatial justice in cities. Policies must be accompanied by effective interventions that intend to attain spatial justice (Moroni, 2020). In terms of spatial justice, the phenomenon of having space is vital in societies where people live, and social justice is embedded in this (Dikeç, 2001). So, the understanding of interactions between space and societies is necessary to understanding social injustices and to a reflection of planning policies. However, there are many definitions of justice, and the objectives of regional and urban planning can be quite different and contradictory (Low, 2020).

The analysis of social housing in terms of attaining spatial justice can also be guided by notions about spatial justice and the manner in which it ties social justice with space. In considering the work of justice philosophers in relation to the way spatial justice links to social justice and space, such as John Rawls (1971, as cited in Fainstein, 2009) and Iris Marion Young (1990, as cited in Rogaly, 2015), two contrasting approaches to justice have polarised the debate. One places emphasis on redistribution issues, while the other concentrates on decision-making processes. On the redistributive level, social justice relates to justice in terms of the distribution of wealth, opportunities, and privileges within a society (Buettner-Schmidt & Lobo, 2012). As a result, it can be argued that for cities to attain spatial justice, wealth, opportunities and privileges must be distributed fairly. If the distribution of wealth, opportunities and privileges is not even among the residents of a city, there will be no social justice in the space, and this will impair efforts to create spatial justice. This problem is manifested in various cities in the world, especially those of sub-Saharan Africa such as Johannesburg and Cape Town in SA, Harare in Zimbabwe, Lagos in Nigeria, Kairo in Egypt, and Nairobi in Kenya. Spatial justice problems such as uneven distribution of resources which lead to poverty is the order of the day in the aforementioned cities.

The emphasis on redistributive issues such as access to resources of residents in the cities ask questions about spatial and socio-spatial distributions (Wu, Cheng, Chen, Hammel & Wu, 2014). Such debates pay attention to aspects about attaining an equal distribution and satisfaction of society's wants and needs, such as shelter, job opportunities, access to healthcare and good air quality (Pirie, 1983). The perspectives on redistribution play a key role in analysing the manner in which social housing responds to satisfaction of the wants and needs of beneficiaries. This consideration assists in interpreting the extent to which social housing contributes in attaining spatial justice through satisfaction of needs and wants. This is of specific concern in cities where residents experience difficulty in moving to a more spatially just location due to poverty, discrimination, or politically imposed limitations such as the apartheid pass laws implemented in SA in 1948 by the apartheid government (Strauss, 2019).

It is worth noting that even in developed nations, access to places, resources and facilities in the cities is limited (Marcuse & Kempen, 2011). Mitchell (1995) points to privatisation of public land as a common example of spatial injustice (Devereux & Littlefield, 2017). In relation to this distributive justice view, access to material and immaterial goods such as medical facilities, malls and schools and services like medical care and good quality education, respectively, or to the social position of an individual in a given society, such as being a councillor in a local municipality or a teacher in a school, indicate whether the situation is equitable or not (Soja, 2009). In terms of urban space, questions of accessibility, walkability

and transport equity can also be viewed as aspects of the distribution of spatial resources (Dabinett & Richardson, 2005).

The perspectives of the processes of decision making to spatial justice have to do with decision-making procedures (Soja, 2013). This approach raises notions of representations of space, territorial or other identities and social practices (Fainstein, 2009). For example, placing emphasis on majority groups or large numbers of residents in the city allows exploration of their spatial practices as well as investigation of how these are encountered, experienced and managed (Graham & Healey, 1999). This may reveal various forms of oppression or discrimination that a universalist approach may otherwise disregard (Dourish, 2006).

Contingent on the approach chosen, either notions on social housing regarding attainment of spatial justice are raised about spatial distributions, because justice is examined and understood from results, or perspectives in terms of social housing and spatial justice are argued in relation to space representations, spatial or not, identified and experienced because justice is defined as a process (Dikeç, 2001). Spatial justice becomes a unifying idea since its coherence arises from reflection on the modalities of political decision making and policies implemented to improve spatial distributions (Marcuse, 2009). This is applicable for the residents of the cities especially in terms of improving their living conditions through decision making that facilitates location of people in urban places with access to opportunists and resources.

The notions of the redistribution approach that relate to spatial justice regarding access to aspirations, wants and needs such as shelter, job opportunities and healthcare are relevant in this research. Such notions are utilised in analysing, assessing and evaluating whether social housing assisted in attaining spatial justice in terms of the aforementioned aspects. Other perspectives that are important and applicable to this thesis include redistribution of wealth, opportunities, privileges and advantages in cities, because they are central in analysing social housing with regard to spatial justice.

2.5.   INTEGRATION

There is no single definition of integration. Various institutions, such as the World Bank (1981) and UN (2020, as cited in Llorca et al., 2020), scholars such as Darkheim (1997, as cited in Turner & Turner, 2013), Marcus (1997), Lemanski (2006) and Ruiz-Tagle (2013) define integration differently.

The World Bank (as cited in Tshuma, 1981) defines integration from both the economic and the political standpoints. From the economic viewpoint, the World Bank defines integration as a process by which two or more countries proceed to eliminate gradually or immediately the existing discriminatory barriers between them for the purpose of establishing a single economic base (Tshuma, 2018). When economic integration is achieved, labour and products enjoy free movement between the countries and the needs of residents in the cities are met by the products such as bread, clothes and others produced by the countries. The political definition of integration focuses on institutional consequences of adoption of the economic policies that foster integration and maintenance of such policies. It deals with the requirement to create, along with the integrated space, an institutional centre capable of regulating the functioning of economic relations within the space (Stiglitz, 2018).

The UN (as cited in Llorca et al., 2020) defines integration from the integrated land use perspective. This is done with application of the sustainable development approach regarding development in cities. At the heart of that definition is the efficient and effective use of land resources and their equitable and fair distribution among residents of cities. The UN (2020) defines integration as involving an integrated land use planning approach that assists with intersectoral planning processes and implementation for the sustainable use of land resources. It is maintained that the outcome of integration is implementation of an agreed intersectoral plan that considers, among others, economic, social, and transportation sectoral plans when planning development in cities.

The notion of the UN (2020) about integration also brings forth efficient use of land and access to basic services such as water, electricity, sanitation, and housing in relation to sustainability. This is viewed as central in attaining quality of life for people in cities. The aspects about environmental protection are also taken as part of integration by various sectors of those involved in land use and integrated planning. Eizaguirre Iribar et al. (2020) argue that systems of land use planning and land use management are important in the process of integration, because they may assist in harmonising development, human activities, and the environment.

Durkheim (1997, as cited in Turner & Turner, 2013) defines integration as an interdependence where all parts of society work for a common objective to attain a united end. Marcuse (1997, as cited in Marcus et al., 2015) describes integration as the eradication of limitations to free mobility and establishment of positive and non-hierarchical relationships, which is more than mere non-segregation. Additionally, Ruiz-Tagle (2013) thinks that integration may be described as the opposite of territorial exclusion.

Berkman and Glass (2000) view integration from the viewpoint of human relationships which relates to the degree to which an individual is interconnected and embedded in a community. Berkman and Glass (2000) argue that this is social integration and is crucial to an individual's health and wellness including the health and vitality of entire populations. Within this process newcomers or minorities are assimilated into the social structure of the host society (Turner & Turner, 2013). To be precise, social integration has to do with newcomers' experiences in the society that is in receipt of them. It assists newcomers to be part of the society and that is crucial in developing social networks for the residents of the cities. As a result, social integration assists in contributing to a less social distance between groups and it facilitates a shift towards more consistency to the common values and practices (Seeman, 1996).

Scholars such as Moghaddam (2002), Graff (1991) and Archer (1985) view integration from the perspective of cultural practices which are part of the relationship between individuals and society. They argue that individuals grow up to be independent beings with private thoughts and feelings, yet also become integral parts of a continuous collective life. Cultural integration is when individuals from one culture adopt practices from another without shrinking their own (Kuran & Sandholm, 2008), such as the introduction of the foods, beliefs, or arts of a different culture.

Integration is also perceived in relation to space. This type of integration is called integrated spatial planning, and it refers to the modern urban development strategies and approaches used to design and plan the distribution of people, facilities, infrastructure, spaces, and activities in set regions of various nations (Ruiz-Tagle, 2013). Characteristics of spatial integration involve, among others, minimisation of adverse impacts on the environment (Healey, 2006). Ran and Nedovic-Budic (2016) argue that spatial integration is a combination of social, cultural, environmental, and economic strategies and the co-ordination of that in relation to land use. It is a combination of sectoral activities and actions to create synergies and complementarities (Ran & Nedovic-Budic, 2016).

The notions about integration are relevant in this thesis, because they argue for the utilisation of resources in a manner which promotes the well-being of people in cities. As argued previously, integration advocates for equitable and fair distribution of land resources to residents of cities. As a result, the perspectives raised in the debates about integration relate to matters of spatial justice and the right to the city. This assists in analysing how social housing contributes to integration in a manner that achieves spatial justice and the right to the city in the areas where social housing is initiated in the cities.

2.6.   PARTICIPATION

Participation is a process of engaging multiple stakeholders in information sharing and decision making (Carpentier, 2011). In the process of participation, two or more parties influence each other in making decisions (Oakley, 1991). The World Bank (as cited in Rietbergen-McCracken, 1996) defines participation as a voluntary process by which people, including the disadvantaged (in income, gender, ethnicity, or education), influence or control decisions that affect them. Goodland (2004) contends that the essence of participation is exercising of voice and choice by those participating in making decisions.

Cornwall (2008) perceives participation as a means to define the ends, not as an end in itself. The goal therefore is to optimise participation to attain the desired programme goals, not simply to maximise participation (Cornwall, 2008). In this dissertation the desired goal of participation in social housing is to ensure that the desires, needs and wants of people are met with satisfaction, which would be instrumental in contributing to spatial justice and the right to the city.

In development, participation of persons may not be purely premised on idealistic, humanitarian, or egalitarian grounds (Oakley, 1991) - participation may be viewed as important in increasing project efficiency and the effectiveness of the development (Stiglitz, 2002). Additionally, participation is perceived as important in encouraging self-reliance and ownership of the development programmes by the participants and taken as crucial in efforts that intend to enhance the people who may benefit from them (Goulet, 1989). The approach to participation must be premised on persuasion and understanding and not simply on short-term incentives or even coercion (Cornwall, 2004). Those who take part in development programmes must be readily able to identify and find solutions to problems that face their communities. The solutions to problems faced by people must be developed in a collective manner that enhance the ownership of development programmes by the community.

Participation is widely applied in government development programmes (Smith, 1998). In this sense, it is argued that the beneficiaries of development programmes initiated by government must be involved in the development initiatives (Nkunika, 1987). This may assist in facilitating organised efforts and involvement of beneficiaries in the processes of planning, implementing, and monitoring development in their communities (Nkunika, 1987). The beneficiaries interested and affected parties may be able to influence and share control over decisions regarding priorities of development programmes and allocation of resources in the development which affect them (Simmons & Birchall, 2007). From this notion, participation could be perceived from the level of consultation and decision making in all phases

of the development cycle from the needs assessment to appraisal, to implementation, to monitoring and evaluation (Brett, 2003).

Furthermore, the concept of participation is applied in urban planning and is called participatory planning (Forester, 1999). Participatory planning is described as an urban planning paradigm that advocates involving the community in planning (Timothy, 1999). It helps members of community to shape the way planning responds to problems faced their society (Van Empel, 2008). Participatory planning prioritises the combination of technical skills and knowledge of people in the community during planning (Albert & Hahnel, 1992). Participatory planning also emphasises consensus building, and collective community decision making and prioritises participation of marginalised groups in the planning process (Legacy, 2017).

In this thesis the notion of participation assists in analysing how government managed to include beneficiaries of social housing in planning, implementing and monitoring social housing to attain spatial justice and the right to the city in Alexandra Township. Further, participation will help in examining to what extent the interests, preferences, needs and desires of beneficiaries constituted the planning process that intended to deliver social housing in Alexandra Township.

2.7. CRITICAL THEORY

Critical theory is associated with three critical theorists of the original Frankfurt school (Morrow & Brown, 1994). Horkheimer et al. (2005, as cited in Brookfield, 2005) presented the first systematic attempt to employ traditional empirical research techniques in the refinement and testing of propositions derived from the Marxist tradition. Horkheimer (1982, as cited in Asghar, 2013) defines it as an endeavour that strives to liberate human beings from the circumstances that enslave them. This notion is pertinent in this thesis because the beneficiaries of social housing faced circumstances that enslaved them. Such circumstances manifested in the form of homelessness, which was caused by, among others, their inability to afford houses as a result of low income. The government endeavoured to provide people who could not afford to purchase houses the opportunity to rent units through social housing to assist them to have shelter (Huchzermeyer, 2001).

Critical theory promotes democratic approaches through changes in social, political, cultural, economic, ethical, and societal beliefs and systems (Kincheloe & McLaren, 2011). Thus, critical theory enables an understanding of the call for change of the prevailing status quo of phenomena in cities. In this study,

critical theory encourages democratic ways of dealing with the problem of homelessness in cities, and at the core of that is the social housing programme. In a sense, democracy entails the beneficiaries' ability to speak without fear or to have a sense of freedom from limitations in cities as well as from social, political, economic, cultural, religious, and gender-related barriers (Asghar, 2013). Critical theory is a perspective that addresses social inequalities such as the existence of unequal opportunities and rewards among communities and power differentials (Tyson, 2014). Critical theory assists in explaining how social housing was utilised as an intervention to address the problem of the unaffordability of housing among the beneficiaries in a manner that addresses unequal access to services, opportunities, and amenities. This is crucial in the debates about contributing towards spatial justice and the right to the city.

Further, critical theory helps to explain the manner in which social housing is utilised as a tool to facilitate the right to the city for the beneficiaries of social housing. In this context, critical theory facilitates an explanation of how those in positions of power, such as government officials, who plan social housing exert a major influence on the way it is planned and implemented to attain spatial justice and the right to the city.

Adams and Searle (1992, as cited in Forester 1993) argue that critical theory accepts that there is a reality that exists. Alvesson and Willmott (1992, p. 435) posit that this is reality that is made by social, political, cultural, economic, ethnic and gender-based forces that have been preserved as social structures that are viewed to be real. In this dissertation, critical theory helps in explaining how a government intervention aimed at addressing the problem of homelessness creates a reality in Alexandra Township through social housing in line with spatial justice and the right to the city. In doing so, critical theory helps to reveal how social housing alters the day-to-day reality of social housing beneficiaries about satisfaction of their needs, aspirations and wants. It provides critical reflection and clarification regarding the way social housing contributes to spatial justice and the right to the city, and this is argued in relation to the well-being of beneficiaries.

Fairclogh (1999, as cited in Asghar 2013) utilises the term 'critical theory' as concerned with, among others, the critique of ideology and the result of dominance by powerful groups on society. Fairclogh (1999) criticises ideological issues of the powerful group, who use certain values and practices such as those based on gender, culture, race, and religion to exercise their power and gain control over people of the suppressed class in society. An ideology can be defined as an organised set of ideas (Gunder, 2010), with a purpose to trigger change in society through a normative thought process (Voogd & Woltjer,

1999). Ideologies tend to be abstract thoughts applied to reality and thus make this concept unique to politics (Kiernan, 1983).

In order to deal with unjust and unfair issues in society and bring about change, the application of critical theory is paramount (Marcuse, 2009). It allows consideration of disadvantage and advantages in terms of gender, ethnicity, or any other bias (Kincheloe & McLaren, 2011).

Given the fact that critical theory is concerned with the debates about power within the community regarding race, class, gender, education, economy, religion and other social institutions that contribute to a social system, Horkheimer (1972, as cited in Asghar, 2013, p. 3123) suggests three requirements for a sufficient critical theory, which are also maintained by Bohman (2005):

- Critical theory must be able to explain and create an understanding about the aspects that are wrong with the prevailing social reality.
- Critical theory must identify the action that is needed to change the dominant social reality.
- Critical theory must provide explicit norms for criticism and transformation applicable to the current social reality that must be changed.

These three criteria assist critical theories not to merely analyse the problem, but also to identify methods and strategies which can ensure successful implementation in society to address the problem with the current reality prevaility in the society. Horkheimer (1972, as cited in Asghar, 2013) is persuaded by the Marxist perspective of supremacy of economy over all social aspects (Callaghan, 2016). However, Kincheloe and McLaren (2011) disagree with Marx's view based on superstructure, since they consider multiple forms of power, including the racial, gender and sexual axis of domination. Thus, Kincheloe and McLaren's viewpoint is important, because it enables consideration of race, gender, sexual partialities, and other factors, such as class and poverty issues, when analysing power dynamics and their role in planning social housing in cities. Additionally, these notions assist in detecting the way they influence social housing in contributing to spatial justice and the right to the city in urban areas.

In arguing about race, gender and the sexual axis of domination, Kincheloe and McLaren (2011) do not underestimate the importance of the economy, but they argue that economic factors cannot be alienated from other axes of oppression (Callaghan, 2016). Thus, critical theory does not attempt only to highlight and explain social factors that cause oppressive and powerful groups to dominate the suppressed sections of society, but also strives for a social set up premised on equality for all members in the society

(Breuing, 2011). Such notion about equality is central in access to urban resources, services and socio-economic opportunities in cities.

This thesis applies the three-dimensional criteria of critical theory above. It explains the problems of social housing about its contribution to spatial justice and facilitation of the right to the city by beneficiaries of the social housing programme in Alexandra Township. It identifies the government interventions that intend to change the social reality of low-income people with no access to housing in Alexandra Township. Critical theory also provides norms for criticism and transformation in relation to the social housing programme and its contribution to spatial justice and the right to the city in Alexandra Township. It guides explanations about what is wrong with the social reality that faces the beneficiaries of the social housing programme in Alexandra Township. It assists in identifying the actions that should be taken to ensure that social housing achieves spatial justice and the right to the city in Alexandra Township. Since critical theory is concerned with power relations, this notion assists in detecting the relations of power regarding the social housing programme and the way power affects the contribution of the programme to spatial justice and the right to the city for the beneficiaries of the programme in Alexandra Township. It shows how government officials influenced the social housing policy in relation to access to opportunities and benefits in Alexandra Township.

2.8.   RAWLS' THEORY

Seeking to attain justice is a vital objective in all societies (Chatterton, 2010). It is also an important principle for sustaining human dignity and fairness (Marcuse, 2009). The legal and philosophical debates that revolved around Rawls' (1971) theory of justice are relevant in this thesis. Rawls' notions on justice attempt to address the problem of redistributive justice, in other words, the socially just distribution of goods in society. Rawls' theory argues that each person must have equal right to the system of equal basic liberties, compatible with a system of liberty for all (Melenovsky, 2018). It contends that social and economic inequalities must be arranged to attain the greatest benefit for the least disadvantaged people (Fainstein, 2009). In addition, Rawls' theory maintains that there must be equality of opportunity, and this is important in understanding spatial justice in terms of access to services and opportunities in cities (Alfasi & Fenster, 2014).

The notions raised in Rawls' theory (Hafeznia & Ghaderi Hajat, 2015) are important in the debates on justice and can be applied in spatial justice. For instance, for cities to attain spatial justice, equal rights in relation to access to services must be promoted and there must be equality of opportunity with regard to

enjoyment of the resources in cities. If the notions of Rawls' theory are applied successfully in cities, residents may enjoy equal access to social and economic advantages. Thus, Rawls' theory helps to analyse social housing in line with access to social and economic advantages. This assists in examining and interpreting how social housing leads to spatial justice and the right to the city.

Social advantage can be described as a concentration of the best advantages, such as resources and opportunities, among certain groups of residents of the city while allocating less or no advantages to other residents (Dean & Platt, 2016). This leads to inequalities and social divisions among the people (Bret, 2018). Economic advantage is described as a position or capacity that allows one person to outperform in a particular market (Richman, 2006). It is like the concept of competitive advantage, which allows certain people to do better than others. These notions are important in this thesis because social housing needs to be analysed on the level of the advantages it creates for beneficiaries in cities.

2.9.   NEW URBANISM THEORY

Grant (2005) contends that the genesis of the new urbanism theory emanates from the works of Jacobs and Krier (1961) which reflect a certain way of thinking about a good city. Jacobs (1961, as cited in Ghorbi & Mohammadi, 2017) placed emphasis on mixed land uses in relation to people and their lives in a city. She argued about the failures of modernist planning perspectives on high-rise buildings and large parks to maintain the vibrant, fine-grained mixed use of the ethnic neighbourhoods of Greenwich Village that she loved (Ellis, 2002). In discussing her ideas on new urbanism, she associated deteriorating civility with changes in the urban form (Higgins & Swartz, 2018). Krier (1978, as cited in Hebbert, 2003) placed emphasis on design issues and their impact on the lives of persons in cities. Such designs were related to land use and the functioning of the urban space. His notion of the good city focused on visual coherence but mixed functions (Hebbert, 2003). In his argument, he considered the compact pre-industrial cities as models of urban spaces that pool together urban functions while avoiding the confusion caused by a mix of building types or inclusion of non-urban elements (Ghorbi & Mohammadi, 2017).

Bond and Thompson-Fawcett (2007) argue that the new urbanism theory puts forward the perspective of a social mix in cities and is premised on idealists and social critics who were critical of the living conditions of the poor. The objective of mixing different housing types emanated from the notion that social mixing creates more equitable access to resources, and that the diversity develops a more creative and stable urban environment (Hirt, 2009).

The perspectives of new urbanism theory were more influenced by architects and planners, and they advocated for resource-efficient societies (Grant, 2006). Such architects and planners argued in favour of the development of buildings and neighbourhoods that protect the wellness of the environment and improve quality of life for residents of cities (Scheer, 2008). It is argued that cities with compact neighbourhoods must be created to provide affordable housing and access to jobs and amenities (Grant & Perrott, 2009).

Banai (1998) contends that the new urbanism theory advocates for walkability, meaning that most places must be within a ten-minute walk from homes or places of work (Ford, 1999). New urbanism theory advocates for pedestrian-friendly streets in the urban form, which must be free of cars (Balula, 2010). It is maintained that the benefit of a pedestrian-friendly city is a healthier lifestyle with more walking and less stress (Thompson-Fawcett, 1998). This occurs because walkability will not trigger carbon emissions and air pollution (Iravani & Rao, 2020; Trudeau, 2013). Walkability helps in reducing the carbon footprint in cities since it regulates use of cars (Huang, 2012). When walkability is attained, stress among residents of cities may be reduced because it promotes an active lifestyle through pedestrianisation of streets (Alexander & Wydeman, 2020). Pedestrianisation of streets means a planning initiative where cities are made walkable and explorable on foot (Lund, 2003). Lund (2003) argues that some of the benefits of implementing the notions of the new urbanism theory include use of government money invested in urban spaces to achieve efficient and effective use of land regarding the well-being of residents of cities.

Notions about urban connectivity through transportation networks in cities are part of the arguments of new urbanism theory. This comes in the form of an interconnected street grid network which disperses traffic and eases walking by residents in cities (Grant, 2009). Katz (1994) argues that a hierarchy of narrow streets, boulevards and alleys is essential and a high-quality pedestrian network along with a public realm makes walking a pleasure, which leads to improved connectivity that ensures less congestion and sprawl to deal with in cities.

Mixed land use and diversity are also notions of the new urbanism theory (Smith, 2002). A mix of various sectors, including retail and residential, is encouraged (Fulton, 1996). Gonzalez and Lejano (2009) argue that mixed land use must be implemented on all scales within neighbourhoods, blocks, and buildings. The mixed areas will attract a diverse population (Crane, 1996) and should be complemented by mixed housing typologies demonstrated by a range of types, sizes and prices in close proximity, which leads to higher and more stable property values (Knaap & Talen, 2005).

Quality architecture and urban design is advocated for in the new urbanism theory (Ellis, 2002). These focus on beauty, human comfort, and creation of a sense of place (Wey & Hsu, 2014). Iravani and Rao (2020) maintain that human-scale architecture and beautiful surroundings nurture the human spirit. It is argued that if there is quality architecture and urban design, this will facilitate movement and independence for children, the elderly, and the poor in being able to get to jobs, recreational facilities and services without the need for a car (Plaut & Boarnet, 2003). Greater savings for the residents and school boards may be attained because of reduced transportation costs (Godschalk, 2004). A better sense of place and community identity may be achieved through applying the notions of the new urbanism theory.

Grant (2005) contends that through application of the new urbanism theory, increased density may be attained. This may manifest in buildings, residences, shops, and services close together for ease of walking (Talen, 1999). This enables a more efficient utilisation of services and resources in cities (Talen, 2002) and may lead to a proximity that facilitates the possibility to use bicycles for access to parks, retail and other services (Hebbert, 2003).

The new urbanism theory is pertinent to this thesis because it advocates for easy access to resources through walkability, efficient use of transport to access services, facilities and amenities, mixed use of land, and facilitated access to basic services such as housing, access to jobs and shops, and these are part of the arguments raised in spatial justice and the right to the city. This allows the new urbanism theory to assist in analysing social housing in terms of its role towards spatial justice and the right to the city.

2.10.   SMART GROWTH THEORY

O'Connell (2008) argues that the smart growth theory traces its genesis from the growth controls in the period of 1960s and the growth management revolution during the time of 1970s and 1990s. This theory was a response to a fundamental question that was posed, namely growth or no growth (Kolbadi et al., 2015). The smart growth theory shifted its focus from the aforesaid question and accepted that development and conservation of the environment are both vital (Grant, 2009). As a result, the smart growth theory advocates for development that serves the economy, the community, and the environment (Resnik, 2010). This is viewed as important in creating a liveable city with improved quality of life for the people through benefits from the economy and healthy environment. The notions of the smart growth theory have been central in the attempts that intend to promote growth which balances the economy and environment.

The smart growth theory contends that future growth has to do with innovation and a chance for progression (Ding, 2017). Communities demand optimised investment in their spaces, and this is viewed as meaning maximum positive results for the money spent in development (Wlodarczak, 2012). Residents in cities challenge the rules and regulations which force them to commute long distances between home and the places of work (Ren et al., 2009). Additionally, some residents in cities question the fiscal rationale and wisdom of neglecting existing infrastructure at the time when new developments take place in cities. Zhang (2017) argues that scholars of the smart growth theory, such as Turner (2007), Grant (2009), Grant and Perrot (2009) and Downs (2001), indicate that if the development strategies that are premised on the notions raised in this theory are implanted in the cities, the residents would be in a position that enables them to create and maintain attractive, convenient, safe and healthy neighbourhoods. They may be able to foster creation of a city form that promotes social, civic and physical activity while protecting the environment (Kolbadi, Mohammadi & Namvar, 2015). Most significantly, if the ideas raised in the smart growth theory are implemented in cities, more choice for residents and visitors regarding where to live, how to move around and how to interact with people may be possible (Grant, 2009).

Theart (2007, as cited in Farr, 2011) argues that with support and effective implementation of smart growth principles in our cities, this could possibly assist in contributing to the quality of life. Moreover, it may also assist in the attempt of creating sustainable cities where people can live, work and play (Turner, 2007).

Mixed land use is among the notions raised in the smart growth theory (Aurand, 2010). An area can be perceived as 'mixed' when it comprises housing, retail, office, commercial and public zonings and this occurs mostly in cities (Cao & Chatman, 2016). This type of development enables residents to walk to the shops and to work within their neighbourhoods (Kolbadi, Mohammadi & Namvar, 2015). Easy access to amenities for residents who cannot drive is promoted by the smart growth theory. Further, there may be less expenses for residents because all services are within a short distance.

Ramirez de la Cruz (2009) argues that the notions of the smart growth theory encourage compact design which is viewed as crucial in facilitating access to services, opportunities and facilities for the people in cities. Such design utilises spaces creatively and efficiently to reduce the development footprint and to maximise space for parks, agriculture and wildlife habitat and this is important in improving the quality of the built environment (Knaap & Talen, 2005). Compact design facilitates development of a greater number of units that can be built on smaller lots (Knaap & Talen, 2005). This is important in the attempt

of responding to housing needs of people in cities. The open spaces and parks make neighbourhoods attractive, and the wildlife benefits from land conserved as open space (Grant, 2009). The use of compact design also leads to lower infrastructure costs because people live in close proximity to amenities (Grant, 2009). Further, the application of the smart growth theory's notions in developing cities may lead to creation of pedestrian- friendly neighbourhoods, because the urban form advocated encourages mixed use of land.

The smart growth theory advocates for creation of a variety of housing opportunities and options (Xiang-long, 2009). This theory maintains that there should be development of different sizes, processes, and ownership options, such as leasing or owning (Xiang-long, 2009). This may assist in broadening the customer market for housing products, and development of adiverse community may be facilitated by applying these notions.

Moreover, distinctive, and attractive societies with a strong sense of place must be created (Dierwechter, 2013). This may assist in developing a different society that is pertinent to its location by utilising historical sites, natural features and local materials, and the benefits of this initiative may be higher property values (Dierwechter, 2013). Further, greater community pride may be attained by the residents because the development will reflect their history and natural features (Dierwechter, 2013).

Smart growth theorists such as Dierwechter (2013), Kushner (2002), Dowling (2000), and Szold and Carbonell (2010) argue that there must be safeguarding of open space, farmland, natural beauty, and critical environment areas. They maintain that this must occur since natural land must be examined and protected because this assists, among others, in facilitating access to clean air and water. Further, this may assist in halting urban sprawl (Siegan, 2001). The benefit of applying this notion may be conservation easements with their advantages of protecting land for future generations (Capello & Lenzi, 2016).

O'Connell (2008) maintains that the smart growth theory implies that there must be direct development towards existing communities, which means infill planning (Addison et al., 2013). This may allow densification to occur in already built-up areas, resulting in mixed land use and walkable neighbourhoods (Turner, 2007). The benefit may be proximity to town, which will assist in ensuring shorter travel times to services and allowing for multiple modes of travel (Talen, 2003).

The smart growth theory is relevant to this thesis because it raises crucial notions such as the development of housing in areas that are close to amenities, facilities, and socio-economic opportunities.

This theory also raises aspects that are similar to the new urbanism theory, such as creation of communities in a manner that encourages efficient and effective mixed land use. These notions are part of debates about spatial justice and the right to the city. Thus, the smart growth theory assists in analysing social housing in terms of spatial justice and the right to the city.

2.11.   CONCLUSION

This chapter discussed concepts and theories that are pertinent and that guide this dissertation. They raised notions from various scholars, and these are applied in this study. The relevant concepts are spatial justice, social justice, integration and participation, and the theories are critical theory, Rawls' theory, the new urbanism theory and the smart growth theory.

This chapter established a conceptual and theoretical framework that assists in analysing findings with regard to the manner in which social housing may contribute to spatial justice and the right to the city in Alexandra Township. It provided a platform that enables assessment of the role of social housing in the attainment of spatial justice and facilitation of the right to the city.

CHAPTER THREE: SOCIAL HOUSING AND ITS MANIFESTATIONS

3.1. INTRODUCTION

The previous chapter presents concepts and theories that shape and guide the arguments of this thesis. Concepts such as spatial justice, social justice, integration, and participation were discussed in terms of the way social housing contributes to spatial justice and the right to the city. Theories such as critical theory, Rawls' theory (1971), the new urbanism, the smart growth theory and their relevance and importance to this study were discussed.

This chapter discusses initiatives of social housing in terms of how they contribute to spatial justice and the right to the city internationally and locally. The discussion critically reflects on cities where social housing was planned and implemented in North America, South America, Europe, Asia, and Africa. This helps in analysing how social housing initiatives contribute to spatial justice and the right to the city through critical reflections on practical experiences in various cities. This also assists in providing a comprehensive and diverse view of social housing in the context of spatial justice and the right to the city.

3.2. HISTORICAL DEBATES ON SOCIAL HOUSING

This section focuses on debates about social housing in terms of its early development in various cities. The debates assist in analysing the manner in which social housing contributes to the wellness of people in cities, which is part of the notions on spatial justice and the right to the city. The debates about social housing show lack of a co-ordinated government role in planning and implementing social housing in the early stages. A policy framework on social housing was viewed as needed in guiding the role that governments should play in planning and implementing social housing to improve the residential conditions of people in cities. The subsequent parts of this chapter discuss social housing initiatives, and this assists in evaluating the manner in which social housing contributes to spatial justice and the right to the city.

3.3.   REFLECTIONS ON EARLY DEVELOPMENTS OF SOCIAL HOUSING

In countries such as Britain, the USA, France, and Germany, housing was not a policy issue until the mid- to late 1800s (Goodchild & Cole, 2001). Goodchild and Cole (2001) argue that prior to that period, before industrialisation, most people worked where they lived. However, by the 1850s massive amounts of jobs were created in the cities, and people from rural areas flooded into the urban centres in great numbers (Berg, 2005). This phenomenon was matched with a critical housing shortage (Berg, 2005). There were some responses to the housing shortage in cities, but they were private, profitable and often unsafe (Malpass, 2014). For example, in London real estate developers were converting old single-family homes into subdivided tenement homes; where one family formerly resided, three or five families were crammed into every inch of the building (Scanlon et al., 2015).

Marcuse (1995) argues that despite the deplorable housing conditions of the late 1800s, such as overcrowding in apartments and squalor which led to illnesses, the policy makers were still hesitant in developing any kind of response and they held the notion that housing solutions were the exclusive responsibility of the private sector and charity organisations, which exacerbated housing problems (Andrews, 2020). This notion of the policy makers triggered lack of a meaningful role of government in housing initiatives, especially in cities such as London, New York, Paris, Madrid, Milan, Berlin, Rome, Brussels and Frankfurt (Chandler & Fox, 2013).

Plunz (2016) contends that in response to poor workforce housing conditions, characterised by a lack of fresh air, ventilation, fire protection and indoor plumbing, New York City developed the New York Housing Act of 1879 to make housing conditions better for the residents in cities. Conversely, the important rationale behind the establishment of the legislation was less a concern for the safety of people but rather a concern that the appalling residential conditions would negatively influence the character of tenement residents (Lubove, 1963). The major cities continued to develop and they passed legislation adopting building codes and housing quality standards (Bloom & Lasner, 2016).

Power (2021) argues that the cities of the world were confronted with a housing crisis that necessitated government intervention. For instance, in the reconstruction period following the Second World War (WWII), concerns about housing unaffordability and availability skyrocketed (Sullivan, 2020). Thus, policy makers had to think about the best manner in which social housing would be provided to residents who could not afford housing in the cities.

Dufty-Jones (2018) states that in the second interim report by the Commonwealth Housing Commission (1944), the Commission articulated that the shortage of affordable housing was among the key reasons in the reduction of families and decline in birth rate in countries such as Australia. In many cities of the world, such as New York in the USA, Manila in the Philippines, Shanghai in China, Sao Paulo in Brazil, and Mumbai in India, the poor housing conditions resulted in scourges such as disease, poverty and crime (Dean, 1949). As a result, there were debates throughout much of the early century about whether unsafe and unsanitary housing conditions could influence and shape a person's character (Dufty-Jones, 2018). By 1915 housing reformers and activists in London broadened their understanding of housing and began to see it less as a moral character issue and more as a needed component of healthy neighbourhoods in cities (Krieger & Higgins, 2002).

The period after WWII and the Great Depression also gave rise to different housing movements created by a number of activities, philanthropists, politicians and other NGOs in cities (Dufty-Jones, 2018). There were thoughts around what was called modern housing in cities, and this emerged from concerns of constructing affordable housing at the outskirts of the urban core with no job opportunities (Goodchild & Cole, 2001). It was argued that housing for the poor and low-income persons was built in isolation from the fabric of the neighbourhood and administered in a top-down approach by the government would be unpopular (Malpass, 2014). Martens (2009, p. 10), states as follows:

> "… these are also the notions of Catherine Bauer, author of the classic 1934 book titled *Morden Housing* who argued for a large-scale housing in the city, which is developed by non-profit organisations and co-operatives, peripheral from commercial interests, and designed for families of all incomes using an architectural approach that would enable varied profiles of families in terms of wealth to be invisible".

Radford (2008) argues that the notions of Catherine Bauer show that she was an early advocate of a multi-family approach, in which amenities could be shared by entire neighbourhoods and efficiencies in construction would deliver affordability of housing to all residents of cities with low incomes.

3.4. MANIFESTATION OF SOCIAL HOUSING IN THE CONTEXT OF SPATIAL JUSTICE AND THE RIGHT TO THE CITY

Various cities in the world embarked on social housing to attain spatial justice and create access for the residents, which led to benefits such as access to jobs, services, and facilities. This was undertaken to address the homelessness of residents of cities and improve their well-being (Pierre, 2007). This part of

the research discusses crucial trends regarding how social housing contributes to spatial justice and the right to the city for the residents of cities.

3.4.1. International Trends

In order to attain spatial justice through provision of accommodation, social housing was implemented in London (Goodchild & Cole, 2001). Hill (1956) says that social analysists and observers such as Octavia Hill (1880) and Charles Booth (1889) commented on the filthy conditions, disease and immorality that arose from the housing problems in London. A social researcher who was also a journalist, Henry Mayhew (1848, as cited in Malpass & Victory, 2010, p. 5), visiting Bethnal Green in 1851, wrote the following:

> "… the roads were not done, often simple passages, houses were tiny, and foundations were not made. However, such houses were subdivided and, but they were often around unpaved courts in the city. Further, there was an approximately absence of drainage and sewerage which was worsened by the ponds created by the excavation of brick-earth. There were pigs and cows in the back yards, harmful trades like boiling tripe, melting tallow, or cooking cat's meat, and slaughterhouses, dust-heaps, and lakes of rotting night soil added to the dirty residential conditions in London".

The dire need of housing by people who lived in filthy conditions triggered assistance from various groups of philanthropists, who started to provide housing for the people who could not afford through apartment blocks in cities such as London and New York (Zinkina et al., 2017). In order to respond to the housing needs, some owners of factories constructed villages for their employees - for example, Saltaire in 1853 and Port Sunlight in 1888 (Whitehead, 2014). It was in 1885 in England that the state took an interest to address the poor housing situation of the residents (Burnett, 1986). This led to the promulgation of the Housing of the Working Class Act of 1885, which authorized Local Government Boards to get rid of unhealthy residential buildings and this persuaded them to improve the housing in their areas of jurisdiction (Festinger et al., 1950).

As in England, the Brazilian government planned and implemented social housing with the intention to provide shelter for the people. The social housing programme was launched in 2009 with a budget of $18 billion to construct one million homes (Paulsen & Sposto, 2013). This programme had a second stage which comprised a Growth Acceleration Programme which was announced in March 2010 (Valença & Bonates, 2010). This stage included two million homes (Bodach & Hamhaber, 2010). This assisted in

providing shelter for people of low income who were experiencing housing problems as a result of non-affordability.

In an attempt to attain spatial justice, Canada also initiated social housing. In Canada, social housing is typically a block of subsidised housing run by a government agency, often described as community housing, with townhouses in cities of the country that are easier to manage (Walker & Barcham, 2010). Rose (1980, p. 57) stated that in Canada, especially Toronto, there are high-rise constructions of residential buildings assembled together for the working class, however, this type of social housing development is no longer favoured in both the UK and US. Nonetheless, the Toronto Community Housing Corporation, constructed different buildings and communities such as individual houses, townhouses and a mid-rise flat for both the working and middle classes (Lehrer & Wieditz, 2009). In Canada, decentralisation of public housing to local municipalities was done to improve response of government to the housing needs of people (Rosen, 2017). In that process, Social Housing Services Corporation was established in Ontario in 2002 to offer group services for social housing providers and this assisted in the initiatives intended at addressing housing problems in Canada (Leone & Carroll, 2010).

In the period between 19th and early 20th centuries, in the USA the government intervened in housing for the poor people who could not afford through introducing building standards applicable to construction (Schwartz, 2014). The Techwood Homes of Atlanta, Georgia, constructed in 1935, were the nation's first public housing initiated by the government to solve the residential problem of the poor (Flores, 1994). Most of the government housing aimed at catering for the housing necessities of the poor was constructed from the 1930s onward (Sazama, 2000). The initial public housing focused on slum clearance, with the condition maintained upon by private builders that for every unit of public housing constructed, a unit of private housing would be eradicated (Ross & Turner, 2005). States Headey (1978, p. 87):

> "This reduced problems and frustrations regarding the neighbourhoods that were viewed as sources of squalor and disease, and this reflected consideration of sanitation initiatives which were central in improving the lives of people in cities of the USA. Additionally, public housing in collaboration with the Federal Highway Program embarked upon to support housing development demolished the older, poorly constructed housing in African American neighborhoods across cities of the United States".

Singapore initiated social housing to provide shelter for residents who could not afford housing, and this initiative was undertaken to situate people close to industries that provide jobs and social facilities, for example, schools and services (Yuen, 2007). The social housing initiative was important in contributing

to spatial justice and the right to the city because the beneficiaries managed to enjoy access to opportunities, facilities, and services and this improved their well-being. Addae-Dapaah and Juan (2014) agree that social housing in Singapore contributed to meeting the basic needs of the urban poor who were beneficiaries of social housing, and this improved their well-being. In Singapore, the government intervention to deal with housing problems, explicitly the planning and construction of social housing apartments and the allocation of pertinent units to the beneficiaries and resale of units, is guided and administered by the Housing and Development Board (Vasoo & Lee, 2001). The administrative responsibility of social housing was given to Town Councils in the municipalities covering their areas of jurisdiction headed by the local members of parliament (Phang, 2001). This was paramount in accelerating practical and progressive government responses to social housing needs in the urban areas to resolve housing challenges.

3.4.2. Experiences in Africa and Social Housing

Like other countries in the West, such as the USA and the United Kingdom (UK), and Asian countries such as Singapore and Taiwan, various countries in Africa initiated social housing to create access to opportunities, services, and facilities for residents of cities. African countries face housing problems and there are many people in cities who need social housing to assist in improving lives of the poor in cities (Bredenoord et al., 2014). The need for social housing is manifested in the cities and the housing problems people in the cities face exhibit themselves in squalor, slums and other types of informal housing which deteriorate residential conditions in cities of the African continent (Rakodi, 1997).

In Nigeria the government embarked on social housing to improve the lives of residents of cities through creating access to opportunities, services, and facilities for people with low incomes and poor affordability to housing (Ihuah, Kakulu & Eaton, 2014). This was important in contributing to spatial justice and the right to the city because social housing attempted to create equitable and equal access to resources and benefits for the residents. Adejumo (2008) argues that there were low-income people who could not afford housing and the government intervened to provide housing for such people. There was construction of 5000 units across the country under the public-private partnership (PPP) model (Ihuah et al., 2014). This assisted in providing shelter near to opportunities, services and facilities for the residents of cities such as Lagos and Abuja. The building of social housing units with access to services, jobs and facilities contributed to spatial justice and the right to the city for the residents.

It is crucial to argue that social housing demand in Nigeria is still high and it is not yet met by the government and private sector social housing initiatives (Adejumo, 2008). Oni-Jimoh et al. (2018) argue that the social housing production in Nigerian cities is still below the housing demand. The low production of social housing led to a deficit, since many residents of these cities still experience housing need (Henshaw, 2010). The inadequate delivery of social housing in Nigerian cities with access to infrastructure, services and facilities demonstrates that some residents lack access to resources, opportunities, and benefits, which is important in debates about spatial justice and the right to the city.

In Egypt social housing was always taken as a political issue by various presidents ever since the formation of the Arab Republic (Acioly Jr, 2002). This occurred as President Gamal Abdel Nasser's industrialisation policies led to urbanisation, which created demand for social housing in the country (Salama, 1998). Slums increased and this led to social problems such as pollution, which led to health-related illnesses (El Araby, 2002). Many people who worked in industries were unable to afford housing because of low wages (Elshahed, 2019). Soliman (1988) argues that the shortage of housing in the cities was escalated by an increase in urban poverty. Government initiated social housing to create access to shelter, services, opportunities and facilities for the residents of cities (Al Qattan, 2019). This initiative contributed to spatial justice and the right to the city because it improved the lives of residents of cities in Egypt through access to shelter, services, opportunities, and facilities.

El Maabady (2015) argues that the shortage of housing in Egypt persisted because many residents of cities still lacked access to shelter because of increasing populations in cities such as Cairo. Sedrak et al. (2017) argue that the residents of cities also lack access to electricity, water, and sanitation. Such slums are designated as unsafe zones because of high levels of crime, proximity to high-voltage power cables, and exposure to pollution. Peoples' lives deteriorated as they remained in slums with no access to services because of housing unaffordability (Stewart, 1996). In considering the said phenomenon in Egypt, ex-President Mubarak promised to deliver 500 000 units through a social housing programme (Hassan, 2011). The programme only completed three-quarters of its original target, and that after extension of the deadline by one year; this compromised the initiative of attaining spatial justice through creation of shelter (Shawkat, 2014).

Equatorial Guinea is no exception to the housing problems experienced on the African Continent (Outlook, 2012). Many people lack access to housing and this manifests in the phenomenon of spatial injustice that exists in the country (Tipple, 1994). The housing shortages in the country bring with them a general increase in housing prices, and this compromises the affordability for people with low incomes

(Bunda & Ca'Zorzi, 2010). The government embarked on social housing to address the housing demand. This was critical in contributing to spatial justice and the right to the city because it assisted in meeting the needs of the residents of cities, which are shelter, and access to water and sanitation. Despite the initiatives by government to contribute to spatial justice and the right to the city through the provision of social housing with access to jobs, socio-economic opportunities, services and facilities, there are still residents in the cities with no access to housing.

In Zimbabwe the government initiated social housing to create access to shelter for people who could not afford housing. The social housing initiative focused on urban areas and placed emphasis on the residents of cities with low incomes (Rutter & Latorre, 2008). At the core of the social housing initiative was an attempt by the government to create access to opportunities, water, services, and facilities. This was important in contributing to spatial justice and the right to the city, as access made some improvement in the lives of residents of cities such as Harare and Bulawayo. However, the units that were provided through social housing could not meet the demand, since the supply was far below the demand (Rakodi, 1995). There was also a deficiency in the units that were provided, as they were not accompanied by the availability of trunk infrastructure such as sewerage, electricity, and good road networks (Hove et al., 2013). Some social housing units are faced with a deteriorating infrastructure, and this compromises creation of spatial justice.

The Namibian government triggered social housing to create access to shelter, opportunities, services and facilities (Randa, 2020). This was undertaken by planning and embarking on the delivery of social housing units for the people with low incomes who could not afford housing (Mitlin & Muller, 2004). As in other African countries such as Zimbabwe and Zambia, there are trunk infrastructural problems such as a lack of adequate sewerage, sanitation and electricity in Namibia which compromise the efforts aimed at ensuring that social housing facilitates attainment of spatial justice (Okpala, 1999). The demand for social housing is high and the supply is low (Tipple, 1994), which results in many people still lacking shelter.

Cities in Zambia experience a movement of people from rural to urban areas, leading to an increase in informal settlements and high demand for social housing (Ogura, 1991). The low delivery of housing construction methods in the Zambian residential construction sector caused housing stock to be expensive and unaffordable for the poor people and those with low incomes (Rakodi, 1991). This compromised their affordability in terms of shelter. This increased the need for the government to initiate social housing to provide shelter close to opportunities, services, and facilities, which is important in

contributing to spatial justice and the right to the city. However, many people who were supposed to benefit from social housing did not manage to access the units that were delivered, because their low wages meant that they could not afford to reside in them. Even the low rents that were supposed to be paid by many people with low incomes were not affordable (Rakodi, 1991).

Kampamba et al. (2018) argue that Botswana is one of the countries in Africa where the demand for social housing is higher than the number of units supplied. The high demand is accompanied by an increase in the price of houses, and this phenomenon impacts negatively on affordability for people with low incomes (Datta & Jones, 2001; Datta, 1996). The lack of affordability led to an increase in people living informally. The government tried to use social housing to address housing deficits in the cities, but the phenomenon of people lacking shelter while social housing was implemented continues to prevail because of the huge influx of people into the cities (Boshoff et al., 2013).

3.4.3.   South African Aspects in Relation to Social Housing

Like other countries in the world, SA faces housing problems (Maumbe et al., 2008). Gerder (2018, as cited in Marutlulle, 2021) states that the South African housing backlog is approximately 2.1 million units. Chakwizira (2019) also says that nevertheless the delivery of 2.3 million housing units to closely 11 million persons, SA still has a housing baclokg with above 2.1 million households lacking housing in the country. The country has high numbers of people living in appalling conditions, found in cities such as eThekwini, Johannesburg, Ekurhuleni, Tshwane, Mangaung, Cape Town, Nelson Mandela Bay, Buffalo City and others (Richards et al., 2007). Many residents of informal settlements lack access to basic services such as clean water, sanitation, and facilities (Weimann & Oni, 2019). Statistics South Africa (2018, as cited in Chakwizira, 2019) shows an increase in the number of people living in informal settlements from 1996 to 2016. This demonstrates that housing need is on the increase and more efforts need to be undertaken to address the increasing housing demand in the cities of SA.

The government embarked on social housing with the intention of facilitating access to shelter in various urban areas of the country (Gilbert, 2004). Various initiatives were taken in SA to deliver social housing in the cities of the country address housing necessities of the poorest of the poor. Therefore, from the beginning of 1920s, social housing was constructed with the intention of dealing with poverty that emanated from the conditions of the First World War (Thring, 2003). In recent times, the public efforts on the development of social housing focus on purchasing inner-city buildings to renovate such buildings to cater for the housing needs of the residents of cities (Mosselson, 2020). The focus on the delivery of

social housing apartments in cites of SA in undertaken through small landlord entrepreneurship and/or collective ownership (Watson & McCarthy, 1998). The role of social housing initiated by government in addressing the country's housing crisis gained impetus in 1993 (Landman & Napier, 2010). The initiative commenced with the seven buildings project in the City of Johannesburg, where the renters of seven buildings located in the city centre bought the buildings from their landlord to create a permanent housing solution to address residential needs (Mosselson, 2017). In solving their housing problem, they triggered a discussion which led to the declaration of subsidy guidelines especially for social housing in cities of SA (Dauskardt, 1993). After the proclamation of the institutional subsidy mechanism in 1995, the first two funding applications that were approved came from the Seven Buildings Project and the Victoria Mxenge Project, a self-help project in the Western Cape (Jacobs, 2011).

Over and above what was undertaken in Johannesburg and the Western Cape, social housing projects were planned and implemented in various areas of the country to address the housing shortage and create access to opportunities, services, and facilities (Goebel, 2007). This was done to uplift the lives of people through access to opportunities, services, and facilities, and this was important in contributing to spatial justice and the right to the city. For instance, in 1999 a project called the Amalinda Project was initiated in East London with the intention to address the need for social housing (Landman et al., 2009). Construction commenced in 2001 and the project was implemented in partnership with government and the Social Housing Company (Matsebe, 2009). The project managed to contribute to spatial justice through providing shelter to people that is close to socio-economic opportunities and amenities, including Frere Hospital and malls in East London. In addition, the project has access to trunk infrastructure such as good road networks, sanitation, sewerage, and electricity. There are also educational facilities such as schools in proximity. This is central in attaining spatial justice.

With the realisation that there were potential beneficiaries of social housing who were not accommodated by the Amalinda social housing project, in 2017 Buffalo City planned to deliver an additional 4000 units in Amalinda, Braelyn and Duncan Village's C-Section (Mokhanya et al., 2014). The intention of this was to provide relief for people who could not afford accommodation or secure home loans. However, it was noted that the planned social housing projects faced a problem of land invasion, and this was viewed as a challenge in terms of enabling social housing to attain spatial justice by providing shelter with access to basic services.

The City of eThekwini endeavoured to attain spatial justice through social housing by planning to build high-rise social housing flats that would provide accommodation for low-income people in the historically

white suburbs, in a bid to integrate all races and transform spatial patterns. This was planned in 2014 and portions of land were identified in Durban North, Umhlanga, eManzimtoti, Westville and Pinetown (Pettersen, 2014). The flats were planned to be of high quality and would be similar to those developed in the Cornubia Housing Development in Mount Edgecombe (Mzolo, 2016). It is worth noting that aspects of affordability would be crucial in terms of attaining spatial justice, as it was shown in some countries that social housing could not entirely create spatial justice because of, among others, affordability issues which created spatial injustices since they compromised access to accommodation.

Moreover, the City of EThekwini incorporated a social housing component in Cornubia, which is a large project that intends to achieve spatial justice through provision of shelter with access to services such as sanitation, sewerage, electricity and socio-economic opportunities and facilities (Sutherland et al., 2015). The project covers over 1300 hectares of land and is estimated to cost R25 billion (Petterson, 2017). It was planned to accommodate mixed income groups, and it is estimated that 24 000 units will be developed in this project, which is situated north of Durban between Phoenix, Ottawa and Umhlanga (Duke, 2014). It is bordered by the N2 freeway and is seven kilometres south of King Shaka International Airport (Sutherland, Sim & Scott, 2015).

The lack of adequate access to services compromises the social housing initiatives in terms of contributing to spatial justice and the right to the city. The trend of inadequate access to services for the beneficiaries of social housing was observed in various social housing initiatives that were implemented with no supporting infrastructure in countries such as the UK, USA, Zimbabwe, Nigeria, and Botswana.

3.4.4. Gauteng Province and Social Housing

Like other provinces in SA, Gauteng Province initiated social housing to provide shelter that is near to opportunities, services, and facilities (Sutherland et al., 2015). This is manifested in mixed housing developments with social housing components which are aimed at accommodating people of different incomes (Bremner, 2000). The areas of focus are well-located portions of land that can assist in creating social housing with access to services, socio-economic opportunities, and facilities.

Given the fact that Gauteng Province is largely urban, there is a high demand for social housing, and it is experiencing a housing crisis because many people cannot afford housing (Todes, 2012). Slums are on the increase and the province faces a problem of urbanisation and increased housing backlog

(Huchzermeyer, 2009). The informal settlements in the province lack access to basic services, and many of said residential areas face problems of flooding since they lack storm drainage facilities.

Bremner (2000) contends that in the CoJ, social housing was planned and implemented in the inner-city as part of the inner-city rejuvenation. This was done to provide accommodation in an area with access to opportunities, services, and facilities. This contributed to spatial justice and the right to the city because residents were able to have access to water, electricity, shopping centres, and medical facilities such as offices of medical practitioners and clinics in the CBD. The demand for social housing because of the high number of people with low incomes in the CoJ remains high in the face of low production of social housing units (Malavolti, 2015).

Ogra and Onatu (2013) indicate that the City of Ekurhuleni embarked on social housing to address the housing shortage. The manner in which social housing was planned intended to provide shelter for people in the CBD, with access to social and economic opportunities, basic services, transport, and amenities (Karam & Sihlongonyane, 2006). Areas other than the CDB that are earmarked for social housing constitute, among others, Alberton, Daggasfontein, Boksburg and Gemiston (Moroaswi, 2019). The social housing initiative prioritises areas with trunk infrastructure, services, and facilities to improve the lives of low-income residents in the city, and this can contribute to spatial justice and the right to the city (Moroaswi, 2019). Like other cities in Gauteng Province, the City of Ekurhuleni faces a high continued demand for housing (Marutlulle, 2019). The city has many industries, and this attracts people from other areas of SA and the Southern African Development Community who seek employment opportunities, and this creates more of a housing backlog (Karam & Sihlongonyane, 2006). It was intended to develop social housing close to industrial and manufacturing centres, and this was viewed as helpful in creating access to jobs for residents of the city (Karam & Sihlongonyane, 2006).

The City of Tshwane initiated social housing to provide shelter for low-income residents who could not afford housing (Kriel, 2017). Like the CoJ and City of Ekurhuleni, the City of Tshwane is faced with a housing crisis that emanates from the movement of people from various areas to the city in the quest for job opportunities (Magidi & Ahmed, 2019). This creates a high demand for shelter with access to services to improve the lives of residents. Thwala and Aigbavboa (2013) argue that the inadequate access to housing is revealed by the skyrocketing number of people who live in informal settlements with no access to services such as water, electricity, sewerage, and refuse removal. Du Toit (2010) maintains that the social housing initiative in the City of Tshwane intended to provide shelter with infrastructure,

transportation networks, social and economic opportunities, services, and facilities. This was crucial in contributing to spatial justice and the right to the city. Sebake (2015) contends that the provision of social housing with access to quality services and infrastructure through the City of Tshwane was part of the strategic objectives of the Tshwane social housing policy which was approved by the municipal council in 2008. Social housing in the City of Tshwane was planned to benefit middle- and low-income earners who lack accommodation (De Villiers, 2014). This was done to improve the well-being of residents and is crucial in the endeavours that intend to attain spatial justice and the right to the city.

One of the social housing projects kick-started by the City of Tshwane is Thembelihle Village, which is earmarked to provide shelter for more than 700 families once complete (Makgetla, 2007). The project is aimed at providing affordable, quality housing with access to opportunities, services, and amenities for people who cannot not afford shelter (De Beer, 2014). The project is in the inner-city close to government offices, and places of work such as malls, restaurants, and retail stores (Ntakirutimana, 2018). Further, Thembelihle Village is near to social amenities and public transport (Sebake, 2015). It is accessible due to its location along two mobility spines, Kgosi Mampuru Street, which is known as the north-south linkage, and Johannes Ramokhoase Street, which is called the east-west linkage (Justin et al., 2020). The objective is to create a village that constitutes mixed land use and can serve to improve the lives of residents (De Beer, 2014). The way Thembelihle Village is planned can contribute to spatial justice and the right to the city, especially if the project manages to achieve the objectives of the plan. This may occur, because the development concept of the project promotes the creation of social housing apartments that are close to opportunities, services, and facilities, and this is central in the debates about spatial justice and the right to the city.

3.4.5. Social Housing Initiative in Alexandra Township

Roefs et al. (2003) argue that social housing was among the initiatives that intended to improve the well-being of residents in Alexandra Township, and it included upgrading of existing hostels developed during the apartheid government. Kotze and Mathola (2012) contend that there was a plan to develop social housing to address the housing needs of residents in Alexandra Township. The social housing apartments would be for rental purposes for the low-income people who could not afford housing (Kotze & Mathola, 2012). Figure 2 demonstrates housing projects which included social housing in Alexandra Township, and which were aimed at improving the lives of residents through access to opportunities, services, and amenities, which is important in attaining spatial justice and the right to the city for residents of the township.

Figure 2: Map of housing projects in Alexandra Township
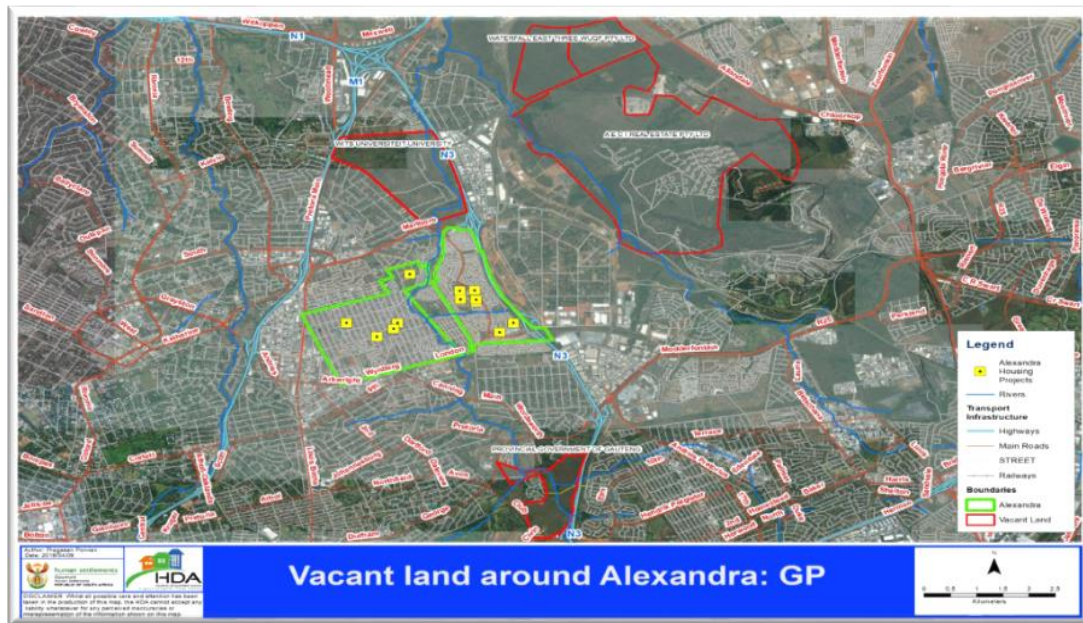
Source: Housing Development Agency (2019).

Figure 2 also shows pockets of vacant land which were earmarked for social housing development (surrounded by the red line). Any developmental interventions, such as retail developments, shopping centres, educational and social facilities which would be near to social housing would be implemented on the identified portions of land (Housing Development Agency, 2019). This was part of the projects which intended to transform the space and achieve better land use in Alexandra Township to improve the lives of residents. Multiple land use, which constitutes commercial, health and recreation facilities, educational and retail, were planned to be in proximity of the social housing (Roefs et al., 2003). This was undertaken to facilitate access to said facilities and is important in achieving spatial justice and the right to the city.

Massey (2020) argues that the initiative of social housing in Alexandra Township constituted multi-storey mixed-use development, and this was important in addressing the housing needs of the residents. The Gauteng Partnership Fund (2019) states that the whole development was planned to consist of 30 800 residential units within proximity of commercial, health and recreational facilities, educational and retail offerings. Such developments were planned with consideration of climate change problems such as pollution with the intention of promoting a clean environment (Roefs et al., 2003).

Roefs et al. (2003) argue that the social housing in Alexandra Township was planned in an integrative manner, and this considered access to facilities, opportunities, and services. Additionally, social housing was planned close to transportation networks, and this was important in facilitating access to

opportunities because people would commute to areas of work (CoJ, 2019). Residents with different incomes were accommodated in the plan, and this was important in achieving integration of various groups of people in Alexandra Township (Roets et al., 2003).

UN-Habitat (2003, as cited in Todes, 2012) maintains that social housing in Alexandra Township was planned in a manner that promoted integration and this was viewed as the central pillar. Roefs at el. (2003) argue that the integration element of social housing was expressed through consideration and adoption of the overall framework for development of Alexandra Township, which encompassed various sectoral plans such as infrastructure, education, transport, commercial, services, and environmental plans.

The way social housing was planned in Alexandra Township could help in contributing to spatial justice and the right to the city. This is because the plan for social housing is integrative, and it encourages multiple land uses and creation of access to opportunities, services, and amenities for the residents.

3.5.   CONCLUSION

This chapter discusses social housing and its manifestations in the cities. It examines how social housing contributes to spatial justice and the right to the city. Historical debates about social housing are discussed within the context of spatial justice and the right to the city. This is important in demonstrating how social housing contributes to spatial justice and the right to the city.

The international trends regarding social housing in terms of spatial justice and the right to the city are discussed in view of global trends in areas such as Europe, North America, South America and the Middle East. This is undertaken to reveal how social housing contributes to spatial justice and the right to the city through improving the well-being of people in the cities. The chapter evaluates the way social housing facilitates access to the benefits of cities by the residents of the cities. This is important in analysing social housing in terms of contribution to spatial justice and the right to the city.

African social housing initiatives are examined in relation to spatial justice and the right to the city to reveal the manner in which they manifest in line with the debates about spatial justice and the right to the city. Numerous African cities and social housing trends are discussed regarding the role they may play in contributing to spatial justice and the right to the city. This is important in evaluating social housing within the context of Africa, regarding its contribution to spatial justice and the right to the city. Social

housing initiatives in SA are discussed regarding spatial justice and the right to the city in relation to the well-being of residents of the cities. This looks at various cities of SA to analyse the role that social housing plays in attaining spatial justice and the right to the city.

Lastly, this chapter discussed social housing initiatives in Alexandra Township. The way social housing was planned and initiated is discussed, with consideration of access to opportunities, services, and facilities. The intention of social housing to attain integration through consideration of various sectoral plans, such as infrastructure, education, transport, commercial, services, and environmental plans, is discussed to detect the manner in which social housing contributes to spatial justice and the right to the city in Alexandra Township.

CHAPTER FOUR: REVIEW OF LITERATURE ON SPATIAL JUSTICE, THE RIGHT TO THE CITY AND SOCIAL HOUSING

4.1. INTRODUCTION

The previous chapter discussed social housing initiatives in terms of how they contribute to spatial justice and the right to the city internationally and locally. The discussion critically reflected on cities where social housing was planned and implemented in North America, South America, Europe, Asia, and Africa, and this helped in analysing how social housing initiatives contribute to spatial justice and the right to the city through critical reflections on practical experiences in various cities. Additionally, the discussion in the previous chapter assisted in providing a comprehensive and diverse view of social housing in the context of spatial justice and the right to the city.

This chapter reviews international and local literature about social housing, the right to the city and spatial justice. Social housing is applied to the debates about spatial justice and the right to the city. This chapter has 10 sections, which comprise key descriptions of social housing, debates about social housing, the right to the city, spatial justice in relation to social housing, power and planning in the city, power in planning: social housing's impact on spatial justice and the right to the city, government initiatives through social housing regarding spatial justice, the South African policy and legislative framework, social housing as an instrument for attaining spatial justice and the right to the city, and the influence of social housing on spatial justice and the right to the city. The discussion assists in divulging how social housing may contribute to spatial justice and the right to the city for the residents of cities. The right to the city is applied to social housing regarding the well-being of residents of the cities through access to socio-economic opportunities, services, and facilities. Additionally, the liberty to access land resources in the city by the beneficiaries of social housing is discussed within the context of the right to the city.

4.2. SOCIAL HOUSING

Firstly, social housing is a type of public housing programme (Haffner & Hulse, 2014). Valença and Bonates (2010) argue that social housing is planned and implemented in cities to provide rental accommodation for low-income people, with the aim of urban restructuring and creation of access to opportunities, services, and amenities. Therefore, it is important to first define housing and discuss social

housing, since social housing falls under the umbrella of public housing and is a programme that responds to the housing needs of people in cities with a rental option.

Henilane (2016) argues that scholars such as Smith (1776), Ricardo (1817), Jevons (1871) and Marshall (1890) explain housing differently. Smith (1776) perceives housing as a commodity; Ricardo (1817) describes housing as a physical asset with returns; Jevons (1871) sees housing as a fixed asset, while Marshall (1890) views housing as capital that is similar to the machine or a commodity. Researchers such as Grimes (1976) associate housing with a physical phenomenon and the policies of countries for its provision which are related to construction costs that vary, depending on the construction material and housing standards.

Abelson (2009) argues that social housing is an umbrella term that refers to rental housing which may be owned and managed by the state, by a non-profit organisation, or by a combination of the two, usually with the intention of providing affordable housing. It is also perceived as a solution to housing inequality (Quigley & Raphael, 2004). Social housing is generically described as housing for which an occupant pays not more than 30% of his or her income for gross housing expenses such as rent and utilities (Nepal et al., 2010).

Social housing is the type of housing that comprises both public funding and limited profit-making housing (Nguyen, 2005). In many instances, the term is applicable to government-subsidised housing, because this type of housing intends to benefit low-income people who cannot afford fully bonded housing in the cities. In some instances, private rental housing is described as social housing because the state plays a role in the property market by decreasing rent below the market price to facilitate affordability (Leishman & Rowley, 2012). In such cases, landowners are forced to accept lower profits, even losses, thereby subsidising the tenants (Nguyen, 2005). Thus, social housing may ensure provision of affordable housing through reduced rents for the residents of cities.

While the objective of social housing is to enable provision of affordable housing, the definitions and criteria regarding eligibility vary within different contexts (Rutter & Latorre, 2008). Hence, it is paramount to consider social housing in line with the internal circumstances prevalent in individual cities to address housing affordability issues. This is the case since affordability levels are not similar, because of different income levels of residents in cities. Some cities have a majority of people with very low incomes, and they cannot afford housing. Such cities with low incomes and poor quality of life include Tehran in Iran, Lome in Togo, Tashkent in Uzbekistan, Abidjan in Cote D'Ivoire, Addis Ababa in Ethiopia, and Dhaka

which is in Bangladesh (Brinded, 2017). Social housing is regulated by governments, and it must reflect the housing status quo in cities in line with shelter provision on the basis of the socio-economic profile of residents of the cities (Gruis & Nieboer, 2006). The approval processes for beneficiaries and funding thereof must consider the different socio-economic states of beneficiaries in various cities to deal with housing problems. For instance, the approval processes are solely premised on income levels, and low income is a determining factor of eligibility. The lower the level of income, the more prospects for residents to be considered as potential beneficiaries of the social housing programme. There is currently no consideration of education level, access to health services, poverty level, basic access to services such as water, electricity and sanitation, or the possibility of finding employment because of a certain level of education and skill set. The aforementioned socio-economic profile is not part of the approval system, and this must be addressed.

4.3.   DEBATES ABOUT SOCIAL HOUSING

Social housing processes have distinct features (Hegedus et al., 2013). Such features reflect the manner in which social housing is conceptualised by various governments in their policies and legislation, and they are relevant to the residents in the cities. According to Henilane (2016), social housing has the following conditions as a housing option:

a)   Construction expenses decrease the profit, and they are partly covered by private funds of the developers;

b)   The rent that is paid by the tenants is less than market price, However, the rent is not less than maintenance costs of the social housing apartments; and,

c)   Housing subsidies are provided to low-income persons to facilitate affordability.

Increased access to social housing in cities has long been recognised as one of the national priorities by various governments (Papakonstantinou, 2019). This is since many residents of cities cannot afford to purchase property in the urban centres where prices of land are high, partially because such areas are in close proximity to areas of work and urban facilities (Hegedus, Lux & Teller, 2013). Social housing also caters for people who do not want to have permanent connections to their places of work (Apgar, 2004). However, some of persons in need of rented shelter in cities cannot pay the rents that would make the construction of new housing stock of this kind commercially available (Kemeny, 2002). They may also belong to households whose incomes exceed the levels for a fully subsidised house because of subsidy limits and criteria (Papakonstantinou, 2019). To avoid exclusion of people from the core of cities, government subsidies for the provision of social housing are necessary (Olotuah, & Taiwo, 2013).

Given the land and input costs, such as bulk services costs, internal services, operational costs, professional fees, total building costs and statutory approvals and enrolments, initiating and developing social housing in well-located areas tends to be significantly more expensive than developing low-cost housing on the peripheries of cities (Amollo, 2009). To optimise the utilisation of available land, social housing normally consists of multi-storey and multi-unit buildings (Sheng et al., 2009). Such buildings necessitate collective management in order to secure common areas and preserve rental stock for all occupants (Muczyński, 2020).

4.4. THE RIGHT TO THE CITY

The right to the city is important in the process of enabling residents of cities to attain benefits in terms of access to opportunities, facilities, and services, and this is what social housing endeavours to achieve (Aalbers & Gibb, 2014). Further, the right to the city has been central in various social movements in cities that advocate for access to social housing for people who cannot afford to buy or rent other options (Domaradzka, 2018). There is a revitalization of interest in Lefebvre's notions on the right to the city, and these are argued in relation to the protest movements of 1968 in France; at the same time, there are social movements around the world that are now demanding the right to the city as their goal (Mayer, 2009). Among the demands regarding the right to the city is social housing for those of low income in cities. Therefore, social housing should be analysed in relation to benefits such as undisturbed access to services, education, and employment opportunities for the residents. It should be examined in relation to the manner in which such benefits assist in advancing the well-being of people.

Firstly, the right to the city is a notion that was first suggested by Lefebvre in his book *Le Droit a la ville* (Purcell, 2002). It has been adopted by social movements, thinkers, and local authorities as a call to regain the city as a co-created space, a place for life that is separate from commodification, capitalism and spatial inequalities (Marcuse, 2009). Spatial inequality can be described as unequal distribution of resources and services, such as healthcare, welfare, public services, household income and infrastructure, across different areas or locations (Kanbur & Venables, 2005). The distribution of such characteristics in the space can be seen in terms of proximity, distance, clustering, and concentration. Spatial inequality can be visible between more or less deprived areas within the same geographical location in the city (Lobao et al., 2007). For social housing to facilitate the right to the city, it must avert spatial inequality. It must lead to equal access to healthcare, public services, and welfare for all residents of the cities. Social housing should be planned in areas with proximity to opportunities, and it must not cluster resources in an uneven manner because this will result in spatial inequality.

In Henri Lefebvre's meaning, the right to the city is "like a cry and demand" and should be understood as a collective right over urban space within a larger struggle to transform social and economic relations and concentrated power structures (Purcell, 2014). Purcell (2014) claims that the city is a space of political engagement and the right to the city comprises an argument for not being marginalised or displaced from participation in making the city. Therefore, the right to the city has to do with the collective struggle of a city's residents to have access to the benefits of the city. The aforesaid notion of participation in making the city is pertinent in this dissertation, because it is necessary for government officials to ensure the participation of beneficiaries when social housing is planned. Participation in planning social housing may facilitate the right to the city for beneficiaries because their views and desires may possibly be incorporated into social housing initiatives. Participation may also lead to an understanding of and support for social housing by residents, transparency in terms of how social housing is planned, and awareness regarding the criteria used to decide who the beneficiaries are. Further, participation may encourage the beneficiaries to have an input in the planning processes and decision-making regarding social housing and the manner in which it may be initiated. This may occur since participation assists in providing an opportunity for communication between government officials and the beneficiaries. This communication can serve as an early-warning system of the concerns of beneficiaries. The roles and responsibilities of the beneficiaries of social housing in implementation can also be clarified during participation in the planning process. All of the aforementioned activities can facilitate the right to the city through participation of beneficiaries in remaking cities to attain the benefits they should enjoy as residents thereof.

Harvey (2008) argues that people live in a period when ideals of human rights have moved to centre stage both politically and ethically. A lot of emphasis is put on promoting, protecting and articulating their importance in the construction of a better world (Brenner et al., 2012). People live in a world where rights of private property and profit triumph all other notions of rights that one can think of, but there are occasions when the ideal of human rights takes a collective turn, as when the rights of labour, women and minorities came to the front (Harvey, 2008). The right to the city encompasses people's effort to remake the world they live in to be more after their heart's desire (Harvey, 2003). Harvey (2003) argues that if the city is the place which man created, it is the world in which he is henceforth condemned to live. Thus, indirectly, and without any clear sense of the nature of his task, in remaking the city man has remade himself. The planning process in cities must ensure that residents play a role in activities that shape the urban form and urban design, and this is central in the process of remaking the cities (Indergaard, 1996). The residents should play a role in influencing the city's physical characteristics such as size, shape and configuration of an urban space or its parts. Therefore, the beneficiaries of social housing should play a role in the process through which social housing in shaped, its density (such as

high, low and medium) and configuration. They must be part of the processes that enable social housing to contribute to an urban form that enables access to health facilities such as doctors' surgeries and hospitals, educational facilities such as schools, colleges and universities, cultural facilities such as museums and galleries, and community venues, transport, and job opportunities.

Harvey (2008, p.32) states as follows:

> "The right to the city is more than a right of individual access to resources in the city: it is a right which triggers change for residents of cities in accordance with their heart's desire which relates to improvement of their lives. It is a collective rather than and individual right because changing the city mostly depends upon the exercise of a collective power over urbanisation. The liberty to make and remake resident of cities is a precious right which is neglected".

Harvey (2008) raises the notion of heart's desire in the process of changing the city, and this is viewed as critical in the sense that the city should be changed after that desire. So, the desires of the residents of the city, which have to do with having improved well-being being through access to services and opportunities, should drive the processes of changing the cities. The cities should be changed by those involved in the planning process in a manner that accommodates the desires, needs, and wants of residents.

Marcus (2009) argued that the right to the city is not about realising specific rights, such as access to housing or water, but symbolizes a political claim that encompasses multiple rights. He argues that the three most significant claims have to do with habitation which talks to the right to live in the city and use facilities, appropriation which relates to the right to take full advantage of its economic opportunities, and participation which pertains to the right to influence the city's form and operation. This raises a challenge to private property rights and serves as a mechanism for struggling against the dominance of private capital and market values over urban land.

Subsequently, Lefebvre viewed the right to the city as part of a project to undo the existing economic and political systems because of their inherent exploitative and exclusionary character, and failure to give ordinary people a proper stake in the city (Lipman, 2013). Lefebvre was of the strong view that equitable cities necessitate transforming the fundamental structures of society into a quite different, fairer system (Marcus, 2009). The notion of Lefebvre's right to the city takes capitalism as the central obstacle to just and inclusive urban development because it is fundamentally extractive in character and constrains the

state from taking the bold redistributive actions necessary to overcome urban poverty, inequality and exclusion (Mayer, 2009).

In order to facilitate the right to the city, planning should prevent practices that are exclusionary to the residents of cities, since exclusion of some from access to benefits leads to inequality among the residents. This may exacerbate the poverty of the excluded residents because they will experience poor or no access to employment creation, facilities, and services. Therefore, social housing should ensure redistribution of urban resources to deal with poverty, inequality, and exclusion.

Redistribution is also raised in the arguments about spatial justice. Consequently, the right to the city shares redistributive perspectives which are prevalent in the arguments about spatial justice. This links rights to the city arguments and those on spatial justice, so they should be examined and interpreted together when looking at social housing in cities in relation to the well-being of beneficiaries.

4.5.   SPATIAL JUSTICE IN RELATION TO SOCIAL HOUSING

Spatial justice is the ultimate objective of planning policies (Marcuse, 2009). This occurs since planning endeavours to attain the public good (Sager, 2017). The organisation of space is a vital dimension of human societies which reflects social facts and influences social relations (Dear et al., 1993). By implication, both justice and injustice become visible in space through social housing. This occurs since social housing has the potential to attain spatial justice if initiated in a manner that improves the well-being of people. In contrast, if social housing does not lead to better lives for residents in the city, it exacerbates spatial injustice. As a result, an analysis of the interactions between space and society is needed to understand social injustices and formulate policies that aim at addressing them, with emphasis on social housing in the city. It is at this part that the concept of spatial justice has been considered, and it is applied in this research in the context of housing with an emphasis on social housing.

Spatial justice considers how geographical space is connected to social justice. Some have observed that the spatial justice agenda constitutes analysing and exerting influence on the intersection between geography and unjust social phenomena (Iglesias & Valdes, 1998). Spatial justice interrogates social and economic groups that live, work, and play in geographical spaces that offer valued resources and opportunities.

Therefore, social housing is expected to endeavour to attain liveable places in cities where people can live, work and play with undisturbed access to resources and opportunities (Odia, 2012). It intends to assist in addressing development imbalances through improved access to basic services such as shelter, water, sanitation and electricity (Hegedus et al., 2013). Social housing attempts to contribute to initiatives that intend to address the poverty and deprivation of residents who cannot afford housing in cities (Tunstall, 2011). Furthermore, it tries to attain the inclusion of persons who are excluded from access to the basic services and benefits of the city, and this is paramount to spatial justice and enjoyment of the right to the city (Charlton, 2010).

4.6. POWER AND PLANNING IN THE CITY

Explanations and arguments about power regarding planning in cities manifest the manner in which the powerful groups influence such planning through avenues such as public institutions/government and the private sector. Such groups include, among others, public servants in local municipalities with decision-making powers on planning approvals and become guided by the logic responding to the interests of the dominant groups. Absence of the ethics of the pursuit of spatial justice ideals that characterised much of the history of the planning discipline allows the market and utilitarian mechanisms to serve as guiding principles (McDermott, 1998).

The relations between power and planning are important in urban analysis (Flyvbjerg, 2002), and cannot be regarded as secondary in the process of analysing and interpreting urban structure (Balestrieri, 2014). Power is central in influencing certain urban conditions relating to aspects of poverty and access to basic services and opportunities.

Power and its influence in planning has become an inevitable concern for planning theorists such as Flyvbjerg (2002), Richardson (2005) and Foucault (1982, as cited in Mashhadi et al., 2019). Power is viewed as a major problem in planning, since the interests of the powerful groups shape planning in a manner that benefits them at the expense of the weak (Flyvbjerg et al., 2002). Friedmann (1997, as cited in Flyvbjerg et al., 2002) contends that planning theorists should build relations of power in planning into their conceptual frameworks. This idea is triggered by the need to understand the role of power in planning.

In arguing about space regarding power in cities, Balestrieri (2014, p. 23) says:

> "The space and aspects concerning it are influenced by power. Therefore, the connection between power and planning have impact on urban design. This constitutes rules, norms, prohibitions and, generically, plans to be complied with, instruments that inevitably contain regulated options".

In the context of power in planning, Balestrieri (2014) asks the following questions: To what extent are the choices made to attain the benefit of all people? How pivotal a role do interests of various groups influence in planning? He argues that nowadays choices are at the centre of disputes and the city is working to maintain the existing power relations.

Foucault (1993, as cited in Richardson, 1996) argues that a recurrent weakness in planning theory is its failure to address the issue of power. Planning is influenced by power relations, and this thesis detects power dynamics in terms of their role in influencing the contribution of social housing to spatial justice in Alexandra Township. Moreover, notions about power and planning assist in detecting the role that power plays on the right to the city.

4.7. POWER IN PLANNING: SOCIAL HOUSING'S IMPACT ON SPATIAL JUSTICE AND THE RIGHT TO THE CITY

The relation between planning and power needs to be explored as this has an impact on cities, especially regarding access to resources, opportunities, and basic services. Power has an impact on the planning process and governance of the space in cities (Flyvbjerg, 2002). Power is exercised to regulate the built environment of cities (DeHaan, 2013). This takes the form of influence exerted on decision making in terms of urban space and its use and implementation of technical action (Innes, 1995). Power in planning is pertinent to the debates on social housing, spatial justice, and the right to the city. This is because the planning of initiatives that intend to deliver social housing in cities to attain spatial justice and the right to the city is affected by power dynamics. Power was utilised to plan social housing in cities, and it manifests itself in the form of excluding the beneficiaries of social housing from the planning process. In some instances, social housing is planned without consultation with interested and affected parties in cities, and this leads to negative implications such as displacement of people. Solomon et al. (2019) argue that social housing exclusively benefitted white households in the USA. Those who were involved in planning, securing land and reducing barriers to wealth creation through property ownership utilised social housing in removing African Americans from their homes, denying them access to wealth-building opportunities

and relocating them to isolated communities (Solomon et al., 2019). This shows that those who initiated social housing did not consider the need to uplift the well-being of the African Americans. This example demonstrates the negative ramifications of power in planning social housing in the USA. The Centre for American Progress demonstrates how government utilised power to trigger displacement, exclusion and segregation which exacerbated racial inequalities through social housing. This problem of power in planning social housing in cities also existed in various countries in Africa, where planning was undertaken to benefit white minorities. Apartheid SA is a case in point, and the cities of the country have communities located on the peripheries with no infrastructure (Smith, 2003). The way power was exercised created exclusion of non-white people and it compromised their lives by hindering access to services (Maylam, 1995).

The use of power in cities included, among others, the application of forced removals and creation of fear among residents by the powerful groups (Onwuzurike, 1987). At the centre of this practice, there was top-down relocation of people to certain parts of the cities. There was no consultation and agreement between government and the residents of the cities in terms of where they should reside. Those who were discriminated against, such as non-whites, were not allowed to reside in areas with adequate infrastructure, facilities, and opportunities (Von Fintel, 2018). The examples of SA and the USA reveal that problem. In the USA the practices of state power were accompanied by regulations in terms of property and land ownership in the cities (Berrisford, 2011). In SA the Land Act of 1913 prohibited black ownership of land in various cities (Modise & Mtshiselwa, 2013). This was planned exclusion and it exacerbated the creation of residential areas with no access to infrastructure set on the peripheries of cities.

4.8. GOVERNMENT INITIATIVES THROUGH SOCIAL HOUSING REGARDING SPATIAL JUSTICE AND THE RIGHT TO THE CITY

The South African government intervened in the housing sector through various instruments, such as urban regeneration policies, programmes, and plans, to address the lack of affordability of the low-income people in cities. The intervention was aimed at attaining spatial justice and the right to the city by correcting the apartheid legacy in the housing sector which discriminated and marginalised black majority and kept them away from areas with infrastructure, facilities, and opportunities in the cities.

This also occurred in other countries such as USA with the proclamation of the United States Fair Housing Act (1968) and Brazil's City Statute (2001) which are noteworthy examples of such legislation (Van Wyk,

2015). The enactment of the policies and legislation was undertaken to ensure that cities embark on the initiatives through social housing that lead to fair and equitable distribution of resources (Ponce, 2017). Van Wyk (2015) argues that courts also had to deal with spatial justice and the right to the city issues through decisions in cases such as the Inclusive Communities (2015) case, the Los Angeles Bus Riders Union (1994) case in the USA and the South African Joe Slovo and Blue Moonlight (2010) eviction cases. The verdicts of the courts were obligatory on the governments, and they advocated for access to services, opportunities, facilities, and resources in the cities. This is important in achieving spatial justice and the right to the city.

In the Bus Riders Union case, the union opposed a decision to construct a new underground system in Los Angeles, and the related increase in bus fares, on the grounds that this would discriminate spatially against various lower-class neighbours overlooked by the project (Van Wyk, 2015). The district court's decree committed the local authority to improvements in its bus services, including instituting new bus lines to and from centres of employment, education, and healthcare in the country, improving security on buses, improving bus shelters, and maintaining fares at a specific level (Van Wyk, 2015). This was central in terms of ensuring access to the facilities in Los Angeles by the lower-income residents. The court's decree to maintain bus fares as they were assisted in providing an equal opportunity for the residents to enjoy the benefits and opportunities in Los Angeles (Van Wyk, 2015). This was important in the initiatives of attaining spatial justice and the right to the city for the residents.

In the South African Joe Slovo and Blue Moonlight cases, housing rights in terms of spatial justice and the right to the city were demonstrated when 20 000 residents of the City of Cape Town had to be relocated to a temporary resettlement unit some 15 kilometres away on the periphery of the city (Kruuse, 2011). Arguments were raised against the relocation, such as the issue that the settlement was home to several communities who depended on support networks in the area. It was also argued that the proposed relocation constituted a removal of residents away from economic opportunities and social amenities and that this would disadvantage the residents (Tissington & Wilson, 2011). The court held that while it was not always possible to choose a location with adequate access to social amenities and employment, the state must attempt to address the disruptive effect of the relocation through provision of access to schools and other public amenities (Van Wyk, 2015). In this instance, the court's decree assisted in ordering the municipality to consider matters such as access to opportunities and amenities, and this is important to spatial justice and the right to the city. Thus, the courts played a role in influencing government decisions through verdicts that embraced spatial justice and the right to the city.

Interventions in cities such as Mumbai in India, Rio de Janeiro in Brazil, Kiev in Ukraine, and Hanoi in Vietnam do not necessarily mean that spatial justice and the right to the city are realised (King et al., 2017). These cities still face the problem of unequal access to valued social resources and opportunities (Mahendra & Seto, 2019). Rental costs are high and residents with low incomes are the worst affected (Mahendra & Seto, 2019). In SA the unequal distribution of resources, advantages and benefits is found in Johannesburg, Pretoria, Durban, East London, Port Elizabeth, and Cape Town, to mention but a few examples (Krugell, 2014). There is more work that needs to be done to have spatial justice and the right to the city realised in the cities.

4.9. SOUTH AFRICAN DEBATES, POLICY, AND LEGISLATIVE FRAMEWORK ON SOCIAL HOUSING

In terms of South African policy, social housing is viewed as rental or co-operative housing options which provide a rental option for low-income persons at a level of scale and built form which requires institutionalised management, and which is provided by accredited social housing institutions or in accredited social housing projects in designated restructuring zones (Allen et al., 2008). Restructuring zones are geographical areas identified by local authorities and supported by provincial government for targeted and focused investment (Maass, 2013). Within these areas, the Capital Grant will apply. This is a capital contribution from government for the development of social housing in these defined localities as part of a broader goal for social restructuring in SA.

It is planned to implement social housing in restructuring zones such as Graaff-Reinet, Jeffreys Bay, Port Elizabeth, Ladysmith, Newcastle, Richards Bay, Empangeni, EThekwini, and Middleburg, to address housing needs of the residents of these cities (Goebel, 2007). It is also used as a key instrument of spatial restructuring and urban renewal through urban integration and impacting positively on urban economies (Kleinhans, 2004). The contribution of social housing to spatial restructuring in order to attain spatial justice comprises three dimensions: spatial, economic and social.

In many cities of SA most people live in locations that are far removed from vibrant economic growth (Smith, 2003). In order to assist in addressing this phenomenon, it is planned to locate social housing in specific localities that are mostly urban and are identified areas of opportunity where the poor have insufficient access to accommodation, and where the provision of social housing will contribute to redress (Huchzermeyer, 2001). This initiative intends to ensure that the poor are not pushed further and further to distant and marginal locations.

In addition to the intended impact of contributing to addressing spatial constraints to economic access, social housing may contribute to job creation and economic revitalisation, because it is anticipated that it will be initiated in areas that are close to businesses with infrastructure and services (Tomlinson, 2006). It is planned to enhance Job creation through the construction of apartments closer to areas with employment opportunities.

Social housing is regarded as a tool that assists in revitalisation of important economic areas which are lagging or underperforming (Hagerman et al., 2007). Economic regeneration initiatives in other parts of the world indicate that comprehensive strategies are necessary and that the introduction of social housing into blighted environments has a positive external impact on the surrounding environment (Lehrer et al., 2010). Economic revitalisation may assist in ensuring access to services, facilities, amenities, and opportunities for the people in the cities (Van der Vlist & Rietveld, 2007). This is important in attaining spatial justice and the right to the city for the beneficiaries of social housing.

In SA, social housing is viewed as a crucial programme that is most promising in terms of attaining integration (Marcus, 2007). Integration is paramount in facilitating spatial justice and the right to the city, since it incorporates a mix of races and various income levels in the social housing beneficiary profile (Charlton & Kihato, 2006). The location of social housing programmes in areas of opportunity will contribute to achieving a racial and income mix at neighbourhood level (Turner et al., 2009). In terms of South African policy, as divulged above, social housing in restructuring zones must take the form of medium-density multi-unit complexes requiring institutionalised management (Goebel, 2007). This comprises townhouses, row housing and multi-storey units to mention just a few examples.

The social housing programme must comply with the principles laid down in the Housing Act (Act 107 of 1997), Part 1, Section 2, as well as the relevant sections of legislation such as the Rental Act, 1999 (Act 50 of 1999). The policy on social housing must be read with the White Paper on Housing (Goodlad, 1996), the Urban Development Framework (Guy & Henneberry, 2000) and the National Housing Code (Maass, 2013), because these are among the policy, legislation and frameworks that advocate for spatial restructuring and access to services, facilities and amenities in a manner that improves the lives of people. It is also worth noting that the BNG policy provides direction in matters of principle on integration that guide social housing programmes (Pillay et al., 2006). At the heart of said principles is promotion of urban restructuring through social, physical and economic integration of housing development into existing urban areas (Van Wyk, 2015). The targeted areas are urban in nature or inner-city areas, and the social housing programme has the specific objective of contributing to spatial restructuring in a

manner that assists in attaining spatial justice and the right to the city (Goebel, 2007). This occurs since the principles advocate for access to opportunities by various residents of the city.

The National Association of Social Housing Organisations (NASHO) (2012) argues that the principles of social housing programmes argue that there should be establishment of well-managed and quality rental housing options for the poor in a manner that responds to housing demand. There should be delivery of housing for a range of income groups including, inter alia, middle-income, emerging middle class, working class and the poor in a way that allows social integration and financial cross- subsidisation (NASHO, 2012). The principles promote support for the economic development of low- income communities and attempt to foster creation of quality living environments for those of low income (Charlton & Kihato, 2006). They promote a safer, harmonious, and socially responsible environment, both internal to the social housing programme and in the immediate urban environment, and the creation of sustainable and viable human settlements that are central to spatial justice and access to the right to the city (NASHO, 2012).

The latest piece of legislation to attain spatial justice in SA is the SPLUMA, which enshrines principles of spatial justice (Van Wyk, 2015). SA has joined other countries, such as the USA and Brazil, in initiatives of utilising social housing through legislation to attain spatial justice and facilitate the right to the city for residents in the cities. In the USA the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) declares that it is the policy of the USA to provide, within the ambit of the constitution, fair housing throughout the USA (Van Wyk, 2015). The Act prohibits any discrimination in the provision of housing and necessary services, infrastructure, and amenities in American cities. Brazil has a City Statute (2001) with guiding principles that promote spatial justice and the right to the city. The principles advocate for the fair distribution of benefits and costs of urbanisation and democratic governance of the city. The fair distribution of benefits is pertinent and applicable in this thesis, because attainment of spatial justice and the right to the city is facilitated through fair distribution of benefits, opportunities, and resources in the city.

As a result, the manner in which social housing is conceptualised in SA adheres to the principles of the SPLUMA, and such principles support spatial justice and the right to the city. The social housing programme promotes access to job opportunities, sustainable and habitable communities with access to services and amenities, security of tenure, residential places with a racial mix and different incomes and socio-economic integration.

4.10. SOCIAL HOUSING AS AN INSTRUMENT FOR ATTAINING SPATIAL JUSTICE AND THE RIGHT TO THE CITY

The goals of social housing and aims of spatial justice are irrevocably linked (Uwayezu & de Vries, 2018), since both attempt to reduce the risk of marginalising the low-income residents from housing and opportunities in cities (Dabinett & Richardson, 2005). Further, social housing and spatial justice concepts advocate integration of a mix of people into the urban fabric, based on their differentiated socio-economic conditions (Uwayezu & de Vries, 2018). Therefore, social housing and spatial justice should be considered jointly in initiatives that endeavour to improve the well-being of beneficiaries of social housing in cities. Urban sprawl, which is detrimental to attainment of spatial justice, is precipitated by rising unaffordability as low-income households are forced to seek cheaper homes further from the city centre (Crump, 2002). Awareness of that link by those involved in planning social housing in government can enable cities to resolve the problems of housing unaffordability through initiating social housing to enable attainment of the objectives of spatial justice (Patel, 2015).

In seeking to understand the manner in which social housing relates to spatial justice, context is extremely important – especially in terms of outcomes tied to social housing, argued previously. However, in many aspects social housing embraces redistributive intentions such as provision of equitable and equal access to services, opportunities, facilities, amenities, and land resources as advocated for in spatial justice and the right to city debates.

Various contexts where social housing was initiated, such as New York City, East London in SA and others, provide invaluable insights into the potential contribution of social housing through the benefits it provides to spatial justice (Blessing, 2016). It must be noted that regardless of the context, the benefits and successes of social housing can assist, to greater or lesser degrees, in facilitating spatial justice in cities. Subsequently, the needs of the people, the condition of the housing situation (such as environmental issues like pollution or sanitation, neighbourhood infrastructure, and status of services), availability of funding sources, and policies remain features that could enhance or detract from the benefits of social housing in cities.

4.11. INFLUENCE OF SOCIAL HOUSING ON SPATIAL JUSTICE AND THE RIGHT TO THE CITY

According to Phillips and Erdemci (2012) the intention of social housing and its principles, which have to do with creating access to jobs, fostering integration, and provision of housing for mixed races and income

groups, can pave the way to the attainment of spatial justice and the right to the city. This is crucial in efforts that intend to utilise social housing to improve the well-being of low-income groups, who tend to be beneficiaries of social housing programmes in cities. The intent of social housing that aims at creating economic revitalisation and growth in cities provides an opportunity to create employment for people, and this can lift them out of poverty (Wardrip et al., 2011). This means that if social housing is planned and implemented in accordance with its intentions, which have to do with creation of access to services, facilities and job opportunities, as indicated in certain social housing programmes (such as Emerald Sky and Amalinda Village in East London, Valley View and Port View in Durban and Steen Villa in Cape Town), it can facilitate the attainment of spatial justice and the right to the city.

The contribution of social housing to the creation of spatial justice and facilitation of the right to the city faces problems (Ferrari, 2012), as manifested in various areas where social housing has been implemented. For instance, in London social housing did not manage to attain spatial justice and did not facilitate access to the right to the city, because it did not cater for the needs of the low-income groups who were beneficiaries of the social housing programme (Pawson & Kintrea, 2002). This also occurred in various cities in Africa, such as Lagos in Nigeria, Harare in Zimbabwe, Accra in Ghana, and Johannesburg in SA, where social housing was located far from social and economic opportunities with no access to basic services, to mention just a few examples (Ademiluyi & Raji, 2008). The problem also occurred in Brazil (São Paulo), Canada (Toronto) and the USA (New York), where social housing displaced various low-income groups away from areas with access to amenities and job opportunities (Clutterbuck & Novick, 2003). The displaced people were those who were not beneficiaries of social housing, and they had to move away from the sites earmarked for the construction of social housing units.

In some areas, such as in Nigeria, Zimbabwe and SA, social housing deteriorated the living conditions of low-income groups who benefitted from the social housing programme (Okpala, 2009). In the aforementioned countries, when the social housing programme was initiated, informal settlements increased and access to socio-economic amenities and job opportunities was not attained as envisaged (African Centre for Cities, 2015). In Nigeria and Zimbabwe some social housing programmes were initiated in areas with inadequate and poorly maintained infrastructure and facilities such as clinics and hospitals, malls and industries (Parby et al., 2015).

4.12. CONCLUSION

Social housing was discussed and explained in terms of spatial justice and the right to the city. This was done in line with the well-being of residents of the cities where social housing was initiated. The way social housing contributes to spatial justice and the right to the city was explored.

The policy and legislative framework about social housing regarding spatial justice and the right to the city were discussed. This was done with consideration of various court cases where certain verdicts that embraced spatial justice and the right to the city were handed down. The verdicts embraced access to services, socio-economic opportunities, and facilities for the residents of the cities. Additionally, the verdicts supported the right to the city because they advocated for consultation with residents in the decision-making process in a manner that promotes their needs and wants.

Power and planning were discussed, as these are viewed as central in influencing the way social housing contributes to spatial justice and the right to the city. Power in planning was also applied to the debates about the need to include weak and vulnerable residents of the city in planning and implementation processes. Power was discussed from the perspective of social housing in cities and its use in planning. This was done in terms of discussing the influence of powerful groups such as government officials on spatial justice and the right to the city and the possible impact of power on the lives of residents of cities.

The literature review that is discussed in this chapter assists in the analysis of findings regarding the role of social housing in achieving spatial justice and the right to the city in Alexandra Township. It also helps in addressing the research questions and achieving the objectives of the study which relate to investigating the manner in which social housing contributes to spatial justice and the right to the city.

CHAPTER FIVE: RESEARCH DESIGN AND METHODOLOGY

5.1.   INTRODUCTION

Chapter four reviewed international and local literature about social housing, the right to the city and spatial justice. Social housing was applied to the debates about spatial justice and the right to the city. The discussion assisted in divulging how social housing may contribute to spatial justice and the right to the city for the residents of cities. The right to the city was applied to social housing regarding the well-being of residents of cities through access to socio-economic opportunities, services, and facilities.

This chapter outlines the research methodology and design for this study. It presents methodological approaches such as qualitative, quantitative, and mixed methods. It discusses differences between qualitative and quantitative research approaches and shows how these approaches were used in this research. This chapter outlines the research procedures, choice of research methods and selection of participants. It also discusses the research paradigms applied in this research, and the case study, research methods and data collection methods such as semi-structured interviews and questionnaires. Further, this chapter looks at the validity, reliability, and rigour of this research, as well as the ethical considerations and limitations that were experienced.

5.2.   RESEARCH APPROACH

The research approach is crucial in the scientific and systematic search for information on a topic under consideration (Johnson & Christensen, 2008). It can be argued that the research approach is an art of scientific investigation; it is chosen by the researcher in investigating new facts, to acquire new knowledge in a field of interest (Bordens & Abbott, 2002).

The research approach constitutes plans and procedures for research that span the steps from broad assumptions to detailed methods of data collection, analysis, and interpretation (Abutabenjeh & Jaradat, 2018). This exercise involves several decisions that the researcher must take, and they need to be taken in an orderly manner in which they make sense, and they must be presented in an orderly fashion (Brannen, 2005). The decision on the approach should be informed by philosophical standpoints and key assumptions which the researcher brings to the study, procedures of inquiry which are called research designs, and specific research methods of data collection, analysis, and interpretation (Yazan, 2015).

The selection of the approach is also premised on the nature of the research problem or issue being addressed, the researchers' personal experience, and the audiences of the study (Amaratunga et al., 2002).

There are three research approaches: qualitative, quantitative, and mixed research methods (Venkatesh et al., 2013). Qualitative and quantitative approaches can be viewed as rigid, distinct categories, opposites, or dichotomies representing different ends of a continuum (Grover, 2015). Mixed-methods research is in the middle of this continuum since it incorporates elements of both the qualitative and quantitative approaches (Grover, 2015).

Qualitative research is framed in terms of utilising words rather than numbers (Patton, 2005), and uses open-ended questions (Elliott & Timulak, 2005). The quantitative approach uses numbers and closed-ended questions (Mugenda, 1999). The mixed-method approach combines elements of both the qualitative and quantitative approaches (Johnson & Onwuegbuzie, 2004). These approaches are discussed in detail below.

5.2.1. Qualitative versus Quantitative Approaches and Mixed Methods

Qualitative research is an approach for exploring and understanding the meaning that individuals or groups ascribe to a social or human problem (Creswell & Poth, 2017). In the qualitative research approach, the research process constitutes questions and procedures, data which are collected in the participants' setting/s, data analysis which is inductively building from particulars to general themes, and interpretation of the meaning of the collected data by the researcher (Bernard & Bernard, 2013). The final research report has a flexible structure, and researchers who engage with this type of inquiry embrace a way of looking at research that honours an inductive style, with a focus on individual meaning and the importance of rendering the complexity of a situation (Grover, 2015).

Quantitative research focuses on testing objective theories by investigating relationships between variables (Punch, 2013). These variables can be measured, typically on instruments, so that numerical data can be analysed using statistical procedures (Creswell, 2009). The final research report has a set structure consisting of an introduction, literature and theory, methods, results, and discussion sections (Creswell, 2009). Researchers who engage in this form of inquiry have assumptions about testing theories deductively, building in protections against bias, controlling for alternative explanations, and being able to generalise and replicate the research findings (Creswell & Creswell, 2017).

Mixed methods is an approach to inquiry that involves collecting both quantitative and qualitative data, integrating the two types of data, and using different designs that constitute philosophical assumptions and theoretical frameworks (Creswell, 2009). The central assumption of this type of inquiry is that the combination of qualitative and quantitative approaches provides a more comprehensive understanding of a research problem than either approach alone (Leavy, 2017).

5.2.2.   Approach Utilised in this Study: Mixed-Methods Approach

This research used mixed research methods, which constitutes the qualitative and quantitative research approaches as discussed above. This assisted in applying multiple ways to explore the research problem, which overcame the limitations of using a single research approach. The mixed research methods assisted in advancing the understanding of the phenomenon in Alexandra Township. It created a research outcome that is stronger than would be achieved through an individual research strategy such as a qualitative or quantitative strategy. Hence aspects of the phenomenon in Alexandra Township were analysed both qualitatively and quantitatively. The combined qualitative and quantitative approaches was successful in providing profound new empirical insights about social housing regarding spatial justice and the right to the city in Alexandra Township.

By combining both qualitative and quantitative research and data, the researcher gained a broad and deep understanding of the perspectives and collaboration of participants, while offsetting weaknesses inherent to using each approach by itself (Rauscher & Greenfield, 2009). This provided the possibility for triangulation by using several data sources and methods to examine the same phenomenon. Data triangulation encompassed the comparison of data from different sources, such as documents and the research participants, which allowed the researcher to identify aspects of the phenomenon more accurately by approaching it from different vantage-points using different methods and techniques (Morrow & Smith, 2000). Theoretical triangulation, which involved utilising multiple theoretical models to study the way social housing contributed to the improvement of the lives of people in Alexandra Township, was also applied in this thesis. In addition, there was method triangulation through utilising multiple methods of data collection to investigate the way social housing contributes to spatial justice and the right to the city in Alexandra Township.

Additionally, internal validity triangulation has to do with comparison of diverse data sets to find inconsistencies that show weaknesses in the validity of the research, and inconsistences and weaknesses were identified in this research and attended to in a manner that strengthened the

investigation of the contribution of social housing to spatial justice and the right to the city in Alexandra Township.

5.3. RESEARCH PARADIGM

Kuhn (1962, as cited in Denscombe, 2008) first used the term paradigm to mean a philosophical way of thinking. The concept has its aetiology in Greek, where it means pattern (Bergman, 2010). In research the term is used to describe a researcher's worldview (Johnson & Onwuegbuzie, 2004), which is a perspective, or way of thinking, or school of thought, or set of beliefs that inform the meaning and interpretation of research data (Kivunja & Kuyini, 2017).

Kivunja and Kuyini (2017) argue that the research paradigm reflects the researcher's beliefs about the world that s/he lives in and wants to live in. It includes the abstract beliefs and principles that shape how a researcher sees the world, and how s/he interprets and acts within that world (Kamal, 2019). More precisely, it is the lens through which a researcher looks at the world (Kamal, 2019). It is a conceptual lens through which the researcher examines the methodological aspects of their research project to determine the research methods that will be used and how the data will be analysed (Wilson, 2008). Guba and Lincoln (1994), who are arguably leaders in the field, define a paradigm as a basic set of beliefs or worldview that guides research action or an investigation. Similarly, the scholars of qualitative research, Denzin et al. (2006), define paradigms as human constructions which deal with first principles or ultimates, indicating where the researcher is coming from to construct meaning embedded in data. Paradigms are important because they provide beliefs and dictates which, for scholars in a particular discipline, influence what should be studied, how it should be studied, and how the results of the study should be interpreted (Zuber-Skerritt, 2001). They define the researcher's philosophical orientation, and this has implications on the decisions made in the research process, choice of methodology and methods used (Mackenzie & Knipe, 2006). Consequently, the research paradigm tells a lot about how meaning will be constructed from data gathered by the researcher (Mertens, 2007).

5.3.1. Paradigm Applied: Pragmatism

This thesis applied pragmatism as the research paradigm. Morgan (2007) argues that pragmatism is a philosophical movement that comprises those who claim that an ideology or proposition is true if it works satisfactorily (Morgan, 2007). Pragmatism traces its origins to the late 19th century in the USA (Leary, 2009). Yvonne (2010) argues that pragmatism is a distinct American philosophical doctrine which is traced back to a discussion group in Cambridge, Massachusetts in the early 1870s, which brought together the founding fathers of pragmatism. These included the philosopher Charles Sanders Peirce, psychologist William James, philosopher and mathematician Chauncey Wright, jurist Oliver Wendell Holmes Jr, and philosopher and lawyer Nicholas St Johns Green (Hantzis, 1987). Pragmatism maintains that the meaning of a proposition is to be found in the practical consequences of accepting it, and that unpractical ideas have to be rejected (James, 1975). This research applied the perspectives from pragmatism since the researcher considered the consequences of social housing on achieving spatial justice and the right to the city in Alexandra Township. This was undertaken in relation to the implications of social housing for the lives of beneficiaries with application of the notions of spatial justice and the right to the city.

Additionally, Max (2003, as cited in Kaushik & Walsh, 2019) argues that pragmatism as a research paradigm finds its philosophical foundation in the historical contributions of the philosophy of pragmatism, and as such embraces a plurality of research methods. Pansiri (2005) contends that pragmatism is premised on the proposition that researchers should use the philosophical and/or methodological approach that works best for the research problem that is being investigated. Pragmatism is often associated with mixed methods or multiple methods, where the focus is on the consequences of research and the research questions rather than on the methods (Biddle & Schafft, 2015). Pragmatism involves research designs that incorporate operational decisions based on what will work best in finding answers for the questions under investigation (Denscombe, 2008). This enables pragmatic researchers to conduct research in innovative and dynamic ways to find solutions to research problems (Kaushik & Walsh, 2019). Thus, pragmatism supports the use of a mix of different research methods as well as modes of analysis and a continuous cycle of abductive reasoning, while being guided primarily by the researcher's desire to produce socially what and useful knowledge (Kaushik & Walsh, 2019).

Pragmatism has been applied in this thesis because it uses mixed-methods research as a methodological approach to investigate the manner in which social housing contributes to spatial justice and the right to the city for the beneficiaries of social housing in Alexandra Township.

5.4. CASE STUDY RESEARCH DESIGN

There is no single definition of a case study because various scholars define it with the application of different notions. A case study can be defined as an intensive study about a person, group of people or a unit which aims to generalise to several units (Gerring, 2006). It can also be described as an intensive, systematic investigation of a single individual, group, community, or some other unit in which the researcher examines in-depth data relating to several variables (Hancock & Algozzine, 2016).

A case study assists in examining complex phenomena in the natural setting to enhance understanding of them (Seawright & Gerring, 2008). It allows the researcher to take a complex and broad topic, or phenomenon, and narrow it down to manageable research questions (Darke et al., 1998). By collecting qualitative and quantitative datasets about the phenomenon, the researcher gains more in-depth insight into it than would be obtained using one type of data (Yin, 1998).

If a researcher intends to study a specific phenomenon arising from a particular entity, then a single case study is warranted and will allow for in-depth understanding of the single phenomenon and would involve collection of several different types of data using different data collection methods (Mills et al., 2010). This allows for the topic to be researched in detail, allowing others to glean knowledge from the information presented. A case study assists in offering verifiable data about the phenomenon under investigation (Yin, 1981). It can show the path taken which led to specific results being generated, making it easy for others to replicate the results discovered by the case study method. Facts in the study can be provided through a case study because data that are generated in real time are considered by the researcher (Yin, 2011). It is a way for researchers to turn their opinions into information that can be verified as fact, because there is a proven path of both positive and negative development (Eisenhardt, 1989). Moreover, singling out a specific incident also provides in-depth details about the path of theoretical development or evolution of new notions, which gives extra credibility (Gerring, 2006).

A well-chosen case study is pertinent to everyone who is participating in the research process (Yin, 2011). Because of the relevance, a researcher can stay actively engaged in the data collection process (Yin, 2017). Participants can further their knowledge growth because there is an interest in the outcome of the case study (Baxter & Jack, 2008). Most significantly, the case study essentially forces participants to make decisions about the questions, and then to defend their position using facts (Stake, 1978).

A case study involves more than one method of data collection (Yin, 2006). Interviews can be conducted, and questionnaires can be distributed to research participants (Noor, 2008). Using various methods to collect data can assist in enhancing the credibility of the research findings (Zainal, 2007).

Additionally, the possibility of using various data collection methods assists in facilitating the research process (Zainal, 2007).

5.4.1.   Case Study: Alexandra Township

Alexandra Township was selected as a case study since it is where social housing was initiated in 2001 to address the housing needs of people with low incomes. This township shows the phenomenon that needs to be investigated: a social housing programme was initiated to achieve spatial justice and facilitate access to the benefits of the city, as this is central to enjoyment of the right to the city, but the programme failed to attain the aforesaid intentions. It is not clear to why social housing failed to achieve spatial justice and did not facilitate access to benefits such as job opportunities in Alexandra Township. Consequently, it is an appropriate case study where social housing can be investigated in relation to the attainment of spatial justice and the right to the city.

Table 3 demonstrates the profile of the research participants by location and demographic data such as age group and race, including economic-related issues which take into account education levels, income and profession:

Table 3: Profile of research participants in Alexandra Township

Location			Demographics			Economic Related Issues			
Country	Province	Township	Age Group	Race	Gender	Educational Level	Employment status	Income (Rand)	Profession
South African	Gauteng	Alexandra	40 - 55	All races	Males and Females	High school to Tertiary	Employed or previously employed	3500 to 8000	Professionals and non-professionals

As indicated in the table above, the research participants, were selected since they benefitted from social housing which was initiated in 2001. They are South African citizens in Gauteng Province who reside in Alexandra Township and are within the low-income range as per the requirements of the qualification criteria for social housing.

5.5. RESEARCH METHODS: DATA COLLECTION METHODS

Data collection is a process of collecting information from relevant sources of data to find answers to the research problem (Neuman, 2014). This research used qualitative and quantitative research methods. The qualitative methods are non-quantifiable because they do not include numbers or mathematical calculations (Moen & Middelthon, 2015). These methods are closely associated with words and opinions and are crucial in ensuring a greater depth of understanding the phenomenon (Liamputtong & Ezzy, 2005). Quantitative research methods place emphasis on statistical and numerical analysis of data collected through a questionnaire survey (Lazaraton, 2005). It also focuses on gathering numerical data and generalising it across groups of people to explain a particular phenomenon (Apuke, 2017).

During this research the qualitative data were collected with the use of open-ended questions, through interviews that comprised the participants, who were beneficiaries of social housing in Alexandra Township. The quantitative data were gathered through utilisation of closed-ended questions in a questionnaire survey.

Further, the research and data collection methods outlined below were used.

5.5.1. Document Analysis

The literature that was utilised came from published books and international and local journals on spatial justice, social housing, and the right to the city. More specifically, the literature covered aspects about spatial justice in line with improving the well-being of people through social housing. The literature also covered the debates about the right to the city in relation to the lives of people in cities.

The abovementioned sources of data were crucial in this research, because of the abundance of data about spatial justice, social housing, and the right to the city available in these sources. The published books and journals were appropriate and assisted in enhancing research validity and reliability (Taylor et al., 2015). Most of these data sources were recently published and the authors had good credentials (Ritchie et al., 2013). They were reliable with quality discussion on spatial justice, social housing, and the right to the city. They had a depth of analysis and the text provided contributions to the development of the research area.

Technical and progress records on the performance of social housing by researchers such as Czischke (2009), the World Bank (1993), Peppercorn and Taffin (2013), and Lawson (2013) were considered. The progress reports about social housing were available for public consumption and were accessible on the Internet. These types of data already existed, no additional effort was required to collect them, and they were up to date. The documents or records on social housing were considered in relation to spatial justice and this assisted the researcher to answer the research questions.

The documents that were utilised were important since they enabled triangulation in the study of the phenomenon in Alexandra Township and assisted in providing different data sources. Triangulation was important in this research because it provided a confluence of evidence that enhanced credibility. In addition, using various documents on social housing in the context of spatial justice and the right to the city assisted in addressing potential subjectivity and bias that the researcher would bring to the research.

Reviewing the documents on social housing, spatial justice and the right to the city was viewed as an efficient and effective way of collecting data, since said documents were manageable and practical resources. The documents were readily available and came in a variety of forms, which made these documents on social housing, spatial justice and the right to the city accessible and reliable sources of data. Obtaining documents was often cost effective and time efficient. Also, such documents were stable data sources, and this meant that they could be read and reviewed multiple times and they remained unchanged by the researcher's influence or research process. They provided background information and broad coverage of data and were therefore helpful in contextualising the research within its subject.

5.5.2.   Semi-Structured Interview

The semi-structured interview was utilised and supplemented by an interview guide. A semi-structured interview is when the interviewer does not strictly follow a formalised list of questions (Galletta, 2013). He or she asks opened-ended questions, allowing for discussion with the participants rather than a straightforward question and answer format (Fylan, 2005). The semi-structured interview was applied and it was accompanied by the themes on spatial justice, social housing, and the right to the city and a list of open-ended questions that were answered by 30 respondents who were beneficiaries of social housing in Alexandra Township.

In this research it was vital to use the semi-structured interview since this data collection method facilitated engagement between the interviewer and the 30 participants in Alexandra Township. It also

provided guidance for what the respondents talked about, which was relevant and helpful to this research in terms of social housing about spatial justice and the right to the city. This method provided a platform for flexibility because it allowed for elaboration on information that was important to the research participants in Alexandra Township, which may not previously have been thought of as pertinent by the researcher. The researcher developed and used an interview guide, which was a list of questions and topics that needed to be covered during the conversation. The researcher followed the guide, and he was able to follow topical trajectories during the conversation that strayed from the guide when it was appropriate to do so.

Additionally, the semi-structured interview assisted in providing freedom for the research participants, who were enabled to express their perspectives on social housing in relation to spatial justice and the right to the city in their own terms. This assisted in collecting relevant data to an extent that helped to answer the research questions.

Saunders and Townsend (2016) argue that when conducting interviews, it is important to think carefully about all aspects of the problem and to be creative when deciding who can provide the best information. People in positions of power and authority, or with technical skills, are not necessarily the best people to talk to if the researcher is interested in community attitudes, opinions, and beliefs (Saunders & Townsend, 2016). In this research the participants were chosen in terms of their coverage – the ability to provide the best information and quality of data within their responses; consequently, no government officials were interviewed. This occurred since the officials who planned and implemented social housing in Alexandra Township were no longer in the employ of government in Gauteng Province. This meant that the officials who were in government during the interview lacked the detailed and best information and quality data that would assist in answering the research questions. Moreover, the officials were not able to provide detailed responses, ideas, and remarks on social housing in the context of spatial justice and the right to the city since they lacked lived experience with regard to social housing in Alexandra Township. The research participants with quality data were identified and chosen to provide the breadth, depth, and saliency of data necessary for authentic analysis and reporting. They enabled new insights and rich understanding.

5.5.3.   Questionnaire Survey

A questionnaire was utilised in this research. Bhattacherjee (2012) argues that in undertaking a questionnaire survey, a sample of respondents is brought together at a common place and time, and each respondent is asked to complete the questionnaire survey in that room. During this research, the questionnaire survey constituted a sample of respondents in Alexandra Township who were brought together at the same time at the residential premises where social housing units were constructed. Each respondent was requested to complete the questionnaire survey while in that place, and the responses were entered independently by the respondents in the questionnaire without interacting with each other.

This format was important since it was convenient for the researcher and a high response rate was assured (De Vaus, 2013). When the respondents did not understand any specific question, they were permitted to ask for clarification. When needed, additional clarification about the questions was facilitated because this method involved face-to-face interaction with the respondents (Sieber, 1973). Instant feedback was gathered from the respondents. There was no waiting period, and all questions were answered. The questionnaire enabled the respondents to record their answers.

The questionnaire was made up of a series of questions for the purposes of collecting data from the respondents in Alexandra Township. There were closed-ended questions that enabled the respondents to pick answers from a given number of options regarding social housing in the context of spatial justice and the right to the city. They were carried out face to face by the researcher with the respondents.

It is observed that questionnaires can be an effective means of measuring the behaviour, attitudes, preferences, opinions, and intentions of relatively large numbers of subjects more cheaply and quickly than other methods (Francis et al., 2004). This assisted in collecting data on the opinions of beneficiaries of a social housing programme in relation to spatial justice and the right to the city in Alexandra Township.

5.5.4.   Sampling

This research applied probability and non-probability sampling methods. The probability sampling method involved random selection of research participants which allowed the researcher to make inferences about social housing, spatial justice, and the right to the city in Alexandra Township. Non-probability sampling constituted non-random selection of participants who were beneficiaries of social housing. Only beneficiaries of social housing were part of this research because this study is about social housing in

terms of its contribution to spatial justice and the right to the city. Non-probability sampling was selected because it was convenient and allowed easy collection of data in Alexandra Township.

5.5.4.1.   Probability Sampling

Probability sampling refers to the selection of a sample from a population, and the selection is based on the principle of randomisation, that is, random selection or chance (Acharya et al., 2013). This thesis utilised a probability sampling technique through application of a simple random sample, as discussed below. Probability sampling gave the study a best chance to create a sample representative of the population in Alexandra Township. It allowed for unbiased and representative findings and conclusions that were drawn about the population in Alexandra. Moreover, probability sampling was cost and time effective. The time saved was used to analyse the data and draw findings and conclusions.

5.5.4.1.1. Simple Random Sample

Kothari (2004) argues that during the simple random sampling method, all possible participants who are willing to participate in the research are given an equal probability of being selected. This makes sample statistics unbiased estimates of population parameters, without any weighting (Frankfort-Nachmias & Nachmias, 2007). Bhattacherjee (2012, p. 6) says "This is the simplest of all probability sampling techniques; however, the simplicity is also a strength of this technique". Simple random sampling involves randomly selecting respondents from a sampling frame (Lewis-Beck et al., 2003).

In answering the questionnaire survey, this research picked a random sample of beneficiaries of social housing in Alexandra Township, which included males and females. They were residents of Alexandra Township and were living in the social housing units during the period between 2001 to 2016. This was an accessible section of the target population from where the sample was drawn. This was a realistic sampling frame of participants who were willing to participate in this research. The participants were relevant units of analysis, since they shared the same characteristics, and this made them appropriate for this study because they possessed information that assisted in answering the research questions.

5.5.4.2.   Non-probability Sampling

Vehovar et al. (2016) define non-probability sampling as a technique in which the researcher selects samples based on their own subjective judgement rather than random selection. This type of sampling is

a less stringent method, and it relies on the expertise of the researcher (Brick, 2014). It is a fast, easy and inexpensive way of obtaining data. However, to draw conclusions about the population from the sample, it must assume that the sample is representative of the population. This study utilised non-probability sampling through application of a snowball sampling method. It was time and cost effective in because it was executed and finished in shorter times. This also assisted in making sure that more time was spent on the analysis of data, analysis and interpretation of findings.

5.5.4.2.1. *Snowball Sampling Method*

This research also employed the non-probability sampling technique of snowball sampling. This was undertaken since the researcher was not familiar with the beneficiaries of social housing in Alexandra Township. As a result, participants identified as benefitting from Alexandra Township's social housing were requested to identify six other beneficiaries in Alexandra, and the beneficiaries identified were interviewed by the researcher. Each participant was requested to identify five beneficiaries of social housing to arrive to a total number of 30 research participants who were interviewed by the researcher.

5.5.4.2.2. *Sequential Sampling Method*

During this study, the researcher picked a single group of participants who benefitted from social housing in the period from 2001 to 2016 in Alexandra Township. The researcher conducted the study and analysed the results.

This sampling method provided the researcher with limitless chances of gaining vital insight for the study, since he had limitless options in terms of the sample size and sampling schedule. The sample was large to gain the diverse opinions of 30 participants in Alexandra Township. There was little effort on the part of the researcher when performing this sampling technique, and it was not expensive, not time consuming and not labour intensive.

5.6. DATA ANALYSIS

The following is a description of the data analysis methods that were used in this study to analyse qualitative and quantitative data. Both qualitative and quantitative data analysis methods were used because this research used mixed methods.

5.6.1. Qualitative Data Analysis

5.6.1.1. Content Analysis

Content analysis is a method that can be used with either qualitative or quantitative research and in an inductive or deductive way (Spannagel et al., 2005). When utilising content analysis, the objective is to build a model to describe the phenomenon in a conceptual form (Downe-Wamboldt, 1992). In analysing qualitative data in this research, inductive content analysis was used. The concepts on social housing in the context of spatial justice and the right to the city were derived from data collected from the participants in Alexandra Township. The inductive content analysis was crucial because there were no previous studies that dealt with the phenomenon in line with social housing in terms of spatial justice and the right to the city in Alexandra Township. Through content analysis, it was possible for the researcher to distil words into fewer content-related categories (Bos & Tarnai, 1999). Cavanagh (1997, as cited in Elo & Kyngäs, 2008, p. 108), says, "it is assumed that when classified into same categories, words and phrases share the same meaning". This is among the reasons why content analysis was used in this study. It assisted in attaining a condensed and broad description of the phenomenon regarding social housing in line with spatial justice and the right to the city; the outcome of the analysis were concepts that described the phenomenon in Alexandra Township. Usually, the intention of concepts or categories is to build up a model or framework, conceptual system and conceptual map (Neuman & Robson, 2014). This was important in this research because its ultimate goal is development of perspectives on the role of social housing in attaining spatial justice and the right to the city.

Content analysis is crucial because it is a content-sensitive method of analysis and is flexible in terms of research design (Zhang & Wildemuth, 2009). As Elo and Kyngäs (2008, p. 109) put it, "If the researcher has chosen to use inductive content analysis, the next step is to organize qualitative data to create categories". Open coding means that notes and headings are written in the text while reading it (Hsieh & Shannon, 2005). In this research the written material was read through repeatedly, and as many headings as necessary were written down in the margins to describe aspects of the content. The headings on social housing in the context of spatial justice and the right to the city were collected from the margins on the coding sheets, and concepts were generated at this stage.

After open coding, the lists of concepts or categories were grouped under their headings. This was undertaken to reduce the number of concepts or categories by collapsing those that were similar or dissimilar into broader higher-order categories. This assisted in providing a means of describing the

phenomenon, to increase understanding and generate knowledge regarding social housing in terms of spatial justice and the right to the city.

5.6.1.2.   Coding

In this research, concepts were attached to the observed data and phenomenon during data analysis. Substantial concepts or codes describing, naming, or classifying the phenomenon under consideration in Alexandra Township were developed. This was done by segmenting collected data into meaningful expressions and describing them in single words or a short sequence of words. Relevant annotations and concepts around social housing in relation to spatial justice and the right to the city were attached to the expressions. The data were broken down into smaller components and categorised according to the themes, that is, social housing, spatial justice, and the right to the city.

5.6.1.3.   Constant Comparison

This study compared the incidents that were applicable to each category. Since there was coding of each incident in the data into many categories of analysis, such as social housing, spatial justice and the right to the city, a close connection was maintained between the data collected and conceptualisation. This was done to ensure correspondence between the concepts of spatial justice and social housing and categories and indicators.

While coding an incident of a category, it was compared with the previous incidents in the same group of participants in the same category. Constant comparison was crucial in this research because it assisted in generating the theoretical properties of each category. The analysis considered social housing in terms of its dimensions, the conditions under which it was initiated, its major consequences, and its relation to spatial justice and the right to the city. The process of analysis maintained a close connection between data and conceptualisation, so that the correspondence between concepts and categories with their indicators was not lost. Specifically, attention to the procedure of constant comparison enjoined the researcher to constantly compare the phenomenon being coded under certain categories, so that a theoretical elaboration of categories could begin to emerge. The researcher was sensitive to the contrasts between categories that were emerging.

5.6.2. Quantitative Data Analysis

In terms of quantitative data analysis, the following methods of analysis were used in this study. These methods were central in balancing the perspectives of the research participants about the role that social housing can play in the attainment of spatial justice and the right to the city in Alexandra Township. They were vital in reducing bias during data analysis, and assisted in generating results that are valid, reliable and generalisable.

5.6.2.1. Descriptive Statistics

Descriptive statistics, tables, graphs, and some nonparametric inferential statistics were used in analysing questionnaire survey data.

Typically, descriptive statistics are the first level of analysis, and this assists the researcher to summarise the data and find patterns (Hays, 1973). A few commonly used descriptive statistics are mean (numerical average of a set of values), median (midpoint of a set of values), mode (the most common value among a set of values), percentage (how a value or group of participants within data relate to a larger group), frequency (the number of times a value is found) and range (the highest and lowest value in a set of values) (Bickel & Lehmann, 2012). Descriptive statistics were suited to this research since they enabled the researcher to show the distribution or spread of the opinions of participants about social housing regarding spatial justice and the right to the city in Alexandra Township.

5.6.2.2. Nonparametric Inferential Statistics

Nonparametric statistics is a branch of statistics that is not based solely on parametrised families of probability distributions (Oja, 1983). This type of statistics is based on either being distribution-free or having a specified distribution but with the distribution parameters unspecified (Wasserman, 2006). The use of the nonparametric method was necessary in this research since data in the questionnaire had ranking but no clear numerical interpretation, such as when assessing opinions and preferences of the participants regarding social housing in the context of spatial justice and the right to the city. In terms of level of measurement, the nonparametric method resulted in ordinal data, a categorical, statistical type of data that exists on an ordinal scale (Corder & Foreman, 2009). The ordinal scale was distinguished from a nominal scale by having a ranking (Gardner, 1975). Nonparametric methods were important since they made fewer assumptions and their application was wider than the corresponding parametric

methods (Gibbons & Chakraborti, 2011). Similarly, due to reliance on fewer assumptions, nonparametric methods were more robust (Hopkins & King, 2010). Another importance aspect of the nonparametric methods in this research was their simplicity. In certain cases, nonparametric methods are easier to use, and due to their simplicity and greater robustness, they are viewed by some statisticians as leaving less room for improper use and misunderstanding (Hollander et al., 2013).

Nonparametric methods were applied in analysis of the data collected through the questionnaire, because responses were described as scores rather than true measurements. Data summaries were analysed and presented with the use of tables and graphs. This allowed for simpler interpretation of data about the opinions of participants on social housing in relation to spatial justice and the right to the city in Alexandra Township.

5.7.   VALIDITY, RELIABILITY AND RIGOUR

Mason (1996, p. 21, as cited in Bryman, 2012, p. 389) says, "Reliability, validity and generalizability are different kinds of measures of the quality, rigour and wider potential of research, which are achieved according to certain methodological and disciplinary conventions and principles". Validity refers to whether the researcher is observing, identifying, or measuring what s/he says (Silverman, 2013). Validity can be looked at by considering internal and external validity (Riege, 2003). This research endeavoured to attain validity, reliability, and rigour, as contended below.

Internal validity refers to whether there is a good match between the researcher's observations and the theoretical ideas they develop (Hammersley, 2008). To attain this, this research ensured that there was a match between the researcher's observations on the opinions of the participants in relation to social housing that aims to improve the lives of people through access to shelter, spatial justice, and the right to the city, and concepts or theoretical notions on social housing, spatial justice and the right to the city. This was a strength of this research, since there was interaction between the researcher and the respondents during the semi-structured interview with the interview guide, which used themes such as spatial justice and social housing, about the well-being of people through access to shelter in Alexandra Township.

This research also endeavoured to achieve external validity, which refers to the degree to which findings can be generalised across social settings (Bryman, 2012). The external validity was strengthened by extensive use of document analysis and triangulation.

Ecological validity was also a strength of this research, since the researcher captured the opinions of research participants in their natural social setting about social housing in relation to spatial justice and the right to the city in Alexandra Township. Says Bryman (2012, p. 48), "Ecological validity is concerned with the question whether social scientific findings are applicable to people's every day, natural social settings." This research reflected the real-life situation of participants who benefitted from social housing. The researcher went to Alexandra Township and conducted interviews with the participants, who were not taken to a different real-world setting or other area.

Reliability and validity in research deal with issues of consistency, trustworthiness, dependability, and confirmability (Bryman, 2012). Reliability and validity are important for quantitative studies, but for qualitative studies credibility, confirmability, dependability, and transferability are important. In relation to reliability, the aspect of consistency was ensured by verification of information to ensure that the opinions of the participants in the interview and respondents to the questionnaire survey were consistent. In undertaking that, the opinions of the respondents were verified in terms of their consistency with the literature on social housing in the context of the dynamics of spatial justice and the right to the city. This researcher reflected areas that lacked consistency and showed aspects that demonstrated consistency. This was done in all steps of this research to ensure the rigour of this study through identification and correction of errors before they exerted influence on data analysis. This assisted in ensuring that the researcher was fair and honest and that a balanced account of the perceptions of the participants was provided.

Moreover, dependability was demonstrated by providing adequate details about the phenomenon of interest, which has to do with spatial justice and the right to the city through a social housing initiative that intended to improve the lives of people of Alexandra Township. The combination of document analysis and interviews assisted in enhancing dependability, and all of these provided detailed information on the phenomenon of interest in Alexandra Township.

5.8.   ETHICAL CONSIDERATIONS: ANONYMITY AND CONFIDENTIALITY

Ethical issues arise at various phases of research (Bryman, 2012). This research ensured consideration of ethical aspects; it did not harm the participants, nor did it lead to physical harm, loss of self-esteem or stress on the participants (Lune & Berg, 2017).

This study facilitated and secured informed consent from the participants (Bryman, 2012). The 30 participants who are beneficiaries of social housing in Alexandra were provided with adequate information that enabled them to make an informed decision about whether they wanted to participate in this study.

Gregory (2003) argues that research must ensure protection of the privacy of participants. This research did not invade the privacy of the participants. Their privacy was protected during the interviews and filling in of the questionnaire survey. Each participant was given a pseudonym, which is used in the discussion of this research. The data that were collected from participants were treated with confidentiality to ensure that their privacy was maintained. The perspectives of the participants about the ramifications of social housing on their lives which were faced daily as part of their lived experiences were treated with confidentiality.

Voluntary participation of the participants was achieved in this research. Explicitly, voluntary participation refers to a human research subject's exercise of free will in deciding whether to participate in a research activity, and international law, national law, and codes of conduct of scientific communities protect this the right (Sprumont & Andrulionis, 2014). Special attention was paid to protecting the free will of participants by avoiding placing pressure on them. It was also clarified to them that there would be no financial incentives for participating in this research; no other forms of persuasion were used to ensure participation, and the researcher had no authority to force the participants to take part.

5.9.   RESEARCH PROBLEMS/LIMITATIONS

Research limitations are influences that are beyond the control of the researcher (Shipman, 2014). They include shortcomings, conditions, and influences that place restrictions on the methodology and conclusions (Cooper et al., 2009). The following aspects comprise limitations of this study.

The sample size of 30 participants of beneficiaries of social housing in Alexandra Township was small. This occurs because this is academic research which has defined timeframes, especially for data collection. The problem of small sample size was addressed by triangulation that involved consideration of documents, reports, and records on social housing in relation to spatial justice and the right to the city. This assisted in the validation of data because this facilitated cross-verification from various data sources.

Coronavirus disease (COVID-19) posed problems for this research. COVID-19 is an infectious disease caused by the recently discovered coronavirus (Hafeez et al., 2020). The virus that causes COVID-19 is

transmitted through droplets generated when an infected person coughs, sneezes, or exhales (Jayaweera et al., 2020). These droplets are too heavy to hang in the air and quickly fall onto floors or surfaces (Jayaweera et al., 2020). Someone can be affected by breathing in the virus if s/he is within proximity of a person who has COVID-19, or by touching a contaminated surface and then their own eyes, nose, or mouth (Wu et al., 2020).

In March 2020 the South African government introduced lockdown regulations to mitigate the spread of COVID-19 among South Africans (Pillai et al., 2020). One of the requirements was social distancing, which was viewed as important in the initiative that intended to slow the spread (Sewpaul et al., 2021). Social distancing, which is also known as physical distancing, can be described as the practice of limiting close face-to-face contact with others. Social distancing had to occur, since COVID-19 spreads mainly among people who are in close contact (within about 6 feet) for a prolonged period (Qian & Jiang, 2020).

During this research, social distancing had to be maintained. This was needed to ensure compliance with the regulations of social distancing which were established by the government. The noise in the surroundings also caused a problem, because it interfered with the interviews between the researcher and the participants during the practice of social distancing. The researcher and the participants had to speak up to be able to hear each other. This triggered some requests for the repetition of questions and answers. Further, the researcher had to assure the participants that the social distance requirement would be complied with, to address their concerns and fears about transmission of COVID-19 to themselves and their families.

SA went to alert level five lockdown on 26 March 2020 (Perofsky et al., 2022). Alert Level five was the most restrictive of all alert levels, with only essential services permitted under certain sectors (Perofsky et al., 2022). Level five lockdown regulations delayed data collection. During level five lockdown regulations no visits to other neighbourhoods were allowed, and the researcher had to wait for the easing of the regulations.

5.10. CONCLUSION

This chapter outlines crucial methodological approaches that were applied in this research. This study used a mixed-method approach to attain the objectives of the research and answer the research questions. It reflects key research paradigms that are pertinent to this study and standpoints of the researcher.

The data collection methods, that are both qualitative and quantitative, assisted in collecting sufficient data which were analysed to arrive at credible findings. Methods such as document analysis, semi-structured interview, questionnaire survey, probability sampling such as a simple random sample, focus group, non-probability sampling with snowball sampling and a sequential sampling method were utilised in this research.

In terms of the qualitative approach, data analysis involved content analysis, coding and constant comparison. Quantitative data analysis comprised descriptive statistics and nonparametric inferential statistics. The combination of both qualitative and quantitative data analyses assisted in triangulation of the data, and this enhanced the validity of this research through cross-verification from numerous sources.

Reliability and rigour were also considered in this research. A reflection on the way the researcher applied the aforesaid appears in this chapter, which unpacks how the process unfolded. This is also done by showing the importance of validity, reliability, and rigour, which were all upheld in this study.

Ethical issues and their importance in this research were considered and applied. Such ethical considerations constituted anonymity and confidentiality to protect the research participants.

Reflections on research problems and limitations that faced this research were discussed in this chapter. The problems and limitations consisted of shortcomings, conditions and influences that placed restrictions on this research.

CHAPTER SIX: LIVED EXPERIENCES OF SOCIAL HOUSING BENEFICIARIES AT ALEXANDRA TOWNSHIP SOCIAL HOUSING PROJECT

6.1.   INTRODUCTION

The previous chapter outlined the research methodology and design for this study. It presented methodological approaches (qualitative, quantitative, and mixed methods), and discussed the differences between them and showed how they were used in this research.

This chapter seeks to present the findings of this dissertation regarding the perceptions of the beneficiaries of social housing in terms of spatial justice and the right to the city in Alexandra Township. The objective of this chapter is to show how social housing contributes to spatial justice and the right to the city with consideration of the lived experiences of social housing beneficiaries in Alexandra Township.

The notions of the research participants about the manner in which social housing assists in creating shelter with access to opportunities, services and facilities in Alexandra Township are presented. The findings assist in demonstrating how social housing contributes to spatial justice and the right to the city in Alexandra Township from the viewpoint of the research participants. The findings of this research reflect the lived experiences of social housing beneficiaries in Alexandra Township. The views of the research participants assist in analysing the way social housing contributes to spatial justice and the right to the city.

The perspectives of the research participants about the impact of social housing on the lives of residents in Alexandra Township are presented. The participants spoke about the way social housing impacts on their lives. This is followed by presentation of the notions of participants about the benefits of the city which are facilitated by social housing in Alexandra Township. Some of the benefits mentioned by the research participants are access to shelter, jobs, shopping centres, transport, and clinics, for example. This is important in analysing the way social housing contributes to spatial justice and the right to the city in Alexandra Township.

6.2.   DATA AND METHODOLOGY

In answering the research questions and to attain the objectives of the dissertation, three sets of data were collected in relation to social housing, spatial justice and the right to the city. The data collected in

this dissertation constitute documents, semi-structured interviews, and questionnaires. The collected data were pertinent to social housing in relation to the notions of spatial justice and the right to the city among the residents of Alexandra Township. An interview using a semi-structured interview guide and survey using a questionnaire were conducted with 30 research participants in Alexandra Township. All the research participants were beneficiaries of social housing, and they provided relevant data in terms of the contribution social housing to spatial justice and the right to the city in Alexandra Township.

Table 4: Findings emanating from document analysis in relation to social housing and its contribution to spatial justice and the right to the city

Document and aspects covered	Year	Context on social housing regarding spatial justice and the right to the city
Definitions of space.	1960-2020	• No social housing aspects raised in relation to spatial justice and the right to the city. • The space is defined, and this is applied to the cities. • The space is defined to understand it in the context of urban planning and development. • The definition of space is not undertaken in line with social housing, spatial justice, and the right to the city.
Description of spatial justice.	1970-2009	• Social housing in not raised in line with spatial justice. • Spatial justice is discussed in a way it relates to space. • Spatial justice is raised in line with access to job opportunities, services, and healthcare facilities. • Spatial justice is discussed in terms of basic needs of residents of the cities.
The right to the city.	1968-2020	• The right to the city is raised in terms of its origins, and satisfaction of the needs of residents of the cities. • The right to the city is discussed in terms of access to the benefits of the cities. • The right to the city notions are discussed in relation to access to opportunities, services and amenities. • The right to the city is raised in relation to improvement of quality of life for the residents of the cities.

Theory on the production of space, spatial justice, and the right to the city.	1984-2020	• Space is explored in terms of how it is produced. • No reflection on how space is produced through social housing to attain spatial justice and the right to the city. • Matters about how spaces are produced in the cities are raised.
Power in planning, spatial justice, and the right to the city.	2003-2021	• The emphasis is on the role of powerful groups in planning. • No consideration of the manner and extent to which social housing contributes to spatial justice and the right to the city.
Social housing in the context of spatial justice and the right to the city in Africa.	2000-2020	• Social housing in discussed in terms of problems it tried to resolve. • There is a discussion regarding the problems social housing faces in African cities. • The discussion on social housing is in relation to access to socio-economic opportunities, basic services, and amenities. • No discussion regarding the contribution of social housing to spatial justice and the right to the city.
	2015-2020	• Social housing is examined in relation to addressing the problem of housing needs, access to basic services and amenities. • No discussion about the matters of spatial justice and the right to the city.
Social housing in the context of spatial justice and the right to the city in Gauteng Province and Alexandra Township.	2000-2020	• Social housing is discussed in terms of problems it endeavoured to resolve, such as access to shelter, services, and amenities. • No attention paid to the way social housing contributes to spatial justice and the right to the city.

Source: Document analysis (2021) by the researcher.

The documents that are indicated in the table above were scrutinised in terms of the way social housing contributes to spatial justice and the right to the city. The documents are part of the reference list of the thesis. The documents that were examined assist in investigating social housing in terms of its contribution to spatial justice and the right to the city with consideration of cities in the world, Africa, SA, Gauteng Province, and Alexandra Township.

It is important to divulge that the findings of the document analysis do not discuss social housing in terms of its contribution to spatial justice and the right to the city for residents of the cities. The discussion is about the intentions of social housing, such a creating access to socio-economic opportunities, services and facilities, the need to create shelter for the people who cannot afford it, the problems faced by social housing initiatives in the cities, and the impact on the lives of residents of the cities.

6.3.   PROFILE OF THE RESEARCH PARTICIPANTS

All participants were South African. In terms of gender, there were both males and females. All the participants formally reside in the social housing units in Alexandra Township. Figure 3 demonstrates that 50% of the research participants were females and 50% were males. This means that the perspectives of social housing beneficiaries in the context of spatial justice and the right to the city were heard.

Figure 3: Gender matters
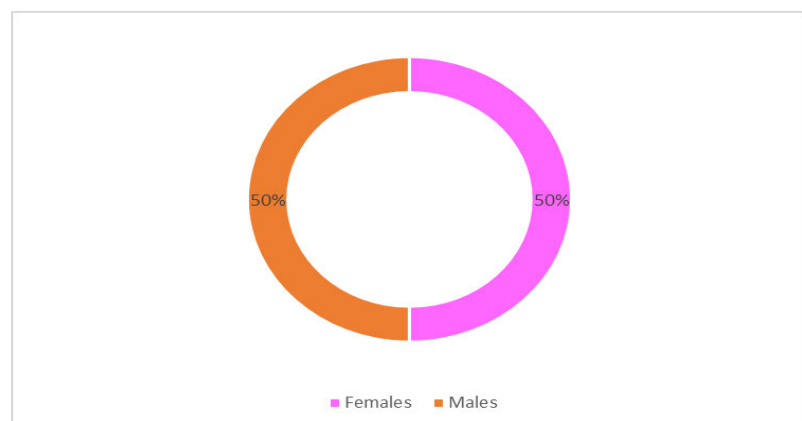
Source: Researcher's own fieldwork data, 21 July 2020.

The participants were interviewed using South African official languages such as IsiZulu, IsiXhosa, Sepedi, Southern Sotho, IsiNdebele, SiSwati, English and Tsonga. This was done to ensure that participants understood the research questions. This enabled the participants to answer to the best of their abilities, because they used the languages that allowed them to express their perspectives on social housing, spatial justice, and the right to the city.

Aspects of dependency for participants were in terms of the number of members of the household who were working, those who attended school, those below the age of 18, those above the age of 65, households which get social grants, those who are not working who are over 21 years of age, number of household heads, total number of members of the household above the age of 18 and their ages. This was done to reflect socio-economic matters that face participants in relation to social housing, spatial justice, and the right to the city in Alexandra Township.

Of the research participants, in 63.3% of cases only one member of the household had a job, while about 36.7% of the members of participants' households had no work. Figure 4 exhibits dependency aspects for the social housing beneficiaries in Alexandra Township:

Figure 4: Issues of dependency – number of households that had members who were working
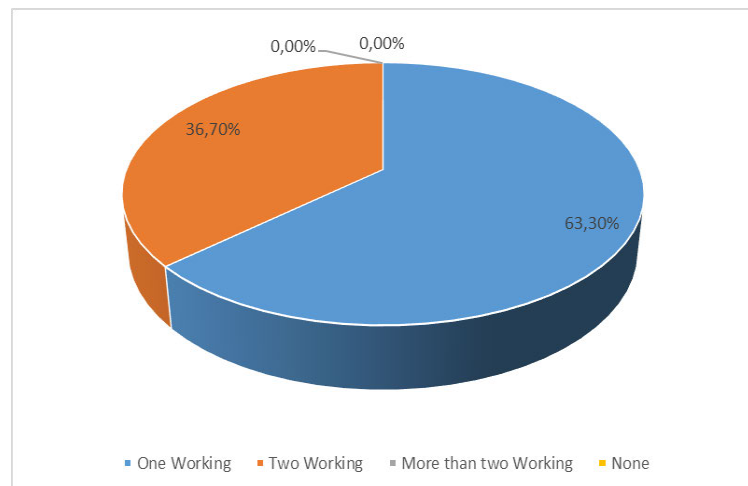
Source: Researcher's own fieldwork data, 22 July 2020.

A total of 3.3% of participants had only one member of the household who attended school, while 13.3% had two members who attended school. Forty per cent of the total participants had three household members who attended school, while 26.7% of participants had more than three household members attending school. Of the participants, 16.7% had no household members that were attending school. Figure 5 depicts the status quo regarding household members who attended school and those who did not.

Figure 5: Number of household's members who attend school
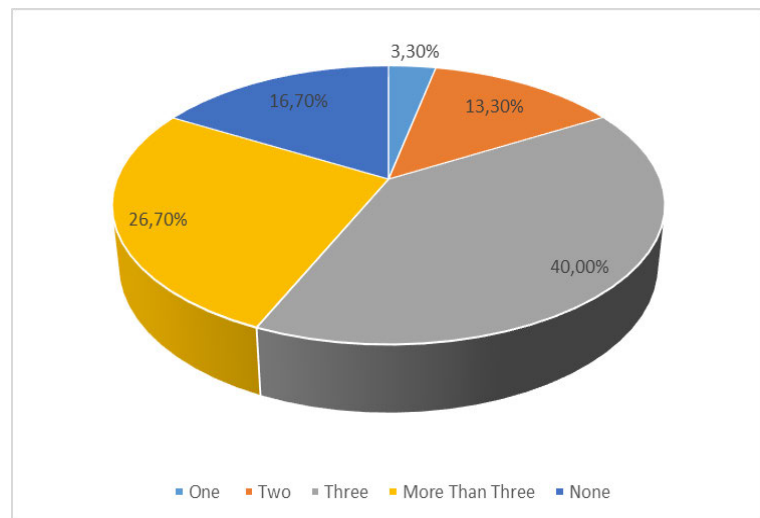
Source: Researcher's own fieldwork data, 22 July 2020.

Age was also considered during the research. This was done to detect the level of dependency experienced by the beneficiaries of social housing in Alexandra Township. A total of 90% of the research participants had household members below the age of 18 years who were dependant on their income. Figure 6 demonstrates the percentages of research participants with household members below the age of 18 years. Of the research participants, 6% had only one family member below the age of 18 years, while the same percentage had two household members below 18 years of age. A total of 40% of the research participants had three household members below the age of 18 years, while 17% had the high dependency rate of more than three household members of under 18 years old. Twenty per cent of the research participants had no household members under the age of 18 years.

Figure 6: Household members below the age of 18 years
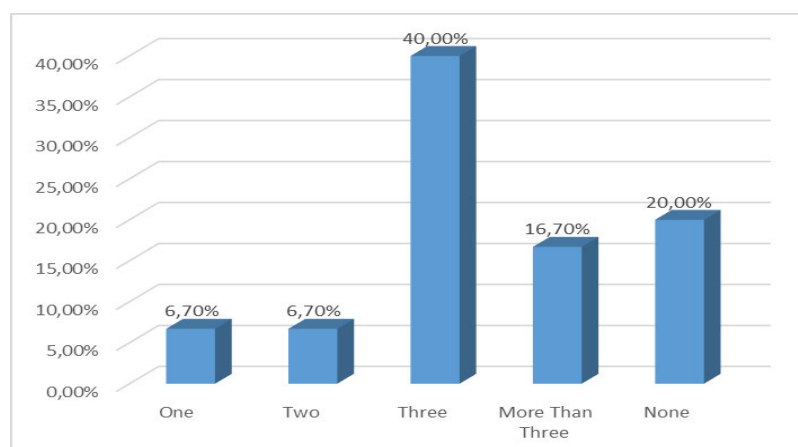
Source: Researcher's own fieldwork data, 22 July 2020.

In the households of the research participants some members still received social grants. For instance, 37% of the research participants had three household members on social grants, while 23% had two household members on social grants. Of the research participants, 17% had more than three household members who were on social grants. Twenty per cent had no members of their households who were on social grants. Figure 7 depicts the information on social grants for all research participants.

Figure 7: Household members on social grants
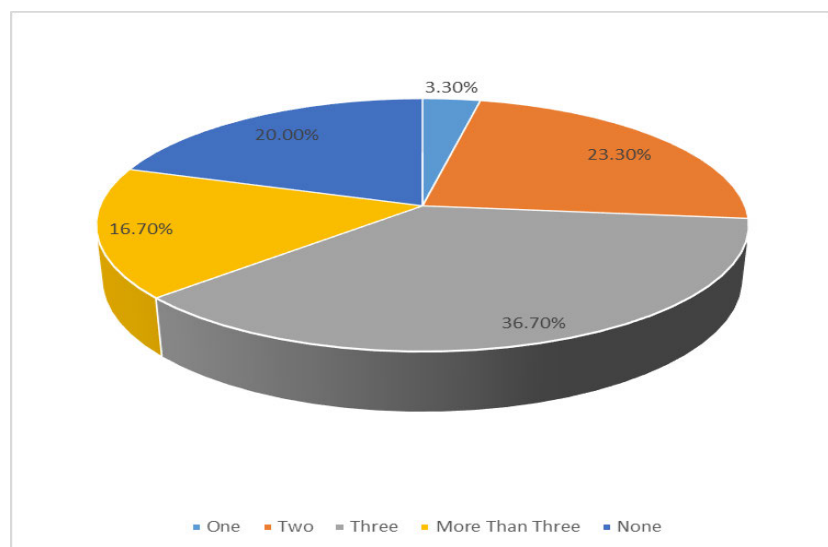
Source: Researcher's own fieldwork data, 22 July 2020.

Of the households who participated in the research, 20% had one member who had not worked for a period of 21 years, while 17% had two members who had not done so. Another 3.3% of the research participants had three members of their households who had not worked for the same period. None of the households had more than three members who had not worked for a period of 21 years. However, 60% of the research participants had no members of their household who had not worked for a period of 21 years. Figure 8 shows the members of households who had not worked for 21 years for all research participants.

Figure 8: Number of households not working for 21 Years
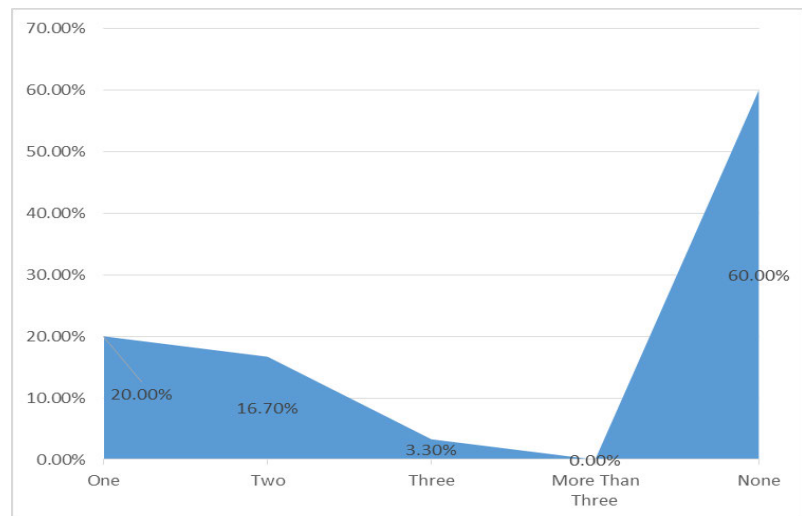
Source: Researcher's own fieldwork data, 22 July 2020.

Of the research participants, 53.3% came from households with only one household head, while 46.7% of the participants had two household heads. All the research participants had household heads. There were no participants with more than three household heads. The presence of the households' heads is important in the care and development of children of the beneficiaries of social housing in Alexandra Township. However, the employment status of such households would be important in the attempts of taking care and contribute meaningfully to the development of children. Figure 8, as presented above, demonstrates that 20% of the research participants came from households with one member of a family not working for 21 years. This is a concern for such households regarding their ability to care for the children in Alexandra Township.

Figure 9: Number of household heads
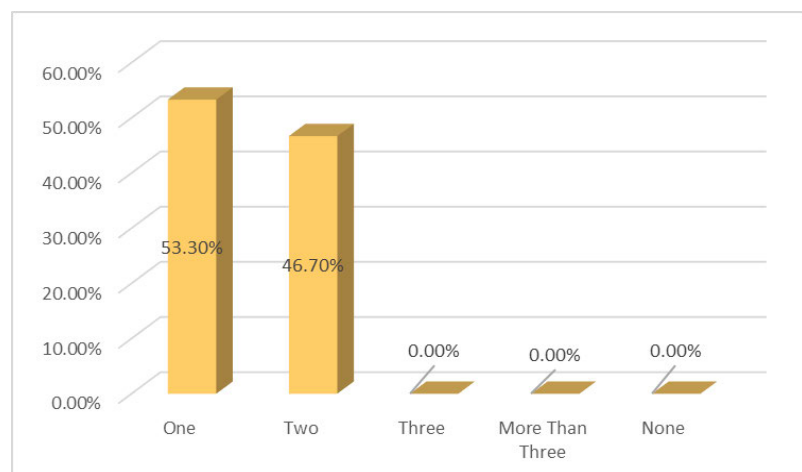
Source: Researcher's own fieldwork data, 22 July 2020.

In terms of the number of household members who were older than 18 years, 33.3% of research participants had two such members and another 33.3% of research participants had one. A further 6.7% of participants had three members of the household who were above 18 years of age, while 13.3% had more than three such members. Figure 10 demonstrates the numbers of members of the households who were over 18 years of age for all of the research participants.

Figure 10: Number of household members above 18 years of age
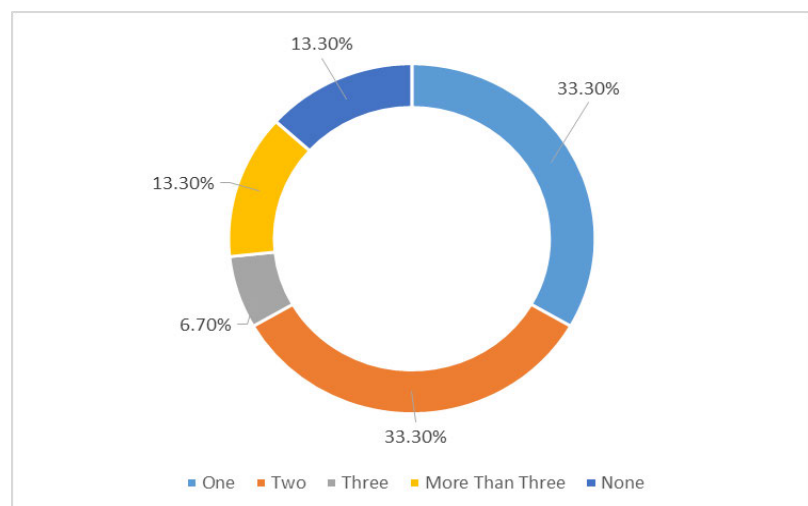
Source: Researcher's own fieldwork data, 22 July 2020.

In terms of age, the highest number (33.3%) of the research participants ranged between 30 to 39 years, while 30% were aged from 40 to 49 years. There were also young participants, who constituted 13.3%. There were no participants in the age range of between 60 to 69 years. Similarly, there were no participants who were above 70 years of age. Therefore, the majority of people in Alexandra Township constitute people who are below 40 years. These people were concerned about high rate of unemployment in Alexandra Township. All research participants were below 60 years. Additionally, some of the 33.3% of research participants have children who attend school and they must pay for fees and transport.
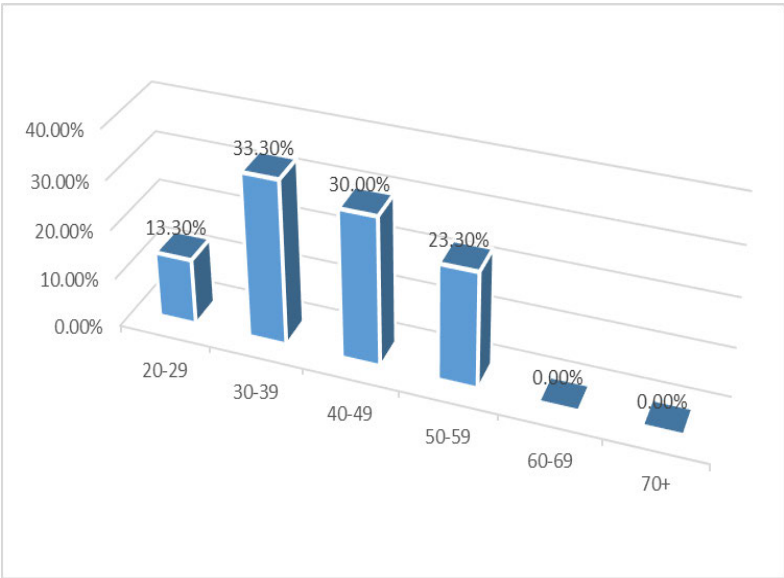
Source: Researcher's own fieldwork data, 22 July 2020.

In terms of income patterns, there were few (6.7%) research participants with incomes that ranged between R6 501 to R7 500 per month. A total of 26.7%, the largest number, earned salaries of between R4 501 and R5 500 per month. Ten per cent of the research participants earned an income of less than R2 500 per month, while another 10% earned salaries that ranged between R5 501 and R6 500 per month. Figure 12 demonstrates the income patterns of the research participants in Alexandra Township.

Figure 12: Income patterns
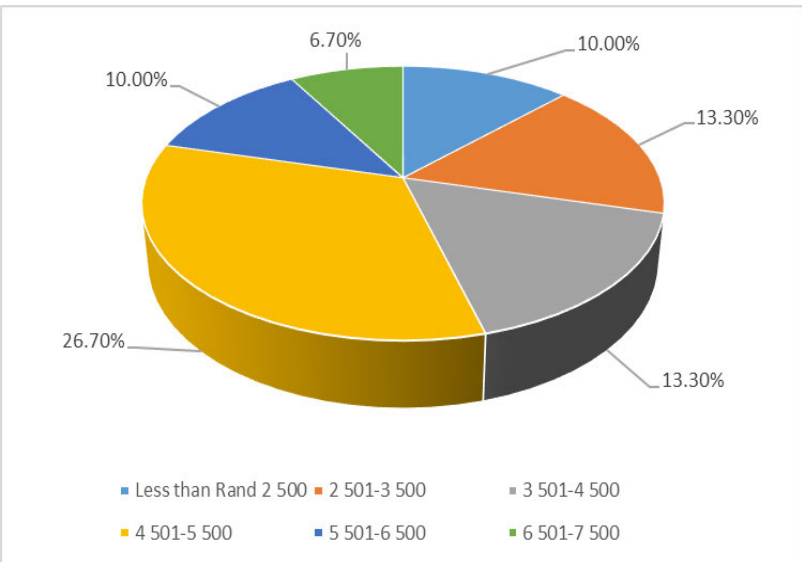
Source: Researcher's own fieldwork data, 22 July 2020.

A total of 40% of the research participants had high school certificates. Only 3.4% of the participants had a postgraduate certificate. A total of 30% of the participants had some college qualifications such as certificates in plumbing, business administration and business management. Of the participants 13.3% were college graduates which diplomas in areas such as business management, financial accounting, and office administration. Only 3.4% of the research participants had postgraduate qualifications. Figure 13 shows the educational status of the participants from Alexandra Township.

Figure 13: Educational trends
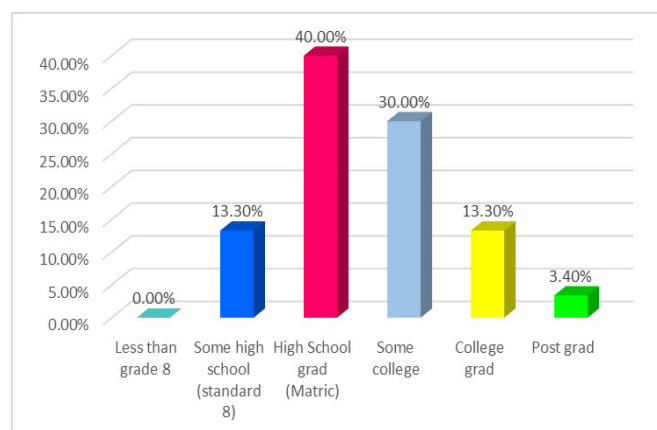
Source: Researcher's own fieldwork data, 22 July 2020.

6.4. FINDINGS FROM THE INTERVIEWS

The semi-structured interviews reveal the perspectives and knowledge of the 30 research participants from Alexandra Township about how social housing contributes to spatial justice and the right to the city. Their perspectives cover a range of issues, such as the impact of social housing on their lives, participation in the initiatives of social housing and decision-making, deficiencies in planning the social housing, access to services, amenities, social facilities and job opportunities, and benefits for the residents of the city.

The notions of the participants are based on their lived experiences of social housing in terms of the impact on their lives. This assists in analysis of the data collected at the individual level. This also helps in understanding the way social housing contributes to spatial justice and the right to the city for the residents of Alexandra Township. It reveals the problems faced by beneficiaries of social housing and what they feel about social housing in the context of access to opportunities, services, and facilities, which is important in the debates about spatial justice and the right to the city for the residents of Alexandra Township.

Participation of beneficiaries in planning and implementing social housing in Alexandra Township is investigated and presented in this chapter. It was found that beneficiaries want to be included in planning and implementing social housing. This is viewed as important in creating an opportunity for the beneficiaries of social housing to have their desires and interests included in social housing initiatives. The preferred method of participation by the research participants is also investigated and presented. Participation assists in examining the extent to which social housing includes the aspirations and interests of residents, which are large sizes for the social housing units, communal and private facilities such as bathrooms and toilets, privacy for the families who reside in social housing units, accommodation of families in the social housing apartments, payment of rents, affordability, and ownership rights. Investigating consideration of the aspirations and interests of research participants through their participation in the social housing initiative also helps to analyse the way social housing contributes to spatial justice and the right to the city.

The perspectives of research participants about the impact of social housing on the lives of residents are presented. This is premised on the lived experiences of the beneficiaries of social housing in Alexandra Township. The participants spoke about the manner in which social housing impacts on their lives. This is followed by presentation of the notions of the participants about access to the benefits of the city which are facilitated by social housing in Alexandra Township. Some of the benefits mentioned by the research participants are access to shelter, jobs, shopping centres, transport, and clinics, for example. This is important in analysing the way social housing contributes to spatial justice and the right to the city in Alexandra Township.

The breakdown and profile of the research participants is presented with the consideration of gender, language preferences, demographic profile, dependency issues, age, income patterns, and educational trends. The socio-economic profile helps to create an understanding of the research participants, who are also beneficiaries of social housing in Alexandra Township. Additionally, the profile of the research participants assists in investigating the way social housing impacts on their lives through access to facilities, services and opportunities, and this is important in examining the manner in which social housing contributes to spatial justice and right to the city in Alexandra Township.

6.5.   FINDINGS OF THE QUESTIONNAIRE

The findings of the questionnaire reveal the perceptions of the 30 participants about the way social housing contributes to spatial justice and the right to the city in Alexandra Township, with the use and application of statistical methods. In presenting the findings of the questionnaire, descriptive statistics, tables, graphs, and nonparametric inferential statistics are used by the researcher.

The findings of the questionnaire assist in examining the opinions of beneficiaries of social housing in Alexandra Township in terms of the extent to which social housing contributes to spatial justice and the right to the city for residents in the social housing apartments. The use of charts, percentages, and numerical data assists in presenting the perspectives of the social housing beneficiaries more accurately in relation to spatial justice and the right to the city in Alexandra Township. Further, the use of graphs for presentation of findings of the questionnaire makes them understandable.

The concerns of the research participants about community needs are presented. The community needs constitute job creation, poverty alleviation, human immunodeficiency virus/acquired immunodeficiency syndrome (HIV/AIDS) what, schools, adult-based education and training facilities, libraries, housing, recreational facilities, clinics and health facilities, and other facilities such as free basic services, social grants and food for vulnerable groups. Other matters in terms of community needs that are presented constitute electricity supply, water supply, sanitation, waste removal, public participation, tarred roads, traffic roads, street lighting, community safety, public phones, and the municipal billing system. The need for government to meet community needs in the cities is part of the discussions about spatial justice and the right to the city. As a result, investigation of the concerns of beneficiaries of social housing about community needs helps in analysing the way social housing facilitates the government's efforts of meeting the needs of communities, and this is important in examining how social housing contributes to spatial justice and the right to the city.

The findings about access to facilities, services, and job opportunities are presented. This helps in providing the state of access to facilities, services, and opportunities for the beneficiaries of social housing in Alexandra Township. The facilities that are part of this dissertation constitute the airport, bus station, train station, taxi rank, parks, theatre, museum, hospitals, clinics, and stadia. The findings on access to services include water, sanitation, electricity, and transport. Access to facilities, services and opportunities is part of the debates about spatial justice and the right to the city for the residents of cities.

Therefore, the findings about access to facilities, services and job opportunities are important in analysing the way social housing contributes to spatial justice and the right to the city in Alexandra Township.

6.6.   ACCESS TO FACILITIES

Access to facilities such as the airport, bus station, train station, taxi ranks, parks, theatres, museums, hospitals, clinics and stadia, among others, was investigated. All of the participants indicated that they had access to clinics. Ninety per cent of the respondents stated that they had access to a taxi rank and 87% had access to shopping malls. None of the participants had access to theatres, museums, an airport or bus station. Figure 14 demonstrates access to the facilities that the participants experienced.

Figure 14: Access to facilities
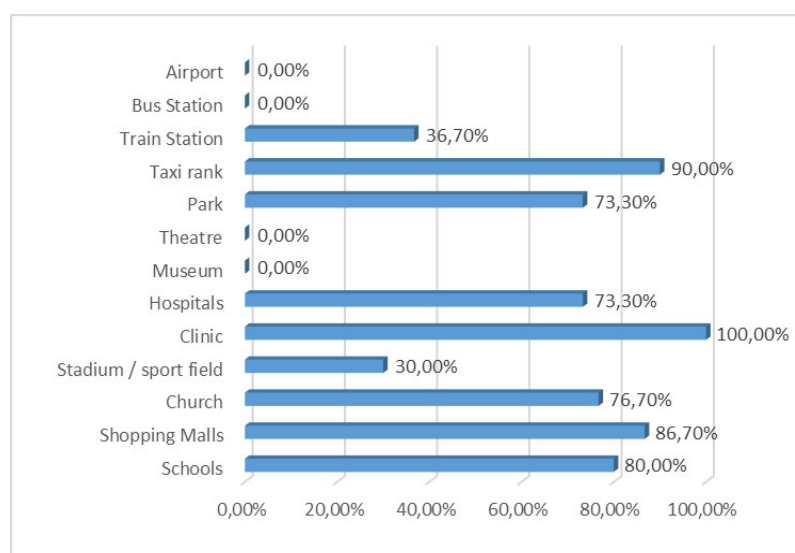
Source: Researcher's own fieldwork data, 22 July 2020.

6.7.   ACCESS TO SERVICES

The research participants were asked about their access to services. All of the participants (100%) indicated that they had access to water, and 73.3% indicated that they had access to sanitation. All participants (100%) indicated that they had access to electricity and similarly, 100% stated that they had access to transport. Figure 15 reflects the dynamics of access to services in Alexandra Township for the beneficiaries of social housing who participated in the research.

Figure 15: Access to services
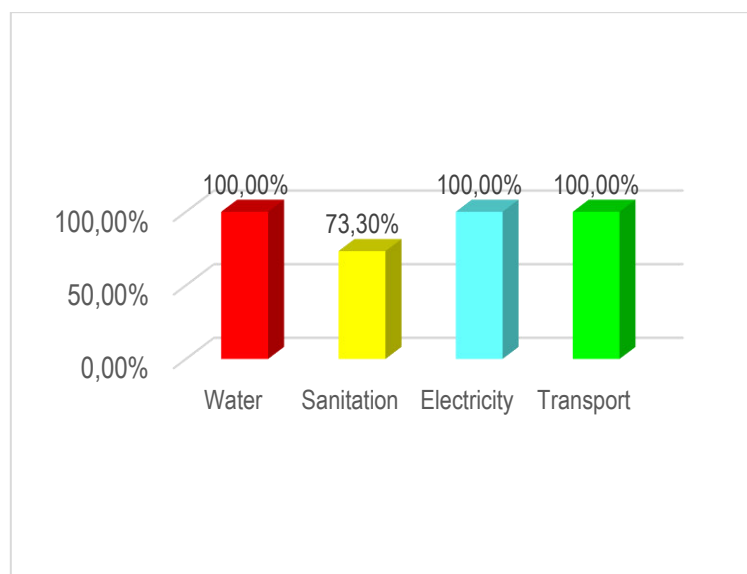
Source: Researcher's own fieldwork data, 22 July 2020.

6.8. GENERIC CONCERNS OF THE PARTICIPANTS

A total of 22 of the 30 participants indicated that job creation is very important, with no participant stating that job creation is not important. Only four participants were neutral. Three participants stated that job creation is important. Therefore, most of the participants saw job creation as very important.

Of the participants, 23 indicated that poverty alleviation programmes were important. As with job creation, there was no participant who saw poverty alleviation programmes as not important. HIV/AIDS pandemic was viewed as very important by 9 participants, while 11 participants were neutral regarding HIV/AIDS epidemic.

Twenty-four participants saw housing as very important, with no participant indicating that housing was not important. Three participants stated that housing was important. Therefore, it can be said that the majority of participants saw housing as very important.

Table 5: General concerns

Concern	Most/Very Important	Important	Neutral	Slightly Important	Not Important
Job Creation	22	3	4	1	0
Poverty Alleviation Programmes	23	4	2	1	0
HIV/AIDS	9	4	11	4	2
Schools	12	4	10	3	1
Adult Based Education and Training Facilities	9	4	12	5	0
Libraries	10	6	7	8	0
Housing	24	3	0	3	0
Recreation Facilities	13	7	4	6	0
Clinics and Health Facilities	20	7	2	1	0
Other (Free basic services, social grants and food for vulnerable groups)	10	13	5	0	2

Source: Researcher's own fieldwork data, 22 July 2020.

6.9.   SPECIFIC CONCERNS OF THE PARTICIPANTS

In terms of specific concerns, the majority (24 out of 30) of the participants viewed waste removal as very important. There were 4 participants who were neutral. A total of 23 participants indicated that sanitation was very important, and only 1 participant indicated that sanitation was not important. Water supply was viewed as important by 20 participants. Similarly, 20 participants indicated that community safety was very important. The high number of research participants who viewed waste removal as very important were concerned about the poor state of sanitation in Alexandra Township. The think that urgent intervention should be undertaken to address poor sanitary conditions in the area.

There is also the category of 'Other', which included free grants and food parcels. A total of 7 participants indicated that free grants and food parcels were very important, while 5 participants said that they were not important. Seven participants were neutral. The participants who viewed free grants and food parcels as very important had more than two children in their households. They expected government to assist in providing free grants and food parcels. Table 6 shows specific concerns in terms of the participants' responses.

Table 6: Specific concerns of the community

Specific Concern	Most/Very Important	Important	Neutral	Slightly Important	Not Important
Electricity Supply	12	12	4	2	0
Water Supply	20	3	5	1	1
Sanitation	23	3	2	1	1
Waste Removal	24	0	4	2	0
Public Transportation	11	12	4	1	2
Tarred Roads	10	5	12	1	2
Traffic Roads	9	7	12	2	0
Street lighting	10	7	9	2	1
Community Safety	20	4	3	4	0
Public Phones	7	6	10	2	5
Improved Municipal Billing System	6	7	13	4	0
Other (free grants, food parcels e.t.c)	7	3	7	8	5

Source: Researcher's own fieldwork data, 22 July 2020.

The specific concerns reveal services that are viewed as very important by the residents in Alexandra Township. The township faces problems with sanitation, waste removal and a reliable supply of clean and drinkable water. The top specific concerns of participants demonstrate services that need urgent attention in Alexandra Township, and are sanitation, waste removal, and supply of clean and drinkable water.

6.10.   PARTICIPATION IN SOCIAL HOUSING

There were participants who argued that people must be included in planning and implementing social housing, to make sure that all people are clear on who the beneficiaries are. There are social housing units that are invaded by people who are not meant to be beneficiaries of social housing because they do not meet the qualification requirements. This occurred because there was no participation, which would assist in providing transparency of who the beneficiaries are. One participant stated that:

> We needed to be involved in the plans and know how the plans would be implemented and who would be beneficiaries. This would assist in preventing the problem of invasion. This would also assist in allocating the units. There is still a confusion in terms of who should be a beneficiary. (P. Morometsi, personal communication, October 04, 2020)

There were research participants who stated that there was no participation in planning social housing in Alexandra Township. One respondent said, "The people knew about this social housing programme after its implementation and construction of units" (P. Sekgalakgala, personal communication, October 04, 2020). This was a problem for the eligible beneficiaries of social housing because there was no chance for them to communicate their aspirations in planning social housing for themselves and their families.

The lack of participation by eligible beneficiaries meant that they were not part of the planning process for social housing. There was hence no opportunity for them to influence the type of social housing that they wanted to have, and this impacted negatively on their enjoyment of benefits of the city, which is part of the debates on spatial justice and the right to the city.

Some participants argued that participation was supposed to be undertaken in planning and implementation processes, especially in terms of how people in the programme would benefit. For instance, one participant indicated that:

> People had to participate in terms of offering certain construction materials such as job creation, such as brick-laying for the beneficiaries. This would assist in creating more income for the beneficiaries. (S. Sikhakhane, personal communication, October 05, 2020)

There were participants who argued that they did not have time to participate in planning and implementing social housing. They indicated an interest in participating in planning the structure of social housing apartments and units, with the aim of creating comfortable and accommodating social housing units. Other participants argued that they may not have time to participate because they are at their workplaces during the day.

As one participant argued that:

> There was very limited participation which was done after planning and implementing the projects. People were called and they were introduced to the social housing projects that were already under construction by the councillors and officials of the City of Johannesburg. The people who were introduced to the social housing projects were not beneficiaries. (S. Malulane, personal communication, July 28, 2020)

In terms of participation, some participants argued that they would like to raise the problem of ownership, because they want to own the social housing units. There is no security of tenure that can be attained through current social housing because beneficiaries do not own the social housing units. The participants argued that if there was a chance for participation, this idea would be raised during the participation process. One participant stated that:

> The concern about the ownership of the social housing units may have triggered a consideration and revision of the social housing regarding ownership of the units. (C. Nkwana, personal communication, October 05, 2020)

In elaborating on participation, one research participant indicated that:

> In other areas of Alexandra Township where there in a project of constructing other government houses, there was participation of people in the planning and implementation processes. People were introduced to the housing project, and they participated in various meetings about the housing projects. This was not the case in the social housing project because there was no participation. The lack of participation in planning and implementing social housing must be addressed by starting an evaluation process of social housing where residents are allowed to participate. This will assist in terms of raising issues to be considered in the future social housing planned to be initiated in various parts of Alexandra Township and other areas. (X. Makhaye, personal communication, October 04, 2020)

There were participants who thought that government should intervene to address the lack of participation by beneficiaries in planning and implementing social housing. Some argued that the government was supposed to facilitate participation, and this would provide a chance for the views of the beneficiaries to be communicated in planning social housing in Alexandra Township. One participant stated that:

> Participation may have assisted in making sure that the type of social housing units needed by the people are constructed. The lack of participation made the ideas and wishes of beneficiaries not known regarding the type of the social housing units are needed be the residents. (T. Phahela, personal communication, October 04, 2020)

The lack of participation in planning and implementing social housing by the beneficiaries in Alexandra Township means that the government just planned and implemented social housing with no consultation. This made the government miss the opportunity to get to know and understand the type of social housing units that the people wanted. This meant that the social housing units that were constructed did not meet the needs of the people such as enough space, privacy, and family accommodation.

Some participants argued that the residents were supposed to be part of planning to ensure that their opinions, inputs and suggestions were raised and considered. For instance, the residents need private gardens, but the social housing units in Alexandra Township do not have gardens. Children play in the common area, not in a family garden. As a result, the units are not family friendly. This should have been addressed during a process of participation in planning social housing in Alexandra Township. One participant suggested as follows: "Participation must be conducted in the form of door-to-door campaigns as the political parties do during elections. This will ensure the involvement of people in the process of planning social housing" (M. Mhloki, personal communication, October 06, 2020).

Another participant said that:

> Participation would enable people to voice the need for a job creation programme. It would facilitate the development of a social housing programme with more facilities that are needed in the community. Since participation was not undertaken, there is a gap in this part. As a result, the residents of social housing in Alexandra Township face high unemployment. (M. Manyepo, personal communication, October 06, 2020)

The participants were asked about their interest in participating in resolving the matters which they faced in terms of social housing in the context of access to opportunities, services, and facilities which are central to debates about spatial justice and the right to the city. A total of 86.7% of participants indicated that they would like to participate in resolving the problems faced by social housing in Alexandra Township, such as community safety, poor sanitation, and lack of waste removal. Only 13.3% of the participants stated that they were not willing to participate.

Figure 16: Willingness to participate in resolving the problems faced by social housing in Alexandra Township
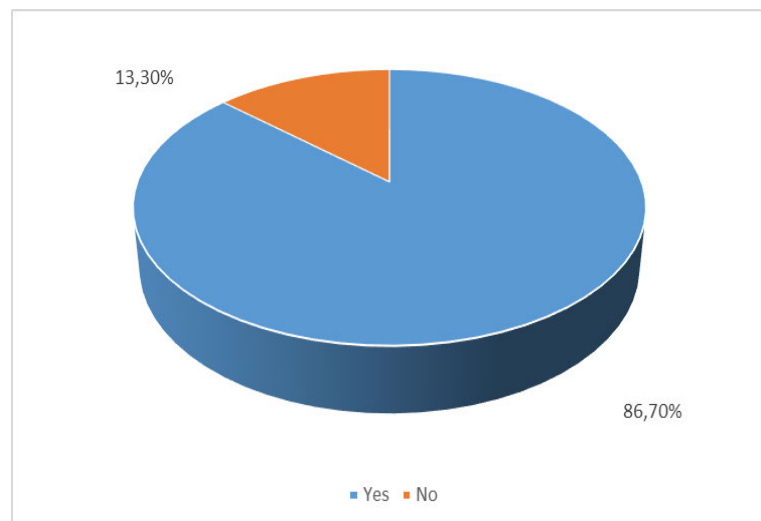
Source: Researcher's own fieldwork data, 22 July 2020.

The participants who had interest in participating in planning, implementing, and resolving the problems of social housing were asked to elaborate on the preferred method of participation. Most of the participants (89%) indicated that they would prefer to attend the public ward meeting and raise issues there. A total of 62% indicated that they would prefer to raise issues through the ward committee. Of the participants, 58% indicated that they would prefer making a written submission during the Integrated Development Plan consultation process. Only 23% of the participants were willing to participate through raising the issues on social housing in Alexandra Township during the mayoral roadshow. Figure 17 shows the different methods of participation as indicated by the participants in the research.

Figure 17: Method of participation
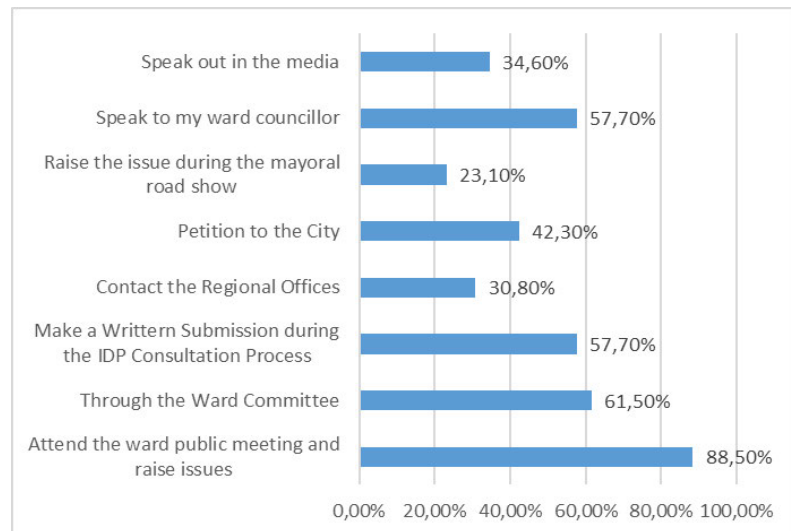
Source: Researcher's own fieldwork data, 22 July 2020.

There were research participants in Alexandra Township who said that they were not interested in participation because the authorities do not take it seriously. Such participants totalled 75% of all the participants in the research. A further 25% of the participants said they had no time to participate in any processes that intend to deal with social housing. Most research participants argued that they prefer attending the ward public meeting and raise issues as method of participation. Only few participants wanted to raise issues during mayoral road show. Such participants constituted 23% of all participants in the research. The second largest group of research participants which comprised 61% wanted to participate in planning social housing through ward committees.

In addition, 67% of research participants indicated that community organisations such as resident associations, ratepayers' association, civics such as the South African National Civic Organisation (SANCO), community development forums and community police forums could represent the communities in public participation processes. In contrast, 33.3% indicated that community organisations could not represent them in the public participation process. Such research participants stated that the community organisations do not have influence over processes regarding planning social housing. As a result, they lack power to shape social housing planning process towards meeting the interests of the beneficiaries.

Figure 18: Representation through community organisations

33.30%

66.70%

■ Yes ■ No
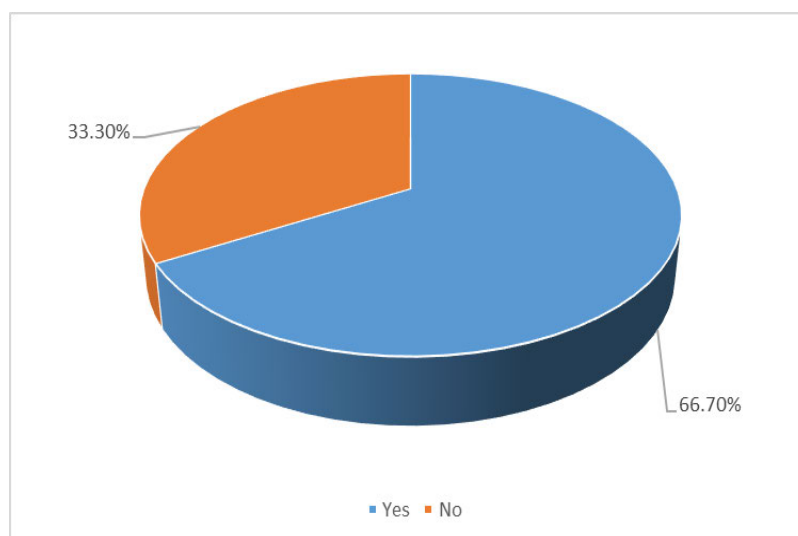
Source: Researcher's own fieldwork data, 22 July 2020.

6.11.   SOCIAL HOUSING IN RELATION TO JOB OPPORTUNITIES AND FACILITIES

Some participants argued that access to job opportunities is quite comfortable, because firms, businesses, and employment centres such as malls are within a reasonable distance. People can walk or commute to places of work. One respondent stated that:

> … there is an access to jobs which is facilitated by the nearby companies. Further, social housing units are surrounded by suburbs where various companies operate. The companies in the suburbs assist in creating job opportunities for the people in the social housing apartments. Some of the people work as domestic workers in the suburbs. There are also residents who work in this complex and they are employed in various areas such as cleaning, gardening services and security provision for other residents. (A. Phelane, personal communication, July 22, 2021)

Access to Job opportunities in Alexandra Township is also facilitated by, among other factors, transport. Moreover, location plays a role in creating access to job opportunities for the residents. This is because Alexandra Township is not far from cities such as Sandton, Melrose, and the CBD of the CoJ. The importance of transport and the location of Alexandra Township in relation to creation of access to job opportunities was revealed by the respondent who revealed that:

> The social housing units are centred around economic hubs. The economic hubs are central in creating employment for the residents. This creates job opportunities that are nearby and accessible for the people and we use taxis when going to work. (L. Molotsi, personal communication, August 23, 2020)

In raising notions about job opportunities, one of the participants argued that:

> Employment creation is facilitated by areas of employment such as shopping centres and retail shops that are nearby. This assists in improving the lives of people. Jobs are found around, and groceries can be purchased at a close distance. (H. Ntombela, personal communication, July 28, 2020)

There is concern about the salaries that are paid to the working residents. The salaries are said to be low, and this means residents are unable to purchase all their necessities. One participant stated that:

> The problem is that such shops pay low salaries. The people have children and families to care for and those children and families need money. This reduces the already low income for the people who work in the malls and retail shops. (R. Mphahlele, personal communication, August 03, 2020)

Access to jobs is not without difficulties, especially in the current economic situation where coronavirus led to deterioration of the economy. One respondent indicated that:

> Recently, access to jobs is poor and there is a high rate of unemployment, especially due to coronavirus which negatively affected various firms which offered jobs for the people in Alexandra Township. This occurs since many companies had to close their operations and this made people to lose their jobs. (S. Hlatshwayo, personal communication, July 22, 2020)

Access to facilities such as schools, clinics, churches, and halls is made easier by social housing. People can walk to the facilities. They can also use transport such as taxis to commute to the facilities in Alexandra Township. In elaborating on access to facilities through social housing for the residents in Alexandra Township, one participant argued that:

> Social housing is a good initiative by the government because it enables access to facilities. Elderly people and children can go to school, hospitals, and clinics. (L.N. Mogale, personal communication, August 15, 2020)

However, it must be argued that access to some facilities by the beneficiaries of social housing faces the problem of high numbers of residents who need to utilise them. This was revealed by one of the respondents, who said, "the communal toilets that are shared by the residents are limited in numbers. Such toilets are not able to service all the residents of the social housing units" (J. Ngobeni, personal communication, July 21, 2020). Further, the communal toilets are not hygienic, and this poses a danger to the lives of residents in Alexandra Township. One respondent stated that:

… there is a problem of coronavirus which must be addressed through social distancing and hygiene. Social distancing and hygiene face a problem which emanates from the larger number of people who use the limited number of communal toilets. Such toilets have a limited space, and they are dirty. The communal toilets are used by both children and adults. When the households expand, there is more pressure on the communal toilets because people who use them increase in their numbers. (B. Mutheiwana, July 22, 2020)

This is a problem that affects access in terms of quality and the service provided by the toilets. The access is there, but it does not assist in enhancing the quality of life of the residents because of sanitation problems.

It must be noted that there is still a need for more schools and recreation centres in Alexandra Township. Those which currently exist do not meet demand for the residents. This was argued by one participant, who indicate that:

We need more schools and recreations facilities in our places. Some of the schools are far and this makes children unable to walk to schools on their own. If this problem remains unresolved, there may be problems of early childhood development for the children of the beneficiaries of social housing, because their children experience difficulties in attending schools that are very far from their homes. This may occur because such children do not attend schools frequently because of transport costs. (N. Zuma, personal communication, July 24, 2020)

It can be argued that social housing assists to some extent in creating access to firms, malls, clinics, and restaurants. As a result, social housing may assist in the effort that aims at reducing unemployment. Additionally, it may enable access to amenities and facilities. But more improvements are needed to facilitate that access. Access becomes easy with transport that enables people to go to work.

6.12.   IMPACT OF SOCIAL HOUSING ON THE LIVES OF PEOPLE

Some respondents indicated that social housing may impact on people's lives in a positive manner. This is because social housing helps in providing shelter for people who cannot afford formal housing. As one participant stated that:

Social housing has an impact on the lives of people since it accommodates people with less incomes. Such people cannot afford formal housing and social housing assists them to afford formal shelter, as argued previously. Precisely, it is a bridge in terms of enabling access to formal housing for low-income people. Given the fact that people with low incomes cannot afford formal

housing, because of social housing low-income people enjoy access to decent housing and better living conditions associated with formal shelter, such as safety and security. The children grow in a protected environment. The protection is made possible by fencing of the social housing units. People feel protected from criminal activities. (M. Phangindaba, personal communication, July 29, 2020)

The provision of shelter through social housing means that people have a chance of better living conditions. For instance, as one participant argued that:

People who received social housing units are now not destitute of formal housing and better living conditions as they used to be when residing in the shacks which had no access to facilities and services. Social housing assisted in improving the living conditions of residents through access to shelter and services. The phenomenon that creates safety and security of the environment makes social housing friendly for the kids, as they feel safe and able to play. However, safety needs to be enhanced in the form of high frequency of police presence in this community where social housing units are located. (J. Ledwaba, personal communications, August 02, 2020)

The participants argue that social housing improves people's lives by enabling access to services such as refuse removal, which facilitates better living conditions such as a clean, liveable environment for the residents. However, social housing has problems with refuse removal, and this was revealed by one of the participants, who stated that:

There is a need to ensure that refuse removal is undertaken consistently by the Municipality. Sometimes refuse stays uncollected for weeks and this compromised cleanliness, and this impacts negatively on the quality of life. (L. Mautle, personal communication, October 03, 2020)

Social housing improves the lives of people through creation of access to other services such as water, sanitation, and electricity. Before access to social housing, the residents had no access to clean water, sanitation, and electricity. They stayed in informal settlements with no infrastructure that allowed access to services. Consequently, social housing enabled that access to services, and this improved the lives of people.

However, social housing faces some problems in terms of access to services. One of the participants stated that:

Even though social housing assists in providing services such as electricity, water, sanitation and refuse removal, people feel that they need consistent access to the services. In many instances, the residents run out of water and electricity. During these times, life becomes difficult because people cannot cook and take a bath. They cannot even clean their houses in the absence of access to water. In the absence of water, toilet facilities cannot be utilised as well. (M. Tswai, personal communication, August 03, 2020)

The lack of undisturbed and reliable access to such services compromised quality of life for the residents of social housing units in Alexandra Township. Moreover, the participants argued that another problem was storm water management. When it rains, water does not flow into the drainage systems well because some of them are blocked. This creates environmental problems, because the water mixes with dirt from various areas and dustbins and gets deposited near the social housing units in Alexandra Township. Referring to access to facilities and amenities for those in social housing, one participant argued that:

The life for people becomes better with access to facilities and amenities and social housing facilitates that access. Social housing is not like unplanned informal housing such as shacks. It is the type of housing that attempts to achieve access to facilities and amenities. This leads to a better life for the beneficiaries of social housing. (L. Mbhele, personal communication, October 10, 2020)

However, some of the participants said that the positive impact is limited, because access to facilities is still problematic. There is a need to develop more facilities in Alexandra Township. One respondent argued that:

For instance, we are still sharing facilities, amenities, and malls. I stayed in Alexandra Township before, and I always had access to the facilities and amenities. (N. Mosimane, personal communication, August 03, 2020)

Another participant stated that:

… since social housing enables access to services and facilities, without social housing people would not have a dignified lifestyle. It provides dignity and pride for us as human beings. (A. Mphahlele, personal communication, August 03, 2020)

Some participants argued that with Alexandra Township's social housing being close to facilities, their children have access to schools, and this may help them to have better employment prospects in the future. This may assist in improving the lives of the whole family, because the children may be able to afford to purchase a formal house once grown and getting better job opportunities.

Some participants also indicated that social housing impacts positively on the lives of people because it assists in providing affordable rentals for those who could not afford to buy or rent elsewhere. These are people with low incomes. As a result of social housing, people with low incomes can afford shelter with access to facilities and services. This is an improvement in their lives. However, some residents said that the rent that is paid by the beneficiaries of social housing has a negative impact on people's lives because it takes money away from their already low incomes. One resident stated that:

> The rent that is paid for the social housing units reduces our buying power for the groceries, payment of school fees for our children and providing support to their families. (P.S. Mothapo, personal communication, August 03, 2020)

Therefore, the people feel that there must be a reduction in the monthly rent that is paid by the beneficiaries of social housing. If there is no reduction in the rent, the participants indicated that there must be an increase in the subsidies for the rent, to enable more affordability. The rent that is currently paid is too high for some of the residents.

When people lose their employment, they get evicted from the social housing units. This creates a situation of homelessness for the beneficiaries.

There were participants who argued that the rent was affordable in comparison to other rental housing in Alexandra Township and nearby areas such as Sandton, Melrose and in CBD of Johannesburg. Further, such participants indicated that rental housing units that are owned by the private sector are not affordable for the low-income people. Social housing enables affordable rent because of subsidies for the beneficiaries who reside in the social housing units.

One participant mentioned other impacts by saying:

> … the positive impact of social housing on the lives of people comes in because people reside together in a central place, people are communicating and sharing ideas and they learn from each other, which can also assist the generations. This assists in establishing a sense of community. (R. Mphahlele, personal communication, August 03, 2020)

Social housing helps in providing formal housing that assists in securing the lives of the residents. People are protected from dangers such as the floods and fires that are frequent in the informal settlements where they previously resided.

Social housing does not assist in providing ownership for beneficiaries, because no title deeds are received by beneficiaries. The beneficiaries indicated that they need sectional title deeds that secure ownership of the units. This is viewed as important in making sure that the socio-economic status of residents improves through their ownership of the homes. One participant argued that:

> Because the beneficiaries of social housing do not own social housing units, there are frequent evictions. This occurs after the end their rental contracts. These are the problems that face us as the beneficiaries of the social housing programme, and this does not facilitate betterment of life. Instead, this phenomenon compromises access to better life through creating homelessness for the beneficiaries who cannot pay rents. (M. Mogale, personal communication, October 04, 2020)

The residents have a problem with the small size of the social housing units, which do not accommodate families. They were designed only for single people and couples with no children. This is a limitation that needs to be addressed. The units must be made large enough to accommodate families. One participant stated that:

> Social housing must have a garden and a yard. It needs a private space for the elders of the family and the children must have their space. (B. Makhanya, personal communication, July 22, 2020)

6.13.   BENEFITS OF SOCIAL HOUSING FOR PEOPLE

The participants argued that social housing facilitates the creation of benefits of the city such as safety and security for the residents of social housing units, because the social housing apartments are fenced. One participant stated that:

> Safety and security for the residents in social housing units is enabled by the fact that these are gated communities with controlled access. The gates are always locked at night, and this enhances the feeling of safety and security for the residents. (S. Sikhakhane, personal communication, October 05, 2020)

There are also private companies that provide security services for the residents, which makes elderly people and children feel safe and secure in the social housing apartments in Alexandra Township. However, some participants argued that there is still a high level of crime in Alexandra Township that needs to be addressed. Once participant indicated that:

The incidents of crimes are frequent, as a result, people do not feel free to move around especially during weekends. People prefer to stay in the social housing units because they feel safe. The visibility of police needs to be increased. (M. Mogale, personal communication, October 10, 2020)

The CoJ collects revenue from the residents, which is invested in the provision of services such as water, electricity, sanitation and refuse removal. This benefits the residents through access to these services. Additionally, this creates a liveable community for the residents that is also hygienic. In relation to that, on participant stated that:

When people resided in shacks, they had no access to services such as clean water, electricity, sanitation, and water collection. With social housing, people have access to services and this assists in creating good living conditions. (N. Sinosi, personal communication, October 07, 2020)

However, access to services must be consistent, as discussed previously.

Despite the problem that some people cannot afford rent, the residents share the credit that is generated from the rents of various residents, especially those who can afford to pay monthly. This benefits especially those who cannot afford to pay monthly rents, because the credit sometimes gets used to assist in paying a portion of the rent for those who cannot not afford it. In this regard one participant stated that:

The payment of rents from the credit reduces evictions of the residents who default on rent payments, because the credit that is shared with various residents in the social housing apartments is sometimes used to pay rents for all the residents of the social housing units. (L. Mautle, personal communication, October 03, 2020)

Social housing facilitates service delivery for the CoJ. The city can now focus on identified social housing apartments to deliver services. Services are delivered to certain numbers of residents who pay rates and taxes to the municipality, and the rates and taxes contribute to the improved financial status of the municipality through income generation. One participant indicated that:

In the shacks, the municipality could not deliver services because there was no infrastructure such as water connection pipes that enable delivery of services. The social housing apartments are connected to water pipes, and this was part of development. As a result, the delivery of water is facilitated by the connected water pipes. (L. Nwasechaba, personal communication, August 15, 2020)

The residents also benefit by living near to places that offer employment opportunities, such as malls, restaurants, companies, and industries. They benefit through use of nearby facilities such as clinics, hospitals, schools, and parks. Further benefits manifest through accessible transport, such as taxis. As one participant said that:

> By bringing people close to the city's employment opportunities, social housing reduces travelling expenses because people walk to their workplaces. They do not travel many kilometres from home to work. This also adds more money into the pockets of the families. (T. Phahela, personal communication, October 04, 2020)

However, these types of benefits need to be improved, because there are limited employment opportunities, especially in the face of problems caused by, among others, the coronavirus that shut down many businesses in Alexandra Township. Other problems include inconsistent access to services, and this limits the benefits that may be enjoyed by the residents of social housing in Alexandra Township.

One participant mentioned the benefit of intercommunication among the people living in the social housing apartments:

> There is sharing of ideas by the residents because they stay in one area. Social housing makes more people stay in one yard in various apartments, and this is important in establishing social networks. (T. Masipe, personal communication, October 07, 2020)

Maintenance costs are shared by all residents of the social housing units in Alexandra Township. Some participants argued that when the water pipes are blocked, all residents pay for unblocking them. This makes the individual expense low and assists the residents to create savings. The savings are used for purchasing other necessities such as groceries and paying for transport and school fees. Further, the maintenance of paving is paid collectively by the residents. As one participant explained that:

> The shared costs of maintenance make all damages in the social housing apartments a collective responsibility. This is one of the benefits which social housing facilitates for the people in Alexandra Township. (A. Phelane, personal communication, July 22, 2020)

It is felt that social housing must consider people with disabilities. Some participants indicated that there is omission of people with disabilities who live in the shacks and cannot afford housing. The participants argue that social housing must respond to the housing needs of disabled people. As one participant stated that:

The social housing apartments have no adequate provisions for people who use wheelchairs. Let alone the fact that they are not part of the residents of the social housing units. The problem of excluding people with disabilities needs to be resolved. (M. Mhloki, personal communication, October 06, 2020)

One participant suggested that different income brackets should be accommodated. Additionally, the participant stated that:

To optimise benefits to the city that the residents may enjoy, the social housing units must consider different incomes of people. They must not consider as a requirement one income bracket. The people in Alexandra Township who lack housing fall within different income categories. The consideration of different income categories will assist to accommodate more people with housing needs who fall within the varied income brackets. (C. Nkwana, personal communication, October 05, 2020)

To increase the benefits of the city, other participants argued that social housing must have rent-to-buy as an option. This option is important in terms of attaining security of tenure through acquiring a title deed. Currently, the residents rent the social housing units continuously with no possibility of ownership, as discussed previously. One participant stated that:

A time frame for rental must be attached, such as a rental period of 10 years. After that period, the resident must be allowed to own the social housing unit. Further, the owner must be able to sell it. This may assist in wealth creation for the beneficiaries. The absence of ownership does not assist in enabling the beneficiaries to sell the unit. (N. Sinosi, personal communication, October 07, 2020)

6.14. CONCLUSION

This chapter presents the findings of the document analysis, semi-structured interview with the interview guide, questionnaire, and focus group with who. The findings assist in investigating the way social housing contribute to spatial justice and the right to the city for the residents of Alexandra Township. It also presents the demographic and socio-economic profile of the research participants, dependency issues, community concerns and key perspectives of the research participants on access to services, job opportunities and facilities.

The notions of the research participants about participation in planning and implementing social housing are presented. This helps in examining the extent to which social housing included the interests and concerns of the beneficiaries. The need to respond to the interests, needs and concerns of people is part of the debates about spatial justice and the right to the city. Therefore, the findings that are presented assist in examining the way social housing contributes to spatial justice and the right to the city in Alexandra Township.

CHAPTER SEVEN: ANALYSIS AND INTERPRETATION OF FINDINGS

7.1. INTRODUCTION

The previous chapter presented the findings of this dissertation regarding the perceptions of social housing beneficiaries in terms of spatial justice and the right to the city in Alexandra Township. The objective of the previous chapter was to show how social housing contributes to spatial justice and the right to the city with consideration of the lived experiences of social housing beneficiaries in Alexandra Township.

This chapter analyses and interprets the findings which were presented in Chapter Six of this dissertation. The analysis and interpretation of the findings divulges the way social housing contributes to spatial justice and the right to the city for social housing beneficiaries in Alexandra Township, in terms of access to opportunities, services, and facilities. Fair distribution of resources among the residents and right of access to resources are analysed and interpreted to understand the way social housing contributes to spatial justice and the right to the city in Alexandra Township. Analysis and interpretation of findings is central in debates about social housing, and in this study assists in understanding the way social housing contributes to spatial justice and the right to the city in Alexandra Township.

In this chapter, the analysis and interpretation of findings is done with consideration of the notions of the research participants regarding the importance of supportive infrastructure, such as transportation systems, communication networks, sewerage, water, and electricity, for social housing in relation to access to services, opportunities, facilities, and enjoyment of the benefits of the city in Alexandra Township. Lastly, the findings regarding patterns of housing needs, dependency matters, trends in job opportunities, dynamics of income, and the state of access to facilities, services and community centres are also analysed and interpreted in terms of spatial justice and the right to the city in Alexandra Township.

7.2. SOCIAL HOUSING, SPATIAL JUSTICE, AND THE RIGHT TO THE CITY

Social housing is part of government's response to the housing needs of the residents of cities. It attempts to meet the basic needs of the residents, such as shelter and access to basic services. Social housing intends to, among other things, improve the lives of the residents of cities through access to services, facilities, and opportunities (Arthurson & Jacobs, 2004).

At the core of the debates about spatial justice and the right to the city is the notion of fair and equitable distribution of resources. Social housing contributes to the attainment of spatial justice and the right to the city through facilitating access to these resources. However, in some instances, such as in Harare, Lagos, and Nairobi, for example, the contribution of social housing to equitable and fair access to such resources and their distribution is limited by a lack of supporting infrastructure such as bulk services. In such cities there is limited access to shopping centres, medical facilities, employment facilities, and social services and amenities because of the lack of a supportive infrastructure for social housing (Kihato, 2012).

The findings of this research revealed that social housing does not automatically create access to services, facilities, and opportunities in Alexandra Township. The availability of supportive infrastructure with basic facilities such as transport, communications, power supplies, and buildings is important in enabling social housing to improve the lives of the residents of cities.

The location of social housing is important in enhancing the lives of the residents of cities. Social housing must be located close to areas with opportunities, facilities, and amenities. In cities such as Toronto, New York and London, social housing facilitates access to facilities because it is near to schools, clinics, shopping centres, and transport through mixed land use (Tsenkova, 2021). Social housing must also be located close to businesses and industries. This assisted in facilitating access to job opportunities for the people in Toronto, New York, and London (Chadenga, 2018). Where social housing is located far from areas with opportunities, facilities, and services, it does not assist in improving the lives of people. For example, social housing on the periphery of cities in Africa such as Harare, Johannesburg and Lagos do not facilitate access to services, opportunities, and facilities (Groves, 2004).

7.3.   SOCIAL HOUSING AND THE WELLNESS OF PEOPLE

The World Health Organization (2015, as cited in Stoewen, 2015) describes wellness as the state of being healthy in body and mind, especially because of deliberate effort. Miller and Foster (2010) view wellness as a process of becoming aware of and making choices towards a healthy and fulfilling life. Wellness is more than being free from illness, it is a dynamic process of change and growth (Miller & Foster, 2010). Schimmel (2013) sees wellness as a condition that is characterised by heath, happiness, prosperity, and the welfare of people. This thesis adopts the view of Schimmel, because in the context of this research the wellness of people can be realised after the provision of social housing with access to services, employment opportunities and amenities in a manner that uplifts their lives.

The findings demonstrated that the high level of crime in Alexandra Township created a problem in accessing facilities such as shops and recreation centres in the nearby areas. In elaborating on crime in terms of access to facilities, one research participant argued that some shops, malls, and parks are favourite relaxation areas of criminals who rob the residents in Alexandra Township (M. Manyepo, personal communication, October 06, 2020). Most beneficiaries argued that there was a need to enhance the visibility of the police in Alexandra Township to deal with the high level of crime. In planning social housing in Alexandra Township there was no consideration of how crime would be alleviated to create conditions of safety for the beneficiaries of such housing (N. Sinosi, personal communication, October 07, 2020).

Social housing enables beneficiaries in Alexandra Township to benefit from the redistribution of resources in the city, such as municipal budgets that maintain infrastructure such as roads and the buildings, such as schools, clinics, and stadia, that they utilise. The accessible infrastructure, such as roads, parks, clinics, and schools within walking distance, makes life easier and more decent for the residents in the social housing units.

There is a need to upgrade bulk infrastructure to ensure consistent access to services such as water, sanitation, and electricity in Alexandra Township. One research participant mentioned the issue of storm water management. In relation to storm water management in Alexandra Township the participant stated that:

> Storm water management causes problems such as flooding, damage in fencing for the social housing units in Alexandra Township. Storm water management needs to be upgraded to avoid

problems that are caused by poor storm water management. (T. Masipe, personal communication, October 07, 2020)

Wimberley and Coleman (1993) confirmed the existence of this situation, when they argued that pollution loads up in the storm water run-off from areas of Alexandra Township, and this exacerbates poor living conditions. Therefore, poor storm water management compromised the extent to which social housing contributed to spatial justice and the right to the city for the residents in Alexandra Township.

7.4. CRITICAL THEORY PERSPECTIVES AND POWER DYNAMICS AFFECTING SOCIAL HOUSING BENEFICIARIES

The perspectives of power in planning which are raised in the debates of critical theory find expression in Alexandra Township. Critical theorists argue that power in planning urban spaces is exerted by powerful groups on the less powerful in the cities. The government officials planned how social housing would be initiated in Alexandra Township and determined the location of social housing and the type of services and facilities that would be accessed in support of social housing. Additionally, the government officials determined who would be the beneficiaries of social housing, as well as the profile of beneficiaries and their numbers. The social housing units that were constructed and the budget that was spent were determined by the government officials. This was the manifestation of power in planning social housing for the residents in Alexandra Township. As a result of power in planning, the planning and implementation of social housing did not involve the beneficiaries in Alexandra Township, and they had no influence in decision-making regarding social housing. This is evidenced by the views of beneficiaries who argue that the social housing units do not allow privacy, because parents and children sleep in one area. Some beneficiaries contended that there is a need to further divide the social housing units to accommodate families. These are perspectives of the beneficiaries of social housing, which should have been communicated in the planning process for social housing in Alexandra Township.

The beneficiaries also argued that there must be more toilets, instead of having all people sharing the same toilets. The sharing of facilities such as toilets creates unsanitary conditions for the residents, since so many people are utilising a limited number of toilets. The limited toilet facilities which are shared by the residents exacerbated the lack of preparedness of social housing apartments in dealing with the coronavirus through enabling social distancing and sanitary conditions in Alexandra Township.

The lack of participation by the beneficiaries of social housing led to them not attaining their desired goals of social housing which include, among others, full ownership, because social housing units are not meant for ownership but are for rental purposes. The point about ownership was stressed by beneficiaries, as they expressed concerns over repeated evictions of residents of social housing units because of their inability to pay the monthly rents. It is a desire of the beneficiaries to own social housing units, but this was not discussed because they did not participate in the planning of social housing in Alexandra Township. Moreover, the beneficiaries *expected* to own the units - they did not know that social housing units are not meant to be owned by the beneficiaries. This creates anxiety and confusion for the beneficiaries because they ask why government delivered the units to people without ensuring security of tenure. However, it must be argued that participation in planning would not guarantee an amendment of the social housing policy to allow ownership of social housing units by beneficiaries in Alexandra Township. However, participation would assist beneficiaries to understand their ownership rights regarding social housing units and avoid the expectation of owning social housing units.

In discussing urban planning, Forester (1999) discusses participatory planning which involves the community in the planning process. Participatory planning assists in integrating technical expertise with the preferences and knowledge of the communities in the planning. Participatory planning was not undertaken for social housing in Alexandra Township. One research participant stated that:

> The communities were marginalised in the planning process and there was no consensus in terms of planning and implementing social housing, especially in the context of benefits it would create for the residents of Alexandra Township. (H. Ntombela, personal communication, July 28,2020)

It may be argued that the insufficient participation by the beneficiaries compromised the contribution of social housing in attaining spatial justice and the right to the city in Alexandra Township. The beneficiaries thought that social housing would create family homes, sanitary conditions, family privacy and undisturbed access to services, opportunities, and facilities. Such expectations, desires and aspirations were not met.

Therefore, in the effort to have social housing contribute towards attaining spatial justice and the right to the city, participatory planning must be ensured; this may assist in providing an opportunity for consensus building in a manner that may help to maximise the benefits of social housing development. The expectations of prospective beneficiaries, such as access to services, jobs, and facilities, should be clearly communicated in line with the objectives of the social housing initiative in the cities.

Critical theory advocates for democratic approaches where the voices of people are heard in the development process. It promotes a democratic approach in dealing with urban problems such as lack of housing, access to services, opportunities, and facilities by the residents of cities. It encourages creating opportunities for the beneficiaries of development to speak without fear. The democratic approach would provide a platform for discussions of the social housing initiative and possibility of consensus building between the government officials and beneficiaries in Alexandra Township. Many of the social housing beneficiaries think they were restricted from participation, because there was no attempt from the government to engage them in the planning process for social housing in Alexandra Township. Some beneficiaries think that participation would assist in creating the possibility for them to benefit from the development of social housing apartments through job creation in the form of brick- laying and transportation of building materials. The creation of benefits for beneficiaries through jobs is part of the notions about spatial justice and the right to the city. Therefore, access to job creation through social housing may contribute to spatial justice and the right to the city for the residents of cities because this improves the peoples' lives through having an income.

7.5.   INTEGRATION THROUGH SOCIAL HOUSING IN ALEXANDRA TOWNSHIP

Integration is important in enabling social housing to contribute to spatial justice and the right to the city. The World Bank's (2021) perspective on integration includes, among others, land use and development that promotes access to job opportunities in the cities. The way social housing is initiated in Alexandra Township facilitates access to job opportunities, because the social housing is near to industries that create employment. However, the coronavirus created a problem for people to access jobs in Alexandra Township, because many businesses there closed their operations because of the lockdown regulations which were part of government responses to curb the spread of the virus. However, it can be argued that social housing can play a role in attaining integration that creates access to job opportunities. This needs to be augmented by, among others, the presence of businesses in areas where social housing is initiated. Also, people must possess relevant skills that are needed by local businesses. This may enable the people to take advantage of the job opportunities provided by businesses in Alexandra Township.

In Chapter Six, the data revealed that 63.3% of the beneficiaries of social housing had household members who were working. This demonstrates that social housing manages to create access to job opportunities for the beneficiaries, through locating them close to areas with jobs. Many beneficiaries of social housing enjoy being within walking distance of areas of work. The people who cannot walk to their workplaces use transport that is easily accessible and within a reasonable distance.

The view of the UN (2008) about integration regarding the integrated land use perspective is applicable in the social housing initiative in Alexandra Township. In Alexandra Township, social housing attempts to achieve integrated land use with application of notions of sustainable development which relate to the promotion of a clean environment. The findings reveal a social housing initiative that intends to ensure efficient and effective resource use in Alexandra Township through provision of basic services such as sanitation, sewerage, and garbage collection.

The UN (2020, as cited in Llorca et al., 2020) argues that at the heart of integration there is inter- sectoral planning that constitutes plans such as an economic plan which places emphasis on the economy, environmental plan which focuses on environmental matters and sustainability, and a housing plan that looks at housing issues. The intersectoral plans endeavour to improve the wellness of the society through improving the lives of residents in the cities. In Alexandra Township the social housing initiative is planned with the consideration of various intersectoral plans, such as economic, social, and environmental plans. The intention is to ensure improvement of the lives of beneficiaries of social housing in Alexandra Township. However, the concerns of the social housing beneficiaries about unemployment, poor sanitation and delivery of services reveals a failure of the intersectoral planning process in Alexandra Township. This means that social housing faces problems in improving people's lives through intersectoral planning in Alexandra Township. The residents face problems of poor sanitation, and insufficient delivery of services such as water, electricity, sanitation and refuse removal.

Social housing shows some progress in attaining equitable and fair distribution of resources for the beneficiaries in Alexandra Township. The residents of social housing apartments have access to water, electricity and refuse removal, for example. However, the fair and equitable distribution of resources needs improvement because access to water, electricity and refuse removal is not stable and consistent. This is among the problems that social housing faces in Alexandra Township. As a result, social housing experiences problems in achieving integration that facilitates reliable delivery of services in Alexandra Township as envisaged in the intersectoral plans.

The notion of Durkheim (1997, as cited in Turner, 1981) which views integration as an interdependence where all parts of society work for a common objective, which is to achieve a united end, is applicable in analysing, interpreting, and understanding the findings of this dissertation. Social housing attempts to attain an interdependence between the residents of the social housing units and the various businesses and social movements that promote the interests of people, such as the South African Civic Organisation

(SANCO), and the CoJ. The united aim is that of improving the wellness of the people in Alexandra Township, while businesses operate with the support of the society and the CoJ. This manifests in the form of key infrastructure that the city provides for the functioning of businesses, while people offer their labour to the businesses. The businesses benefit from the environment created by the CoJ which enables business operations. In this phenomenon social housing facilitates integration which contributes to access to job opportunities and resources in the city, and this is important in spatial justice and the right to the city.

As one research participant argued that:

> In Alexandra Township social housing facilitates improved human relations. The degree in which people are interconnected and embedded in the community manifests itself through constant interfaces and community groups that donate money for groceries. People and their families can interact with each other in the social housing apartments. For instance, children play with each other in the common area in the social housing estate. (J. Ledwaba, personal communication, August 02, 2020)

According to scholars such as Berkman and Glass (2000), the interconnectedness and embeddedness of people in the community refers to social integration, which is crucial to an individual's health and well-being, and social housing in Alexandra Township was vital is facilitating social integration. Hence social housing contributes to spatial justice and the right to the city for the residents in Alexandra Township. All beneficiaries of social housing are part of the social structure of Alexandra Township. There is less social distance among residents of the social housing apartments, and this facilitates an interconnected society. Moreover, social integration is facilitated by the way residents of the social housing apartments adhere to the same rules and practices of how to interact and treat each other as families. This creates a sense of society for the beneficiaries of social housing in Alexandra Township. Social housing in Alexandra Township enables the residents to be an integral part of the collective life because of their adoption of similar practices.

Integration in Alexandra Township may also be analysed and interpreted in terms of integrated spatial planning. At the heart of integrated spatial planning is urban development strategies and approaches that intend to design and plan the distribution of people, facilities, infrastructure, spaces, and activities in set regions (Ruiz-Tagle, 2013). In Alexandra Township social housing intends to contribute to integrated spatial planning through distribution of people, facilities, infrastructure, and activities in a manner that benefits the beneficiaries of social housing.

7.6. PATTERNS OF SOCIAL HOUSING NEED IN ALEXANDRA TOWNSHIP

The findings revealed that black Africans form most people in SA who have a need for social housing units in Alexandra Township. Many beneficiaries of social housing in Alexandra Township are Africans because they tend to be most low-income people who reside in the township. This occurs because of the socio-economic status of Africans which is characterised by, among other things, low incomes, and homelessness. There were no races other than Africans who benefitted from the social housing programme in Alexandra Township in line with access to services, jobs and facilities. The Africans who benefitted constitute those who speak Xitsonga, SiSwati, SeSotho, Sepedi, Southern Sotho, IsiZulu and IsiXhosa. Other Africans preferred to speak English, but they were not of white origin. One participant said "All of us are Africans in the social housing units. There are no other races. But people speak different languages" (A. Phelane, personal communication, July 22, 2020).

The findings thus revealed that Black Africans face more need for social housing in Alexandra Township compared to other races such as White, Asian, and Coloured people. This problem needs to be considered in the effort to address the social housing needs of Africans. This may assist in improving the wellness of African people in Alexandra Township. As one participant stated that:

> Social housing has positive impact on the lives of people. This occurs because people with low incomes cannot afford a bond to purchase a house. They do not qualify for bonds, and they lack surety. This compromises their access to formal housing. In this phenomenon, social housing assists them to attain affordability. (N.L. Mogale, personal communication, August 15, 2020)

7.7. DEPENDENCY LEVELS

Dependency was examined in terms of the number of household members with a source of income. The findings revealed low levels of dependency for the beneficiaries of social housing in Alexandra Township. All the research participants had a family member with a source of income, demonstrated by the number of household members who are working. For instance, a total of 63.3% of all research participants had one household member who is working, as presented in Chapter Six of this dissertation. This shows that social housing assisted in facilitating access to employment opportunities for the beneficiaries thereof in Alexandra Township. The low level of dependency is also demonstrated by 37% of the total number of research participants having more than one member of their household who is working.

The findings of this dissertation revealed that only 3.3% of the research participants had only one household member who was attending school. Therefore, it can be argued that only 3.3% of the research participants spend a portion of their income on paying school fees. The findings also demonstrated that 40% of the research participants have three household members who attend school. This takes away some money from these households since they must pay school fees. Such households still must pay rent for the social housing units in Alexandra Township. This is viewed as a problem that faces beneficiaries of social housing in Alexandra Township, because they complain that some households cannot afford to pay rent. This resulted in the eviction of some of beneficiaries of social housing who could not afford to pay the rent for their units. One participant argued that:

> The people feel that there must be reduction in the monthly rent that is paid by the beneficiaries of social housing or there must be increased subsidies for the rent. This is needed to facilitate more affordability by the low-income people who occupy the social housing units. The rent that is currently paid is too high. When the breadwinner dies, there is no-one to pay rent and people get evicted. (J. Ngobeni, personal communication, July 21, 2020)

This problem means social housing faces limitations in terms of contributing to spatial justice and the right to the city in Alexandra Township.

Many of the research participants have children below 18 years of age who attend school. These children are not at university level; they currently attend primary and high schools in Alexandra Township and depend on their parents financially. Such beneficiaries of social housing constitute 90% of the total research participants. This shows that social housing beneficiaries still have high dependency with financial implications and requirements from their children who are minors. The responsibility of social housing beneficiaries in Alexandra Township to care for minors financially is hampered by low-income levels. Most beneficiaries (27%) of social housing in Alexandra Township earn between R4 501 and R5 500 per month. Portions of the salaries are spent on the extended family, and this also limits the money available for the beneficiaries of social housing and their immediate families who need their financial support. The low incomes and high level of responsibilities which require financial expenditure reduces the money available for the beneficiaries of social housing in Alexandra Township, and this creates financial problems for them. As one participant said:

> People face financial problems in Alexandra Township because they have a lot of responsibilities from their extended and immediate families. This caused a financial strain on the people especially in the face of low wages and increasing food prices. (S. Hlatshwayo, July 22, 2020)

The findings revealed that some research participants have family members who are dependent on social grants from the government. This means that some of the social housing beneficiaries depend on the government for additional income. The household members who receive social grants are minors who reside with their parents in the social housing units in Alexandra Township, and who receive the Child Support Grant. This shows that there is dependency on the government by the families of the social housing beneficiaries. Of the social housing beneficiaries, 20% had no household members receiving social grants.

Dependency was also examined in terms of the number of household heads in the families of research participants, and the findings showed that most of the social housing beneficiaries had only one household head. As one research participant said, "For many families only one household head is responsible for the families and this causes a strain on the financial responsibilities" (M. Phangindaba, personal communication, July 29, 2020).

7.8.   JOB OPPORTUNITIES

The findings demonstrate that most research participants had no household member who was not working. One research participant described access to jobs by stating the following:

> There is access to jobs which is facilitated by the companies that are still operating, since our social housing units are surrounded by suburbs where the companies do their business. The companies in the suburbs assist in generating job opportunities for the people. Some of the people work as domestic workers in the suburbs. Five of the 30 beneficiaries work as domestic workers in the suburbs. There are beneficiaries of social housing who work in the complex and they are employed in various areas such as cleaning, gardening services and security provision for the residents. (N. Zuma, personal communication, July 24, 2020)

This does not mean that all social housing beneficiaries are working. The findings revealed that 20% of social housing beneficiaries had one member of the household who was over the age of 21 years and not working.

Additionally, the findings revealed that some research participants had more than one member of their household who was not working. Regarding members of households not working, one research participant stated that:

Access to jobs is poor and there is a high rate of unemployment especially due to coronavirus which negatively affected various firms which offered jobs. Many companies closed their businesses, and this resulted in job losses. (H. Ntombela, personal communication, July 28, 2020)

Of the research participants, 33.3% were in the age range of 30 to 39 years. A further 30% of the research participants were in the age range of between 40 and 59 years, while 13.3% were aged between 20 and 29 years. This meant that most of the research participants were economically active people, and according to the opinions of research participants, they resided in social housing units that were not far from economic hubs. However, many of these social housing beneficiaries are people who lack employment.

Moreover, the findings revealed a concern regarding the high level of unemployment in Alexandra Township, with most of the research participants being very concerned about unemployment. They argued that job creation was very important and was supposed to be prioritised by the government. One participant argued that:

There is a necessity for the job creation programme in Alexandra Township. People still need jobs to provide for the basic needs of their families. I am very concerned about the high level of unemployment. (H. Ntombela, July 28, personal communication, 2020)

In contrast, a minority of the research participants were not concerned about unemployment in Alexandra Township. However, such participants were concerned about other social ills, such as poverty, limited access to clinics and health facilities, and the poor housing conditions in Alexandra Township.

7.9.   INCOME LEVELS

In terms of the findings of this dissertation, 26.7% of the research participants, who were beneficiaries of social housing in Alexandra Township, had incomes that ranged between R4 501 and R5 500 per month. One research participant said "The salaries we get are not sufficient for us to feed and take care of our families. We need more money to support their families" (H. Phangindaba, personal communication, July 28, 2020). This demonstrated that even though some household members were employed, there was still concern about the low levels of salaries among the beneficiaries of social housing in Alexandra Township.

Furthermore, it emerged from the data that 10% of the research participants were paid salaries that were less than R2 500 per month. These were the families that were financially strained because they faced more difficulty in affording to purchase basic items such as food and clothing. As one research participant said that:

> There are people who earn less than R2 500 per month. They can't afford to pay for groceries and school fees for their children. Such families tend to have only one household's member who works on such a low salary. Their families struggle to meet their basic needs. Financial support is needed by such families. (J. Ledwaba, personal communication, July 28, 2020)

In terms of the findings, the beneficiaries who earned salaries that were less than R2 500 a month were those who worked in restaurants, security services for the social housing units, and tuck shops, for example. This meant that such people were employed but paid low salaries, and, that did not assist in improving the lives of social housing beneficiaries in Alexandra Township. This occurs because low salaries were inadequate for them to afford necessities of their families while paying transportation costs and rents for social housing apartments.

The patterns of income could also be understood through analysis of the educational trends among the beneficiaries of social housing in Alexandra Township. The 13.3% of the research participants who earned between R2 501 and R3 500 a month had some high school (Standard 8) education but had not completed high school and did not have a matric certificate. The findings also revealed that the 13.3% of research participants who earned between R3 501 and R4 500 a month were college graduates. The 3.4% of research participants with a postgraduate qualification earned salaries of between R6 501 and R7 500 a month and fall among the 13.3% of research participants with incomes at this level. Thus, the findings showed that in some cases the level of education impacted on the amount of the salaries that the beneficiaries of social housing earned. The higher the level of education, the better the income of the beneficiaries of social housing in Alexandra Township.

Most beneficiaries of social housing in Alexandra Township lacked a college education and postgraduate qualifications. This contributed to the high level of low incomes among the beneficiaries of social housing. The lack of college and postgraduate qualifications led to low possibilities for the beneficiaries to be employed in skilled, special occupations, and managerial positions with better levels of income. Those with better levels of education stand a possibility of getting better and improved income.

7.10.   ACCESS TO FACILITIES

The findings demonstrated that all the research participants indicated that they had access to facilities such as clinics in Alexandra Township. This revealed that the beneficiaries of social housing did not struggle in term of medical attention, as clinics were accessible to them. One participant said that:

> Access to clinics is easy because people just walk to the clinics. In certain times people take taxis to the clinics. The people do not complain about access because our children are taken to the clinics. The clinics are used by both elders and children. (L. Mautle, personal communication, October 03, 2020)

In relation to access to clinics, another research participant pointed out the high levels of demand. In doing that, the participant indicated that:

> There is a high demand and pressure on the existing clinics in Alexandra Township because such facilities are not adequate for the number of people they are intending to service. There is a need to develop more clinics to cater for the growing demand of people for healthcare services. Sometimes people are told that some medication is finished. (P.S. Mothapo, personal communication, August 03, 2020)

This means that even though social housing beneficiaries had access to clinics in Alexandra Township, there was a problem of high demand from people needing basic healthcare services. The existing number of clinics was inadequate for servicing the healthcare needs of the people.

All the social housing beneficiaries lacked access to facilities such as an airport and bus station, which were not within walking distance. The findings revealed that these modes of transport are not utilised by the people of Alexandra Township. One research participant said that:

> People cannot walk to the airport. The airports are far from the people in Alexandra Township. In addition, people are not interested to board a plane. They cannot afford higher prices of planes because of their low wages. They prefer taxis because they are affordable. (M. Tswai, personal communication, August 03, 2020)

Similarly, the social housing beneficiaries in Alexandra Township did not have access to the theatre and museum, but they did not see that lack of access as problematic. As one participant put it:

Theatres and museums are not a priority for the people of Alexandra Township. People need facilities such as hospitals and these facilities are important to them. Theatres and museums are not a priority. (L. Mbhele, personal communication, October 29, 2020)

The lack of access to a theatre and museum was not viewed as having a negative impact on their wellness.

Limited access of the social housing beneficiaries to trains as a mode of transportation was detected in Alexandra Township. In terms of the findings, only 36.7% of the social housing beneficiaries had access to a train station in Alexandra Township. One research participant indicated that:

Access to train station is a problem for the people in Alexandra Township. Train station is not close to our residential areas where social housing units are constructed. People wake up in the morning to take a taxi to the train station which is far. The people who afford taxi fares can manage to go to the train station. This occurs at a cost for the people who stay in our social housing units. The residents also struggle to keep up with the taxi fares they must pay. (N. Mosimane, personal communication, August 03, 2020)

This means that social housing did not assist in attaining access to train services for the beneficiaries of social housing in Alexandra Township.

Most social housing beneficiaries had access to facilities which constituted taxi ranks, parks, churches, shopping malls, and schools. More than 70% of the social housing beneficiaries indicated that they have access to the aforesaid facilities in Alexandra Township. People could walk to the taxi ranks, parks, churches, shopping malls, and schools. As one research participant said, "Facilities are located very close. People walk to catch taxis. They also walk to the nearby parks, churches, and malls" (A. Mphahlele, personal communication, August 03, 2020).

However, there were some problems with access to facilities in Alexandra Township: "Not all malls are located close to the people. Some malls need someone to take a taxi. This takes some money away from the budget as taxis to the malls must be paid for" (M. Mogale, personal communication, October 10, 2020). There is a need to develop facilities that are close to the people. The findings demonstrated that there was an over-reliance on the few facilities that were located close to the social housing units, which could not service all the people that were close to them. As one respondent stated that:

The capacity of the facilities is extremely limited as compared to the number of people who use them. The queues in the taxi ranks are too long. There are also long queues in the malls.

Sometimes the groceries get finished in the nearby shops and malls because of the high demand from the people. The churches are overloaded, and this does not assist us to have a chance to worship freely. (B. Makhanya, personal communication, July 22, 2020)

Regarding access to parks, one research participant argued that:

The parks are dirty. The grass is not cut and not enabling children to play on it. There is no furniture such as garden chairs in the parks. Children do not have equipment to play with. To make matters worse, the parks are not safe. (P. Morometsi, personal communication, October 04, 2020)

Access to facilities was supposed to be complemented by enhanced capacity to service the people, but as can be seen from the above, access to facilities did not mean that they served the purpose they were meant to for the social housing beneficiaries in Alexandra Township.

7.11. ACCESS TO SERVICES

The findings revealed that most social housing beneficiaries had access to water, sanitation, electricity, and transport. All the research participants indicated that they had access to drinkable water. This meant that social housing managed to facilitate access to water. One research participant stated that:

Access to clean water is facilitated. People can get water from their social housing units without walking outside. There are also communal taps with clean water. Such communal taps are located within the social housing apartments. (P. Sekgalakgala, personal communication, October 04, 2020)

Problems with access to water were created by repeated blockages of water pipes, which mean that water was not consistently available to the beneficiaries of social housing in Alexandra Township.

Similarly, most social housing beneficiaries had access to sanitation: "The people have access to disposal of human excreta and sewerage" (S. Sikhakhane, personal communication, October 05, 2020). This provided some factors that could assist in contributing to improved health for the beneficiaries of social housing through creating a clean environment that could limit transmission of disease. However, access to sanitation faced problems because of repeated blockages of sewerage pipes in Alexandra Township. One research participant indicated that:

There are constant blockages of sewerage pipes in Alexandra Township. This makes our environment not clean because dirty water from the sewerage spills all over the place. We worry

about our children in such living conditions. We always think they will be sick. (S. Malulane, personal communication, July 28, 2020)

This revealed that sanitation was a problem for the beneficiaries of social housing in Alexandra Township, so social housing in Alexandra Township did not assist in ensuring undisturbed access to sanitation. The problem of sanitation was also demonstrated by the limited number of communal toilets on the premises of the social housing apartments. As one research participant stated that:

People always worry about overcrowded toilet facilities. The elders share toilets in the social housing units and those outside with children. There are poor hygienic conditions because the toilets are always dirty. (C. Nkwana, personal communication, July 28, 2020)

The findings revealed that all the social housing beneficiaries had access to electricity. However, access to electricity was not without problems in Alexandra Township. There were frequent electricity cuts for the social housing units, meaning there was no stable access to electricity. One research participant argued that:

The frequent electricity cuts are a problem. At the times of electricity cuts, incidents of crime increased. The streets were dark, and criminals robbed people of their money when they were coming from work. Unfortunately, some people were stabbed in the process of robbery. (C. Nkwana, personal communication, October 05, 2020)

This demonstrated that access to electricity was important in facilitating the safety of people in Alexandra Township.

7.12.   GENERAL CONCERNS

Four general concerns that were raised by the social housing beneficiaries in Alexandra Township as very important to prioritise are the poor housing conditions, poverty alleviation, job creation, and the state of clinics and health facilities.

The findings showed that social housing beneficiaries faced the problem of poverty. Most of the research participants stated that there was an urgent need to embark on poverty-alleviation programmes. One research participant said, "Poverty is the problem for many families in Alexandra Township. Some people do not have money to buy sufficient groceries for their families" (X. Makhanye, personal communication, October 04, 2020). The findings demonstrated that the high rate of unemployment in Alexandra Township

contributed to poverty. Most research participants argued that unemployment in Alexandra Township was an urgent problem that needed to be addressed by the government. The existence of companies nearby did not assist in creating employment for social housing beneficiaries in Alexandra Township. Some research participants argued that there were too many people searching for employment. As one research participant stated that:

> The high number of people is exacerbated by influx of people from other provinces of SA. Many of these people look for jobs and they came with their families. There are also people from neighbouring countries who seek employment. (T. Phahela, personal communication, October 04, 2020)

The findings confirm that unemployment is Alexandra Township is a major problem that needs to be addressed.

The findings also showed that the state of health facilities was a problem in Alexandra Township. Like the clinics, health facilities such as hospitals lacked capacity to provide services for the people. One research participant said, "The hospitals face a problem of staff shortages. There are times when sick people do not get medical attention because of insufficient number of doctors in hospitals" (M. Mhloki, personal communication, October 06, 2020).

7.13. CONCLUSION

This chapter analyses and interprets the findings of the dissertation. It divulges the way social housing contributes to spatial justice and the right to the city for the residents of Alexandra Township. The analysis and interpretation is discussed in terms of access to opportunities, services, and facilities. Fair distribution of resources among the residents of cities and right of access to resources is analysed and interpreted to understand the way social housing contributes to spatial justice and the right to the city in Alexandra Township.

In this chapter, the analysis and interpretation of findings considered the perspectives of research participants in terms of supportive infrastructure such as transportation systems, communication networks, sewerage, water, and electricity for social housing in relation to access to services, opportunities, facilities, and enjoyment of benefits of the city in Alexandra Township. Further, an understanding on the part of the research participants that government should play a role in enabling social housing to contribute to spatial justice and the right to the city is argued.

Key debates about power in planning in the context of critical theory are applied in the analysis and interpretation of findings to explain and understand how powerful government officials exerted their power in planning, decision making about, and implementing social housing in Alexandra Township. It is argued that beneficiaries were not involved in the planning of social housing, and this created different expectations that are not aligned with the social housing initiative of the government officials in Alexandra Township. Additionally, relevant perspectives in Rawls' theory about fair access to resources, services, and other advantages such as job creation, for example, are applied in the analysis and interpretation of the findings, and this assists in explaining the way social housing contributes to spatial justice and the right to the city in Alexandra Township.

Ideas from the UN (as cited in Llorca et al, 2020), scholars such as Darkheim (1997, as cited in Turner & Turner, 2013), Lemanski (2006) and Ruiz-Tagle (2013) about integration such as the integrated land use perspective, fair and equitable distribution of land resources, interdependence where all parts of society work for a common objective to attain better live, for example, are applied in the analysis and interpretation of the findings. This is done to understand how social housing plays a role in integration in a manner that improves the lives of people in Alexandra Township. Integration is analysed and interpreted within the context in which social housing contributes to spatial justice and the right to the city in Alexandra Township.

Finally, the findings about the patterns of housing needs, dependency matters, trends in job opportunities, dynamics of income, the state of access to facilities, access to services, and access to community centres are also analysed and interpreted in terms of spatial justice and the right to the city in Alexandra Township. The analysis and interpretation assist in understanding how social housing contributes to spatial justice and the right to the city for the beneficiaries of social housing in Alexandra Township.

CHAPTER EIGHT: CONCLUSION, RECOMMENDATIONS AND FUTURE RESEARCH

8.1. INTRODUCTION

The previous chapter analysed and interpreted the findings which were presented in Chapter Six of this dissertation, and this revealed the way social housing contributes to spatial justice and the right to the city for social housing beneficiaries in Alexandra Township.

This chapter focuses on the conclusions and recommendations as well as issues that should be considered for future research. It summarises findings about the contribution of social housing in attaining spatial justice and the right to the city in Alexandra Township.

Further, this chapter recommends ideas such as the contribution of social housing to fair and equitable distribution of socially valued resources and opportunities among the residents of cities; the role of government in enabling social housing to facilitate access to resources, basic services and socio-economic opportunities in cities; consultation and participation in planning and implementing social housing in cities to improve the lives of people; revision of policy and legislation that guide planning and implementation of social housing; and spatial inequality which manifests itself through unequal distribution of resources in cities. The recommendations are argued to establish the way social housing contributes to spatial justice and the right to the city. The recommendations are premised on the perspectives of the social housing beneficiaries and are about the manner in which social housing assists in improving the lives of people, which is part of the debates about spatial justice and the right to the city in Alexandra Township.

The chapter presents the contribution the dissertation to the body of knowledge. It is argued that the dissertation contributes to academic discourse through a call for the reconceptualisation of social housing policy and legislation in line with spatial justice and the right to the city. In addition, the contribution to academic discourse is through the provision of opinions and interrogation of social housing within the context of the debates about spatial justice and the right to the city. This assists in shifting the thinking and analysis of social housing towards spatial justice and the right to the city for the residents of cities.

8.2. SUMMARY OF ARGUMENTS IN THE CHAPTERS

Below is a summary of key arguments in the chapters of this thesis, which assists in indicating the way social housing was investigated in terms of contribution to spatial justice and the right to the city.

Chapter One shows why this study was undertaken with the aim of investigating the manner in which social housing contributes to spatial justice and the right to the city. It indicated the background, rationale and aims of the study, which constitute tracing the historical evolution of social housing in Alexandra Township and its implications for spatial justice, and analysing through the notion of spatial justice the successes and failures of social housing in Alexandra Township, assessing factors leading to the creation of spatial justice that meets the housing needs of people in Alexandra Township, examining the role of social housing in terms of creating spatial justice and the right to the city in Alexandra Township, and to contribute towards extension of perspectives and the theoretical framework on social housing for spatial justice and the right to the city with consideration of social housing matters in Alexandra Township.

Chapter Two provided the conceptual and theoretical frameworks that guide the thesis. It covered key concepts that are applied in this study, such as spatial justice, social justice, integration, and participation. The theories that are utilised are critical theory, Rawls' theory, new urbanism theory and smart growth theory. The concepts and theories helped in investigating the manner in which social housing contributes to spatial justice and the right to the city.

Chapter Three discussed initiatives of international and local social housing in terms of how it contributes to spatial justice and the right to the city. The discussion critically reflected on cities where social housing was planned and implemented in North America, South America, Europe, Asia, and Africa. This helped in analysing how social housing initiatives contribute to spatial justice and the right to the city through critical reflections on practical experiences in various cities. This also assisted in providing a comprehensive and diversified view about social housing in the context of spatial justice and the right to the city.

Chapter Four reviewed international and local literature about social housing, the right to the city and spatial justice. Social housing was applied to the debates about spatial justice and the right to the city. Chapter Four constitutes ten sections, which comprise key descriptions on social housing, debates about social housing, the right to the city, spatial justice in relation to social housing, power and planning in the city, power in planning: social housing's impact on spatial justice and the right to the city, government

initiatives through social housing regarding spatial justice, the South African policy and legislative framework, social housing as an instrument for attaining spatial justice and the right to the city, and the influence of social housing on spatial justice and the right to the city. Chapter Four assisted in understanding the way social housing contributes to spatial justice and the right to the city.

Chapter Five outlined the research methodology and design of this study. It presented methodological approaches such as qualitative, quantitative, and mixed methods. Chapter Five discussed the differences between qualitative and quantitative research approaches and how these approaches were used in this research. The research design and methodology sections emphasise the research procedures and choice of research methods and the selection of research participants. This chapter also discussed the research paradigms that were applied in this research, the case study, and research methods or data collection methods such as the semi-structured interview and questionnaire. Further, this chapter looked at the validity, reliability and rigour of this research, ethical considerations and limitations that were experienced.

Chapter Six presented the findings of this dissertation regarding the perceptions of beneficiaries of social housing in terms of spatial justice and the right to the city in Alexandra Township. The objective of this chapter was to show how social housing contributes to spatial justice and the right to the city with consideration of the lived experiences of social housing beneficiaries in Alexandra Township. The findings presented in Chapter Six reflect lived experiences of social housing beneficiaries in Alexandra Township. The views of the research participants assist in analysing the way social housing contributes to spatial justice and the right to the city.

Chapter Seven analysed and interpreted the findings which were presented in Chapter Six of this dissertation. Analysis and interpretation of the findings demonstrated the way social housing contributed to spatial justice and the right to the city for beneficiaries of social housing in Alexandra Township. This analysis and interpretation were undertaken in terms of access to opportunities, services, and facilities. Fair distribution of resources among the residents and right of access to resources were analysed and interpreted to understand the way social housing contributed to spatial justice and the right to the city in Alexandra Township. The analysis and interpretation of findings is central in the debates about social housing, and in this study assists in understanding the way social housing contributes to spatial justice and the right to the city in Alexandra Township.

Chapter Eight of this thesis focuses on the conclusions and recommendations of this study, as well as what should be considered for future research. It summarises key findings on the contribution of social housing in attaining spatial justice and the right to the city in Alexandra Township. The following sections provide key arguments of this chapter.

8.3.   SUMMARY OF FINDINGS

This section of the thesis provides a summary of the findings of the thesis in the context in which social housing contributes to spatial justice and the right to the city in Alexandra Township.

- The findings show that the existence of amenities, facilities, and infrastructure nearby provided an opportunity for the social housing initiative to improve the lives of people. Unfortunately, social housing faced problems such as inconsistent access to basic services such as water, electricity, sanitation, and sewerage in Alexandra Township. Therefore, social housing was limited in contributing to spatial justice and the right to the city in Alexandra Township.

- The findings of the dissertation demonstrate that social housing did not holistically improve the well-being of beneficiaries in Alexandra Township. Access to facilities was facilitated for the social housing beneficiaries, but access was compromised by the inability of such facilities to service the people, because of their limited numbers in the face of the many people that needed to utilise them. The role of government regarding access to facilities, services and employment are defined and enshrined in the NDP and BNG policy. Thus, social housing is anticipated to enable access to facilities, services, and employment opportunities, and this is important in contributing to spatial justice and the right to the city.

- The SPLUMA legislates the mandate of government in creating spatial justice as part of the development principles. In executing this mandate, the government faced challenges in Alexandra Township. Social housing did not assist in holistically contributing to the attainment of spatial justice and the right to the city. The research findings reveal that there is no fair and equitable distribution of services, facilities, and job opportunities for the beneficiaries in Alexandra Township. Thus, there is a failure of social housing to play a meaningful role in contributing to spatial justice and the right to the city in Alexandra Township.

- The research participants indicated that government still has a role to play in enabling social housing to facilitate access to services, facilities, and job opportunities, on the basis that social housing is a government housing programme that must improve the lives of people. The findings demonstrated that research participants viewed government as an important key driver of social housing in the attempt to address poor access to basic services and facilities in Alexandra Township. This included the need to create a platform for participation by prospective beneficiaries so that they may form part of the decision-making process for social housing. The findings revealed that there was very little attempt by government to ensure participation of the beneficiaries of social housing in decision making for social housing in Alexandra Township. This created problems in terms of a mismatch between the expectations of the beneficiaries and what was delivered by the government.

- The findings showed that some beneficiaries of social housing in Alexandra Township lacked access to job opportunities. Most beneficiaries viewed unemployment as a concern that must be addressed urgently. Unemployment was viewed as contributing to the high level of poverty, which led some participants to call for poverty relief programmes such as food parcels. The findings revealed that the high number of beneficiaries with no tertiary education contributed to the high level of unemployment among social housing beneficiaries in Alexandra Township. Moreover, the research participants felt that the low level of education among beneficiaries also resulted in their low incomes, that were between R4 500 and R5 501. Many beneficiaries only had high school education. The research participants thought that they lacked special skills that could make them employable in occupations with high salaries above what they earned.

- The findings demonstrated a dependency rate of about 63.30% where only one family member was working. The high dependency rate meant that social housing beneficiaries had to care for their families financially. This meant that even in situations where a family member had a job, that member had to pay for school fees, buy groceries, and pay for transport for their children and other family members who did not have jobs. This created problems for social housing in terms of contributing to spatial justice and the right to the city in Alexandra Township.

- The findings show that social housing had successes and failures in terms of its contribution to spatial justice and the right to the city in Alexandra Township. Social housing assisted in providing shelter for the beneficiaries. Services such as water, sanitation, electricity, and sewerage were installed. Additionally, social housing was initiated in an area with access to shopping centres,

malls, restaurants, retail centres, firms, and facilities such as clinics, schools, and hospitals. However, there is such a high dependency on those facilities that they cannot service the people. There are also repeated blockages of sewerage and water pipes. Electricity is also not constantly accessible. This retards the role that social housing plays in attaining spatial justice and the right to the city.

8.4. RECOMMENDATIONS

In terms of recommendations, the following will be discussed in this section: spatial justice and the right to the city, consultation and participation, alignment of policy and legislation to facilitate the contribution of social housing to spatial justice and the right to the city, dealing with spatial inequality to address problems that hinder the contribution of social housing to spatial justice and the right to the city, and improved urban safety and security. Below is a summary of the recommendations that are discussed:

- It is recommended that social housing can contribute to the fair and equal distribution of socially valued resources and opportunities among the residents of cities. This discusses social housing in line with the debates about spatial justice and the right to the city with consideration of Alexandra Township. The problems faced by social housing in contributing to spatial justice and the right to the city are also discussed.

- It is recommended that government should play a role that enables social housing to facilitate access to fair and equal distribution of resources, basic services, and socio-economic opportunities in order to contribute meaningfully to spatial justice and the right to the city.

- Consultation and participation in planning and implementing social housing in cities are recommended. It is argued that consultation and participation must include government, the private sector and civil society to plan social housing in a manner that takes into consideration the needs of beneficiaries in the cities. Consultation and participation may facilitate better understanding between social housing beneficiaries, government, the private sector and civil society in a manner that assists in attaining decision making that reflects the ideas of the beneficiaries. Consultation and participation may assist in enabling collective problem solving that may result in social housing contributing to spatial justice and the right to the city.

- Revisions to policy and legislation that influence social housing are recommended. Policy and legislation must be clarified to assist social housing to contribute to spatial justice and the right to the city for the residents of cities.

- It is recommended that spatial inequality, which manifests itself through unequal distribution of resources and services among people, must be addressed. The perspectives of social housing beneficiaries in Alexandra Township revealed the existence of spatial inequality. Social housing may contribute to spatial justice and the right to the city if spatial inequality in Alexandra Township is reduced. Conceptualisation of social housing in line with addressing spatial inequality in cities will assist social housing in attempting to contribute to spatial justice and the right to the city.

- It is recommended that social housing must be initiated in a manner that improves urban safety and security. This must be done in a manner that addresses crime, violence, and insecurity of tenure. In Alexandra Township low levels of urban safety are demonstrated by the occurrence of crime such as robbery, burglary and theft, violence such as murder, and insecurity of tenure, which has to do with repeated evictions of the social housing beneficiaries who cannot afford to pay monthly rents for the units they occupy.

The subsequent part of this section further elucidates the recommendations that are listed and summarised above.

8.4.1.   Spatial Justice and the Right to the City

Firstly, social housing contributes to spatial justice and the right to the city for the residents of cities. For instance, if social housing is planned in a manner that facilitates fair and equitable distribution of valued resources in the city, such as fuel, energy, water, food, materials for building and land, including job opportunities, housing, education, healthcare, and technologies for the residents of cities, it can contribute to spatial justice. Therefore, government must plan social housing in a manner that assists in attaining fair and equal access to basic services, facilities, and job opportunities for the residents of cities. In Alexandra Township social housing was planned without practical infrastructural interventions that would assist in facilitating consistent access to services such as water, sanitation, sewerage, and electricity.

Over and above individual access to resources in the city, the right to the city encompasses the right to housing, right to access basic services, right to participation, and right to enjoy the facilities and

opportunities presented in the city. More interventions must be undertaken by the government, such as provision of supportive infrastructure for social housing that enables fair and equitable distribution and access to resources in the city.

8.4.2. Consultation and Participation

The contribution of social housing to spatial justice and the right to the city must be supplemented by interventions from the private sector and civil society. The private sector may contribute by establishing businesses in areas where social housing is initiated by government. Civil society, such as local organisations, can assist in ensuring that participation of prospective beneficiaries of social housing is achieved. All central stakeholders must be consulted, and consensus must be attained regarding the manner in which social housing is planned to contribute to spatial justice and the right to the city. Consultation and participation may facilitate understanding between government and beneficiaries of social housing in terms of the type of social housing needed. Further, consultation and participation may facilitate the exchange of information, ideas, and advice about the way social housing may be planned and implemented to cater for the needs of beneficiaries. Consultation and participation may assist in facilitating collective problem solving.

8.4.3. Alignment of Policy and Legislation to facilitate Social Housing

The policies and legislation that affect social housing, such as the BNG, NDP and SPLUMA, should have clarified the role of social housing in relation to its contribution to spatial justice and the right to the city. Such policies should have detailed the roles of various spheres of government (national, provincial, and municipal) according to the needs of social housing beneficiaries, the infrastructure necessary for social housing, services that can enable social housing to improve the well-being of people, pertinent facilities and job creation in a manner that promotes spatial justice and the right to the city for the beneficiaries of social housing in the cities.

Additionally, the policies and legislation must delineate the roles and responsibilities of various stakeholders such as government, the private sector and civil society regarding social housing in the context of spatial justice and the right to the city. This may assist in defining the necessary interventions from various stakeholders that would assist social housing to contribute meaningfully to spatial justice and the right to the city for the residents of cities.

8.4.4. Dealing with Spatial Inequality

Sridharan (2011) argues that spatial inequality manifests itself through unequal distribution of resources and services among the people. In Alexandra, the beneficiaries of social housing are affected by unequal distribution of resources and services because they do not have consistent access to healthcare, welfare, and public services. Spatial inequality is also evidenced by poor-quality infrastructure such as roads, schools, clinics, and sewerage. There is a need to improve infrastructure in Alexandra Township, to enable beneficiaries of social housing to utilise roads, schools and clinics in a manner that improves their lives. This may assist in enabling social housing to play a role in attaining spatial justice and the right to the city. Therefore, social housing may contribute to spatial justice and the right to the city if spatial inequality is reduced. Government intervention is needed to improve infrastructure in areas where social housing is initiated.

Slater (1975) argues that spatial inequality manifests itself through clustering a group of people who share a similar socio-economic status. The beneficiaries of social housing in Alexandra Township are clustered together and they share a similar socio-economic status. They tend to have low incomes compared to other people who do not reside in the social housing units. More government interventions are required in this regard to ensure that social housing beneficiaries do not get clustered together in areas with limited access to job opportunities.

Social housing needs to be conceptualised in a manner that assists in addressing spatial inequalities in cities. Key elements of social housing must be relooked at. This must be done in line with clear definitions of areas where social housing should be initiated. The identification of restructuring zones by the South African government is still limiting in terms of enabling social housing to address spatial inequalities, because most of those areas lack supportive infrastructure, services and resources that would allow social housing to do so. The way social housing is conceptualised makes it focused towards areas that are disadvantaged socio-economically and which lack quality services, facilities, and job opportunities. This creates a problem for social housing in addressing spatial, social, and economic dysfunctionalities, and this perpetuates spatial inequality. As a result of this perpetuated spatial inequality, social housing fails to contribute to spatial justice and the right to the city.

8.4.5. Improved Urban Safety and Security

Zhao and Tang (2018) argue that urban safety and security are key components for realising liveable, productive, inclusive, and sustainable cities, and therefore must be prioritised. UN-Habitat (2012) argues that augmenting urban safety and security addresses three major threats to the safety and security of cities, such as crime and violence, insecurity of tenure and forced evictions. There is a need to ensure that social housing units are planned and implemented in areas that provide safety and security for the beneficiaries of social housing in Alexandra Township. The beneficiaries could not enjoy access to shopping malls, parks, clinics, and hospitals without fearing of being robbed by criminals. Some beneficiaries indicated that when they were in parks to play and relax with their children, they feared for their lives. Crime in Alexandra Township is a major concern for the social housing beneficiaries.

The eviction of beneficiaries of social housing who could not afford to pay the monthly rent for the social housing units in Alexandra Township also shows a lack of urban safety and security. This problem needs to be addressed in a manner that enables the beneficiaries to afford monthly rents to ensure their safety and security. The evicted beneficiaries did not have alternative homes. They had to negotiate with another group of beneficiaries who viewed themselves as the body corporate without being elected to the board of trustees.

Enhancing urban safety and security may assist in allowing the social housing beneficiaries to access social and economic facilities in Alexandra Township. Strategies need to be devised and implemented to create urban safety and security. Such strategies must be part of the land use planning that promotes safety and security for social housing beneficiaries in cities. The strategies that intend to enhance safety and security for social housing beneficiaries must focus on the improvement of quality of life; this is important in the debates about spatial justice and the right to the city.

8.5. SUGGESTIONS FOR FUTURE RESEARCH

This section focuses on suggested areas for future research, such as the application of procedural planning to investigate the planning process for social housing in the context of spatial justice and the right to the city in Alexandra Township. The next part of this section discusses suggested future areas of research.

8.5.1. The Role of Procedural Planning

This research focused on how social housing contributes to spatial justice and the right to the city in Alexandra Township.

Future research needs to adopt a broader contextual approach to investigate and understand the urban planning processes leading to limitations of social housing in contributing to spatial justice and the right to the city for social housing beneficiaries. Such future research should utilise procedural planning theory because it deals with the making and implementation of plans. Thomas (1979) argues that procedural planning theory is also concerned with the processes and techniques which are employed by planners in theory work, as well as the operating modes of planning agencies. Therefore, procedural planning theory can assist in understanding the planning process regarding social housing in the context of spatial justice and the right to the city in Alexandra Township. The application of procedural planning theory must be accompanied by utilisation of communicative planning, which is an approach to urban planning that would bring together stakeholders and engage them in a process of making decisions in a manner that respects the positions of all involved in planning social housing in terms of spatial justice and the right to the city in Alexandra Township.

Further research about the planning process regarding social housing in the context of spatial justice and the right to the city in Alexandra Township can assist in investigating problems in the planning process. Such research may assist in providing important recommendations that may reduce problems associated with the planning process. This may assist in improving the planning process, and such improvement may help to enhance the way social housing is planned to contribute to spatial justice and the right to the city in Alexandra Township.

8.5.2. Comparative Study

Coccia and Benati (2018) argue that a comparative study is the act of comparing two or more things with a view to discovering something about one or all of the things being compared. Ikeda et al. (2002) describe comparative studies as investigations to analyse and evaluate a phenomenon and/or facts among different areas, subjects, and/or objects to detect similarities and/or differences, using quantitative and qualitative methods.

A comparative study must be undertaken to assist in investigating, analysing and evaluating social housing in different cities in order to detect similarities and differences. This must occur to compare and contrast social housing in terms of contributing to spatial justice and the right to the city in various cities. This may assist to broaden the thinking and understanding of the way social housing contributes to spatial justice and the right to the city. Additionally, a comparative study can assist in drawing lessons from different areas where social housing has been initiated in relation to spatial justice and the right to the city for the residents of the cities.

8.6.   CONTRIBUTION TO THE BODY OF KNOWLEDGE

This dissertation has contributed to academic discourse by providing perspectives about possible contributions of social housing to spatial justice and the right to the city. It provided notions about social housing regarding improving the lives of beneficiaries of social housing in cities. The research divulged how social housing contributed to creating fair and equal distribution of resources, services, facilities, and job opportunities for the beneficiaries in Alexandra Township, and this is important in the debates on spatial justice and the right to the city. However, it must be noted that spatial justice and the right to the city were not the aims of the social housing.

The research shows that social housing cannot create spatial justice and the right to the city, and this was not the aim of social housing. It demonstrates that social housing can only play a role in spatial justice and the right to the city. The research illustrates that more interventions by government, the private sector and civil society must be undertaken to attain realisation of spatial justice and the right to the city.

This study calls for the reconceptualisation of social housing policy and legislation along the lines of spatial justice and the right to the city. Such policies and legislation should be explicit on the roles and responsibilities of various spheres of government, the private sector and civil society in planning and implementing social housing to contribute meaningfully to spatial justice and the right to the city.

Additionally, the dissertation provides an opinion and a platform for discussion about social housing in line with spatial justice and the right to the city. It provides an interrogation of social housing in terms of the debates about spatial justice and the right to the city for the residents of cities. It shifts attention towards analysing social housing in terms of spatial justice and the right to the city.

Finally, the dissertation presents a framework for social housing in relation to spatial justice and the right to the city. In organising the thinking and orientation about social housing regarding its contribution to spatial justice and the right to the city, key perspectives have been developed in the form of a framework which is discussed and represented diagrammatically in this section. The framework considers key arguments raised in spatial justice and the right to the city, and it seeks to operationalise such perspectives in order to guide social housing initiatives aimed at contributing to spatial justice and the right to the city. The framework considers key perspectives raised in the thesis and it is developed in a deductive manner to respond to the lived experiences of beneficiaries in Alexandra Township. It conveys the direction for social housing initiatives regarding spatial justice and right to the city in the cities. The perspectives raised in the framework may assist social housing to effect change and bring about improvement on the wellness of people. It constitutes key components and rudiments about social housing in the context of spatial justice and the right to the city and it presents specific ideas on how social housing can contribute to spatial justice and the right to the city.

The framework advocates for participatory planning in planning social housing in the cities and this can assist in facilitating the contribution of social housing to spatial justice and the right to the city. Participatory planning for social housing in the cites must be pursued to ensure that all stakeholders reach consensus on the nature, extent and the goas of social housing that are planned and delivered. The interests of beneficiaries must be taken into consideration. This has a direct bearing on the urban planning processes for social housing in the cities because it calls for inclusive planning. The beneficiaries must lead the process in terms of how it is planned and implemented. Additionally, the beneficiaries must be allowed to own the social housing planning process and implementation. This may assist in ensuring that their needs are considered, and that social housing get implemented in terms of their anticipated developmental objectives of their communities.

In enabling social housing to contribute to spatial justice and the right to the city, accessibility is important. Ogilvie and Lynch (1999) argue that accessibility is a slippery notion, one of those common terms that everybody uses until faced with the problem of defining and measuring it. Smiley, Sharma, Steinberg, Hodges-Copple, Jacobson and Matveeva (2016) argues that accessibility is seen as a function of distance. Ungram (1971, as quoted by Smout and Naidu, 1986), says, while recognising that distance translates into time and cost functions, accessibility can also be described as the degree to which two places or points on the same surface are connected (Ingram, 1971). Bisht, Mishra and Fuloria (2010) argue that accessibility refers to the extent to which something is get-at-ble. The perspectives raised in this framework discuss accessibility for social housing in terms of spatial justice and the right to the city.

It must be argued that the socio-economic and spatial development dynamics of the cities in the world vary (Nolasco, Moncho, Quesada, Melchor, Pereyra-Zamora, Tamayo-Fonseca and Borrell, 2015). Therefore, social housing should consider access to social, economic, and spatial trends to contribute to spatial justice and the right to the city in a manner that improves the lives of people. This must occur to align social housing to the social, economic, and spatial development objectives that promote wellness of the residents of the cities, and this is crucial in the perspectives raised in spatial justice and the right to the city. Social housing must be initiated in a way that creates benefits for the residents of the cities. Social housing must ensure access to shelter, water, electricity, and sanitation for the residents of the cities. In countries such as SA, Brazil, USA access to shelter and basic services is a right which is enshrined in the legislation on social housing matters (Van Wyk, 2015). Such right to housing comprises access to basic services, facilities, opportunities and benefits in the cities and it goes over and beyond the provision of bricks and mortar (Ibid). The right to housing encompasses efforts that are aimed at creating liveable communities to improve the lives of people in the cities and this is central in spatial justice and the right top the city (Thiele, 2002).

Rocco (2014) indicates that access to amenities such as schools, medical facilities, community halls, sport facilities, for example, is important in the arguments about spatial justice and the right to the city. Consequently, social housing needs to ensure access to amenities to enhance life opportunities for beneficiaries. There should also be access to informal sector to enable people to start their own businesses to augment their incomes. Smout and Naidu (2008) argue that amenities may be defined as that which add to the pleasure of life, and they exclude essentials such as food, clothing and shelter and lie beyond the home base. Ogilvie and Lynch (1999) contend that amenities can be classified into those that constitute health services such as hospitals, clinics, ambulances; educational facilities which constitute crèche, schools and universities; social facilities which these are comprised of welfare centres and child care centres; recreational and cultural facilities which include parks, sports centres, museums and libraries; transport and communication which are comprised of buses, trains, telephones, and postal deliveries. There are also private sector facilities such as rail outlets and commercial services such as banks, professional services such as those provided by doctors and lawyers, recreational amenities such as cinema, restaurants and squash courts and amenities provided by interest group such as sports clubs, religious building, and community centres (Smout and Naidu, 2008).

The location of social housing in the cities in crucial in creating access jobs, opportunities, benefits, and facilities (Koschinsky and Talen, 2015). For example, locating social housing in areas with economic growth and development potential is paramount in enabling the fore stated access to jobs, opportunities,

benefits, and facilities. Social housing must not be in peripheral areas with no economic viability and development potential. The international experience demonstrates that social housing in the places with infrastructure can be transformative and improve the wellness of residents of the cities and social housing stands a chance of facilitating the upward mobility of working-class families and can be deployed as a powerful tool to integrate different communities and promote urban restructuring (Gilbert, 2016). In some African countries such as Zimbabwe, Kenya, Nigeria, and SA, social housing is an instrument that places emphasis on location with the mandate of tackling the exclusionary spatial patterns created by colonisation, separate development, and apartheid spatial form (Ibid). In the aforesaid African states, efforts were made to develop social housing near to the city centres (Scheba, Turok, Visagie and Salenson, 2021). This has contributed to creating access to opportunities and facilities for the residents in the cities. As a result, the people who cannot afford formal housing are not pushed further away to distant marginal locations with not jobs, opportunities, and facilities. Social housing in the cities assists in promoting spatial integration and equitable economic restructuring in a manner that enhances the lives of people and this is important in contributing to spatial justice and the right to the city.

Below is a schematic representation of the framework on social housing in terms of spatial justice and the right to the city. It depicts how social housing can contribute to spatial justice and the right to the city. If the framework is applied comprehensively and with the consideration of socio-economic and spatial trends in the cities, it may enable social housing to contribute to spatial justice and the right to the city. The application of the framework may not entirely make social housing to create spatial justice and the right to the city. It may contribute towards addressing spatial inequalities, create integrative spatial planning and inclusive spatial development programme in the cities.

The application of the framework must be supported by government attempts that are aimed at utilising social housing to contribute towards spatial justice and the right to the city. Various contributions must come from the private sector and civil society. Additionally, the planning and implementation of social housing must be led by beneficiaries to assist in enabling them to own the social housing initiative in the cities. This will also help in the attempt of making social housing to respond to the interests and expectation of the people.

Participatory Urban Planning Process

Inclusive

Consultative

Continuous inclusive participation

Continuous consultative participation

Multiple Stakeholder Agreements

Social Housing

Collective Implementation Plans

Convenience

Accessibility

Distance

Expected Results

Basic Services	Opportunities	Amenities and Facilities
Water Housing Sanitation Refuse Removal	Jobs Business Human development programmes	Educational Facilities Medical Amenities Community Halls Transport Facilities Informal Trading Facilities

Growth and Development	Participation and Consensus	Urban Planning Process
Areas of Economic Activity Areas of Opportunities Places of potential benefits	Government, Private Sector, Civil Society and Beneficiaries Partnerships Consensus Building	Inclusiveness Beneficiary led Process People's Ownership and Control Promoting People's needs

Spatial Inequalities	Integrative Spatial Planning	Inclusive Spatial Development
Distribution of Income and Resources Differences in Infrastructure	Equitable spatial development Inclusive organisation of space Consideration of environment	Mixed racial and different income groups Inclusive land use management

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8.7.   CONCLUSION

This chapter discussed conclusions and recommendations through consideration of perspectives that are raised in previous chapters of this research about social housing in the context of spatial justice and the right to the city. It summarises findings about the contribution of social housing in attaining spatial justice and the right to the city in Alexandra Township.

Additionally, this chapter recommends notions such as the contribution of social housing to fair and equitable distribution of socially valued resources and opportunities among the residents of cities; the role of government in enabling social housing to facilitate access to resources, basic services and socio-economic opportunities in cities; consultation and participation in planning and implementing social housing in cities to improve the lives of people; revision of policy and legislation that guide planning and implementation of social housing; and spatial inequality which manifests through unequal distribution of resources in cities; that can assist in making social housing contribute to spatial justice and the right to the city. In doing that, it considers the ideas of the social housing beneficiaries, which are about the way social housing assists in attaining wellness of people, which is part of the arguments about spatial justice and the right to the city in Alexandra Township.

The recommendations about the way social housing may contribute to the fair and equal distribution of socially valued resources and opportunities among residents of cities are discussed. The problems faced by social housing in contributing to spatial justice and the right to the city in Alexandra Township are also discussed. It is argued that government should play a role that enables social housing to facilitate access to fair and equal distribution of socially valued resources, basic services, and socio-economic opportunities in order to contribute meaningfully to spatial justice and the right to the city.

The chapter discussed the need to address spatial inequality which manifests through unequal distribution of resources and services among people. Spatial inequality is revealed in Alexandra Township through considering the perspectives of social housing beneficiaries.

In this chapter, it is argued that social housing must be initiated in a manner that improves urban safety and security. The low levels of urban safety in Alexandra Township are demonstrated by crime such as robbery, burglary and theft, violence such as murder, and insecurity of tenure, which has to do with repeated eviction of the social housing beneficiaries who cannot afford to pay the monthly rent for the social housing units.

Further research should adopt a broader contextual approach to investigate and understand the urban planning processes leading to limitations of social housing in its contribution to spatial justice and the right to the city in Alexandra Township. Such research should utilise procedural panning theory, which is concerned with processes and techniques employed by planners in the theory and operating modes of planning agencies. The procedural planning theory must be accompanied by application of communicative planning, which is an approach to urban planning that brings together stakeholders in a process of making decisions.

Additionally, it is argued that the dissertation contributes to academic discourse through a call for the re-conceptualisation of social housing policy and legislation in line with spatial justice and the right to the city. The contribution to academic discourse also comes through opinions on and interrogation of social housing within the context of the debates about spatial justice and the right to the city. As a result, the dissertation shifts attention towards understanding and analysing social housing in the context of spatial justice and the right to the city.

Finally, the dissertation presented a framework for social housing regarding spatial justice and the right to the city. It demonstrated organised thinking and orientation about social housing in relation to its contribution to spatial justice and the right to the city. The framework does not suggest that social housing creates spatial justice and the right to the city. It shows a set of ideas and how they can be applied in facilitating the role social housing can play in attaining spatial justice and the right to the city with the consideration of spatial, social, economic, and developmental trends in the cities.

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APPENDICES

APPENDIX 1: SEMI-STRUCTURED INTERVIEW GUIDE

University of KwaZulu-Natal (UKZN)
Built Environment and Development Studies

TO BE COMPLETED BY INTERVIEWER immediately before interview starts:

Initials of Interviewer: S.
Date: _____
Location of interview: _____Time:_____
Gender of interviewee (M/F) _____,

Introduction

Hi, my name is Siphumeze Mndze. I am a student at the University of KwaZulu Natal (UKZN) and I am doing a research project that includes a survey of the perceptions of people about social housing in relation to spatial justice and right to the city in Alexandra Township. Think about the needs and socio-economic issues in your area. Also think of social housing programme and its consequences in your community, and government intervention through social housing in Alexandra Township to assist in improving the lives of people. Answer to the best of your ability and knowledge.

Thanks for agreeing to talk to me. Please be assured that this is a confidential interview and if you feel uncomfortable, we can stop anytime.

SECTION 1: LANGUAGE PREFERENCE

Can you do the interview in English, (y/n) _____ **OR**
Would you prefer another language (what?)_____

SECTION 2: DEMOGRAPHIC ASPECTS

Ethnic identification

    a) African_____
    b) Coloured_____
    c) Indian_____
    d) White_____

Which best describes your current house: (check one)

    a) formal _____
    b) informal house_____
    c) traditional_____

d) other (what) _____

Your Age: (tick one)

a) 20-29___
b) 30-39___
c) 40-49___
d) 50-59___
e) 60-69___
f) 70+___

EDUCATIONAL TRENDS

Education: (tick one)

a) Less than grade 8____
b) Some High school (standard 8)___
c) High School grad Matric)___
d) Some college____
e) College grad____
f) Post grad_____

Did you attend secondary school in a rural area (Y/N) _____?

ECONOMIC ACTIVITY

a) How many persons including yourself lived full time in your house last week: (number)? ____
b) How many employed (full and part time?) people were living in your household last week? ___

INCOME PATTERNS

Recent monthly income (for entire household, tick one)

a) Less than Rand 2500 ____
b) 2501-3500 ____
c) 3501-4500 ____
d) 4501-5500 ____
e) 5501-6500 ____
f) 6501-7500 ____
g) More than Rand 7500 ____

SECTION 3: SOCIAL HOUSING QUESTIONS IN RELATION TO SPATIAL JUSTICE

1) What is your opinion on the social housing programme in relation to access to job opportunities, amenities and facilities?
2) In your opinion do you think social housing has impact on the lives of people? Explain reasons for your answer?
3) What is your understanding of social housing in relation to the betterment of the lives of people?
4) Describe the type of social housing you think can facilitate access to jobs opportunities, amenities and facilities?

5) Tell me about participation in social housing programme in terms of planning and implementation?

SECTION 4: RIGHT TO THE CITY QUESTIONS IN THE CONTEXT OF SOCIAL HOUSING

1) How do you understand the benefits of the city for the people in terms of social housing?
2) If you were to be given an opportunity to trigger social housing, how would you conceptualise access to the benefits of the city to improve the lives of people?
3) What is your opinion on the type of social housing in relation to the benefits of the city?
4) Describe to me the social housing you would like to see in a community, please explain the reasons for your answer?
5) Tell me about the type of benefits you would like social housing to create? Explain reasons for your answer?

SECTION 5: RECONTACT INFORMATION

We are almost done, now we have just a few final questions about you:

R1. Are you planning, expecting or hoping to move to another dwelling within the next 24 months?
    Yes, definitely_____
    Yes, probably_____
    No_____

R2. Where would you most probably move?
    Town/village/settlement_____
    Municipality_____
    Province_____
    Country_____

R3. Please provide two contacts that would know where to find you if you move.

1. Name: _____
    Address: _____
    Telephone:_____
    Relationship:_____

2. Name: _____
    Address:_____
    Telephone:_____
    Relationship: _____

Thank you very much for your time!

APPENDIX 2: QUESTIONNAIRE

University of KwaZulu-Natal (UKZN)
Built Environment and Development Studies

TO BE COMPLETED BY INTERVIEWER immediately before interview starts:

Initials of Interviewer: S.
Date: _____
Location of interview: _____Time:_____
Gender of interviewee (M/F) _____,

Introduction

Hi, my name is Siphumeze Mndze. I am a student at the University of KwaZulu-Natal (UKZN) and I am doing a research project that includes a survey of the perceptions of people about social housing in relation to spatial justice and right to the city in Alexandra Township. Think about the needs and socio-economic issues in your area. Also think of social housing programme and its consequences in your community, and government intervention through social housing in Alexandra Township to assist in improving the lives of people. Answer to the best of your ability and knowledge.

Thanks for agreeing to talk to me. Please be assured that this is a confidential interview and if you feel uncomfortable, we can stop anytime.

LANGUAGE PREFERENCE

Can you do the interview in English, (y/n) _____ **OR**
Would you prefer another language (what?)_____

DEMOGRAPHIC ASPECTS AND HOUSEHOLD COMPOSITION

How do you classify yourself?

- e) African_____
- f) Coloured_____
- g) Indian_____
- h) White_____

Which best describes your current house: (check one)

- e) formal _____
- f) informal house_____
- g) traditional_____
- h) other (what) _____

How would you describe your household?
- a) Number of head of household_____
- b) Does the household work_____

c) How many attend school_____
d) How many are below the age of 15____
e) How many are above 65_____
f) How many get social grants____

Your Age: (tick one)
g) 20-29___
h) 30-39___
i) 40-49___
j) 50-59___
k) 60-69___
l) 70+___

ACCESS TO FACILITIES

Which facilities do you have access to within 10 to 15 minutes? (click Yes or No)

a) Schools____
b) Shopping malls___
c) Church____
d) Stadium/ sport field____
e) Clinic___
f) Hospital___
g) Museum___
h) Theatre___
i) Park___
j) Taxi rank____
k) Train station___
l) Bus station____
m) Airport____

ACCESS TO SERVICES

Do you have access to the following services? (click Yes or No)

a) Water____
b) Sanitation_____
c) Electricity____
d) Transport____

EDUCATIONAL TRENDS

Education: (tick one)

g) Less than grade 8____
h) Some High school (standard 8)___
i) High School grad Matric)___
j) Some college____
k) College grad____
l) Post grad_____

Did you attend secondary school in a rural area (Y/N) _____?

Let me begin by asking you some questions about general concerns. Please rank each item on a 1-5 scale in terms of their importance to you, where 1 is most important, 3 is of middle importance and 5 is the least important, or not important. Think about your community needs.

Job Creation	1	2	3	4	5
Poverty alleviation programmes	1	2	3	4	5
HIV/AIDS	1	2	3	4	5
Schools	1	2	3	4	5
Adult Based Education and Training facilities	1	2	3	4	5
Libraries	1	2	3	4	5
Housing	1	2	3	4	5
Recreational facilities	1	2	3	4	5
Clinics and health facilities	1	2	3	4	5
Other (such as free basic service, social grants and food to vulnerable groups).	1	2	3	4	5

Of the previous list, which are the three most important? *Would you like me to read them to you again?*

1. _____
2. _____
3. _____

Let me read you a list of specific concerns and please also rank each item on a 1-5 scale in terms of their importance to you, where 1 is most important, 3 is of middle importance and 5 is the least important, or not important.

Electricity supply	1	2	3	4	5
Water supply	1	2	3	4	5
Sanitation	1	2	3	4	5
Waste removal	1	2	3	4	5
Public transportation	1	2	3	4	5
Tarred roads	1	2	3	4	5
Traffic robots	1	2	3	4	5
Street lighting	1	2	3	4	5
Community safety	1	2	3	4	5
Public phones	1	2	3	4	5
Improve municipal billing system	1	2	3	4	5
Other	1	2	3	4	5

Of the previous list, which are the three most important? *Would you like me to read them to you again?*

1. _____
2. _____
3. _____

Do **YOU** have any interest in participating in resolving the needs of your community through engaging the officials in the City of Johannesburg?

1. Yes_____ (go to the next question)
2. No_____

      2.1. What are the reasons for not being interested in participating?
          2.1.1.   Do not have time
          2.1.2.   Venues not suitable
          2.1.3.   Authorities don't take participation seriously
          2.1.4.   I don't care
          2.1.5.   There are community organizations to do these things
          2.1.6.   Other reasons_____

_____
_____
_____
_____
_____
_____

If yes, how do you want do that? **Select all applicable**

a) Attend the ward public meetings and raise the issues   ____
b) Through the ward committee   ____
c) Make a written submission during the IDP consultation process   ____
d) Contact the regional offices   ____
e) Petition the City   ____
f) Raise the issue during the mayoral road show, the imbizo   ____
g) Speak to my ward councillor   ____
h) Speak out in the media   ____

Do you think that community organizations such as resident associations, ratepayers associations, civics such as SANCO, community development forums, community policing forums, etc. are good enough to represent the communities in public participation processes?

a) **Yes**_____
b) **No**_____

What are the active community organizations in your area?

……
……
……
……
……
……
……

INCOME PATTERNS. *We are almost done, now we have just a few final questions about you:*

Recent monthly income (for entire household, tick one)

    h) Less than Rand 2500 _____
    i)   2501-3500 _____
    j)   3501-4500 _____
    k) 4501-5500 _____
    l)   5501-6500 _____
    m) 6501-7500 _____
    n) More than Rand 7500 _____

RECONTACT INFORMATION

We are almost done, now we have just a few final questions about you:

R1. Are you planning, expecting or hoping to move to another dwelling within the next 24 months?
      Yes, definitely_____
      Yes, probably_____
      No_____
R2. Where would you most probably move?
      Town/village/settlement_____
      Municipality_____
      Province_____
      Country_____

R3. Please provide two contacts that would know where to find you if you move.

1. Name:_____
     Address: _____
     Telephone:_____
     Relationship: _____

2. Name: _____
     Address:_____
     Telephone:_____
     Relationship:_____

Thank you very much for your time!

APPENDIX 3: INFORMED CONSENT RESOURCE TEMPLATE

UKZN HUMANITIES AND SOCIAL SCIENCES RESEARCH ETHICS COMMITTEE (HSSREC)

APPLICATION FOR ETHICS APPROVAL
For research with human participants

INFORMED CONSENT RESOURCE TEMPLATE

Note to researchers: Notwithstanding the need for scientific and legal accuracy, every effort should be made to produce a consent document that is as linguistically clear and simple as possible, without omitting important details as outlined below. Certified translated versions will be required once the original version is approved.

There are specific circumstances where witnessed verbal consent might be acceptable, and circumstances where individual informed consent may be waived by HSSREC.

Information Sheet and Consent to Participate in Research

Date:

Greeting: Hello, please think about the needs and socio-economic issues in your area. Also think of social housing programme and its consequences in your community, and government intervention through social housing in Alexandra Township to assist in improving the lives of people. Answer to the best of your ability and knowledge, and, thanks for agreeing to talk to me.

My name is Siphumeze Mndze from the University of KwaZulu Natal, in the school of Built Environment and Development Studies. My contact number is 072 022 9016 and email addresses are 217081457@stu.ukzn.ac.za and siphumeze@hotmail.com.

You are being invited to consider participating in a study that involves research about the perceptions of people about social housing in relation to spatial justice and right to the city in Alexandra Township. The aim and purpose of this research is to examine the role social housing can play in achieving spatial justice and right to the city in Alexandra Township which is selected as a case study. The study is expected to enroll 45 participants in total, 15 will be part of Probability Sampling: Simple Random Sample, 30 will be part of Focus Group and they are in Alexandra Township. It will involve the following social research procedures, mixed research methods, that is, both qualitative and quantitative research approaches, case study which is Alexandra Township, data will be collected by document analysis, semi–structured interview, questionnaire surveys, simple random sample, focus group, snowball sampling and sequential sampling methods and the data will be analysed by using both qualitative and quantitative methods such as content analysis, coding, constant comparison and descriptive statistics and non-parametric inferential statistics. The duration of your participation if you choose to enroll and remain in the study is expected to be 15 minutes.

The study may involve the following discomforts such as revealing private information about participant's identity and socio-economic profile, but the study will ensure protection of privacy of the respondents who choose to enroll and remain in the study. The study will provide no direct benefits to participants. In terms of scientific benefits, it is hoped for from the study, new framework, or perspectives on the manner in

which social housing can play a role in the attainment of spatial justice and right to the city will be divulged. No alternative procedures in the study may serve as possible alternative options to study participation. The research does not involve any potential risk, therefore, no required compensation, medical and/or psychosocial interventions are needed.

This study has been ethically reviewed and approved by the UKZN Humanities and Social Sciences Research Ethics Committee (approval number: HSSREC/00000049/2019).

In the event of any problems or concerns/questions you may contact the researcher at 072 022 9016, 217081457@stu.ukzn.ac.za and siphumeze@hotmail.com or the UKZN Humanities & Social Sciences Research Ethics Committee, contact details as follows:

HUMANITIES & SOCIAL SCIENCES RESEARCH ETHICS ADMINISTRATION
Research Office, Westville Campus
Govan Mbeki Building
Private Bag X 54001
Durban
4000
KwaZulu-Natal, SOUTH AFRICA
Tel: 27 31 2604557- Fax: 27 31 2604609
Email: HSSREC@ukzn.ac.za

Please note that participation in this research is voluntary and if you feel uncomfortable you may withdraw your participation at any point, and that in the event of refusal/withdrawal of participation you will not incur penalty or loss of protection of your private information you already disclosed such as identity or socio-economic profile. No consequences for withdrawal from the study. Participation from the study will be terminated should it be discovered that the participant lacks credible and reliable data that is necessary to achieve the objectives of the study and answer the research questions.

No costs will be incurred by participants as a result of participation in the study. Further, no incentives or reimbursements for participation in the study will be incurred by participants.

The research will ensure protection of the privacy of the participants. It will not invade the privacy of the participants in the interview and respondents of the questionnaire survey that will be interviewed. The data that will be collected will be treated with confidentiality to ensure that their privacy is maintained. This will be done since there may be vulnerable respondents with regards to the state's social housing approaches in relation to the attempt of attaining spatial justice through shelter provision in Alexandra. This will be done by ensuring that their perspectives on the ramifications of the social housing that they experience daily are treated with confidentiality.

The fate of the data and stored samples will be ensured by making use of the following:

Computer Storage Facilities

Recordings of the semi-structured interviews and questionnaire survey will be used to store data. These will be kept in the computer, and they will be protected by a password to ensure security. The supervisor's computer and that of the researcher will serve as storage of the data collected.

University Server

The University of KwaZulu Natal server will also be used to store data. The collected data will be saved under the supervisor's account, and it will be accessible through the interaction and permission with the supervisor and the University. The data will be password protected in the sense that password will be required to access data. This will be important since data must be stored on campus servers that meet the standards for secure hosting and security guidelines.

Office of the Supervisor

Office of the supervisor will be used to store data. This will assist in providing a secure environment for the collected data. The office of the supervisor will be a secure location of the data.

CONSENT

I (   ) have been informed about the study entitled, Planning and Social Housing in the Context of Spatial Justice in Alexandra Township, South Africa: 2001 to 2016, by (Siphumeze Mndze).

I understand the purpose of the study.

I have been given an opportunity to answer questions about the study and have had answers to my satisfaction.

I declare that my participation in this study is entirely voluntary and that I may withdraw at any time without any penalties or losses.

If I have any further questions/concerns or queries related to the study I understand that I may contact the researcher at 072 022 9016, 217081457@stu.ukzn.ac.za and siphumeze@hotmail.com.

If I have any questions or concerns about my rights as a study participant, or if I am concerned about an aspect of the study or the researchers then I may contact:

HUMANITIES & SOCIAL SCIENCES RESEARCH ETHICS ADMINISTRATION
Research Office, Westville Campus
Govan Mbeki Building
Private Bag X 54001
Durban
4000
KwaZulu-Natal, SOUTH AFRICA
Tel: 27 31 2604557 - Fax: 27 31 2604609
Email: HSSREC@ukzn.ac.za

Additional consent, where applicable

I hereby provide consent to: Siphumeze Mndze

Audio-record my interview / focus group discussion   YES / NO

Video-record my interview / focus group discussion   YES / NO
Use of my photographs for research purposes   YES / NO

_____   _____

Signature of Participant   **Date**

_____   _____

Signature of Witness   **Date**
(Where applicable)

_____   _____

Signature of Translator   **Date**
(Where applicable)