



Archdiocese of Lusaka

P.O. Box R.W. 3
LUSAKA
Zambia
AFRICA

Phone 232
Telegrams: "ARKA"

5th December, 1976

M i s e r e o r
Bischofliches Hilfswerk gegen
Hunger und Krankheit in der Welt
51 Aachen
Mozartstr. 9
Germany

Dear Sir,

For the past several years, I have been counseling and assisting the Ecumenical Institute: Zambia whose work is described in the accompanying proposal. I have been particularly interested in their training programmes and their Human Development Projects. In whatever way possible I have supported the Institute's efforts including the assigning and financing of people from my Archdiocese to the training programmes in Zambia and Nairobi. I have also placed my Vicar General, Fr. John Mkawe, on the Board of Trustees of the Ecumenical Institute: Zambia.

Recently, I have encouraged the Institute to undertake a Demonstration Project in Zambia and am exceedingly excited that the village selected for the Human Development Project is Shantumbu in my diocese, close to Lusaka. I know personally the needs of the people, and know that such a comprehensive socio-economic development programme is exactly the solution. Furthermore, I am confident that such a programme will be of great contribution to the nation at large in awakening the local people to a new self-confidence, a new self-reliance, and a new effort toward local self-sustenance. For reasons that I have discussed with the staff and which are found in the proposal itself, the total reconstruction of the total village is a sheer necessity toward developing the inclusive programme.

Some weeks ago, I suggested that the Chairman of the Ecumenical Institute, Dr. Joseph W. Mathews, call at the Misereor Executive Office at Aachen while he was visiting in Germany and was pleased to learn that Misereor was favourable toward entertaining a request for such housing funds. We have tried to lay out as carefully as possible, the details of the request according to the guidelines, and would be glad to provide whatever additional information is necessary. I hope the financial support of the village housing project will receive your favourable reaction. The people in Zambia are so enthusiastic about the prospects of the project that we have already been assured of the Zambian contribution. I believe the plans of the village worked out by the staff and the local people themselves are the finest I have ever heard of. Indeed, I think they point the way toward the reconstruction of all of rural Zambia.

We wish to sincerely thank Misereor for all the help you have been in the past. In this new step, we are really enabling the local people as never before. It is as if we are marrying their own aspirations, together with our experience, to show in Shantumbu and in other parts of Zambia what local men can do for themselves.

Yours faithfully,

Archbishop of Lusaka

I 1. Applicant - Ecumenical Institute: Zambia
Mr. Edward S. Ferrar
P.O. Box 1454
Lusaka, Zambia

2. Legal Holder

Ecumenical Institute: Zambia is a registered not-for-profit corporation in accordance with the laws and regulations of the Government of Zambia. It is governed by a three man board of trustees composed of Fr. John Mkawe, Vicar General of the Lusaka Archdiocese, Mr. Sikalumbi, Vice Principal of the National Institute of Public Administration, and Rev. D. K. Simfukwe, Presiding Elder of the African Episcopal Church. The Ecumenical Institute: Zambia has on its full time staff 8 Zambian citizens and 8 ex-patriots. In addition, there are a core of some 100 Zambian citizens who are actively engaged in part-time volunteer work and will serve as ongoing consultants and aids to the project.

The Ecumenical Institute has developed unique methodologies for comprehensive socio-economic development on the local level. These methods are detailed in the Shantumbu consultation document. The comprehensive approach spelled out in this document begins by enabling the villagers themselves to articulate their own vision, to plot the underlying contradictions to that vision, to create the practical proposals to release these contradictions, and then finally to build the tactical systems for the actuation of the proposals. The methods are designed to deal with all the issues of a community at once. It is this comprehensiveness that generates the motivity necessary for actuation of the project by local people, their wisdom and creativity, instead of superimposing ideas from the outside.

The Ecumenical Institute is a not-for-profit intra-global group involved in research, training and demonstration relative to the human factor in world development. The Institute operates in over one hundred cities serving 23 nations. The programmes are supported by various governments, corporations, trusts and concerned individuals. One of its major efforts is to establish local community demonstration projects. Such demonstrations are in process in Micronesia, South Korea, the Republic of the Philippines, Indonesia, Kenya, Zambia, Nigeria, Egypt and Venezuela; also in deprived communities in Australia, the United Kingdom, West Germany and the United States.

3. Implementation
The legal holder the Ecumenical Institute: Zambia, in close concert with the village people, are responsible for the implementation of the project.
4. Project Manager
There are 2 co-managers of the project.
 - a. Mr. Edward S. Farrar
B.A.
M. Div.
Community Development work in Kenya, 1965-68
Working in Community Development projects in the U.S. 1966-1974
1974-present working in Zambia with the Ecumenical Institute
 - b. Mr. Silas Sachibamba
After school Mr. Sachibamba was employed by the Zambian government to work in the Registry Department of the Ministry of Health.

II 1. Situation

In recent years, a great deal of rural Zambia has not been congregated in villages as was their custom in earlier days, but live in scattered groups of extended families. This is the fundamental contradiction blocking the redevelopment of the village life in Zambia. Unless the people are grouped in villages they cannot effectively receive government services or participate in the larger Zambian life. The Government of Zambia has recognized this need and has many plans for recongregating the villages. However, many of the government attempts have not enjoyed full success. This is because any housing effort needs a strong local input and concurrent social and community programmes. Recognizing the ability of a private organization to catalyze local and social programmes, the church and the government of Zambia have invited the Ecumenical Institute: Zambia to develop a housing project within the context of a Human Development Project.

2. Aims

Most "low cost" housing ventures for the poor majority in the developing world are indeed not low cost. For instance, a U.S. Aid Housing guarantee programme to the government of Zambia provides for 25 years 8% interest for a 3000 Kwacha house. The cost of construction is too high due to retained labourers and contractors instead of local community labour. The terms are such that too high a percentage of a villager's income would go to loan repayment, thus the cynical suspicions in the imagination of the tender that villagers would not repay a loan are confirmed.

The ICA is persuaded that three general factors contribute to a successful community housing project. The first is that good village housing can be built for considerably less by involving local materials and local labour, if successfully utilized, and negate most rule of thumb measures in construction. Thus one housing unit in the Shantumbu Housing Project is projected at 845 Kwacha per unit. A unit consists of the house and a $\frac{1}{4}$ share of the cost of the toilet servicing four houses. The second determinate factor is that given favourable enough loans village people will indeed retire debt. This has been the experience of the Ecumenical Institute elsewhere. A local Economic Development Corporation will be set up for local responsible management of a loan. This would involve one mortgage for many houses, thus reducing the cost of debt service. The third and most important factor is that creation of new housing without broad and varied social and economic programmes produces more problems almost than it solves. For that reason Shantumbu Housing Project is being done as a part of the Shantumbu Human Development Project.

The concrete aims of the Shantumbu Housing Project are to create a viable model of low cost housing in Zambia. Specifically, the budget of 27,020 Kwacha for Phase I, and 104,530 Kwacha for Phase II are for purposes of construction of model village that could creatively attract the attention of the government of Zambia for purposes of replication.

In detail, the aim is to build 4 clusters of 4 houses or 16 houses in total, at a unit cost of 845 Kwacha each or a total of 13,520 Kwacha. Traditionally Zambian villages had a community centre called an INSAKA, but with modern times and dispersal of villagers this was disregarded. Third, to provide machinery for production of concrete blocks, mortar and roofing. All of this will be done in tandem with a number of socio-economic programmes planned and implemented by the village people. Already the staff of the Ecumenical Institute have taken up residence in Shantumbu. On November 28 - December 5 a planning consultation was held within the village of Shantumbu. At that time a number of people with expertise, both Zambian and expatriot, in workshops and field visits with the community people, built the socio-economic programmes and tactics. After the consultation the Ecumenical Institute staff will remain resident within the village for two years to assist in implementation of the programmes.

3. Planned Measures

The Shantumbu Housing Project is a new Project but entirely complementary to the aims of the Zambian government for locally constructed housing in Zambia.

The most instrumental of measures to be used is the assembly of local construction of building materials and assembly of local labour force. Part of the attached budget is a block making machine. Instead of concrete, the soil in Shantumbu with a 3% concrete mix makes a durable building block. Thus a block making industry will be initiated, first to supply building blocks for the Shantumbu project, and later for supply to Lusaka contractors. Moreover, a woodworking industry will be initiated to take the scrub wood in Shantumbu in order to produce window and door frames. Most crucial is the production of materials for roofing. This is, of course, the most serious problem confronting village housing around the world. Thatched roofs, though attractive, are not functional and pose serious health problems. Volunteer architects (Doxiadis group) are proposing a woven reed shingle, covered with a veneer of 100th of an inch of plastic and rolled in sand. It is estimated that the roof for a house would cost approximately 60 Kwacha per unit. The second crucial measure of implementation is to assemble a local work force for construction of the houses. This will be primarily volunteer, but a small bursary will be paid to the work force. The third effective measure will be financial. A local economic development corporation will be initiated. Although the first houses will be financed through grants and community labour, a scheme will be initiated where village people will nevertheless make "mortgage payments" to the local economic development corporation for capitalizing further economic ventures in Shantumbu. This is to demonstrate that village people will indeed retire debts. Side effects of this kind of "self-help" project will include significantly upgrading the village income, as well as creating the housing.

4. Location

As the attached map indicates, the village of Shantumbu is located close to the capital city of Lusaka. Though only 40 minutes drive from Lusaka, it is very typical of Zambian village rural life. Initial baseline analysis indicates that Shantumbu represents the poorest strata of Zambian life, with subsistence farming, inadequate housing, and almost no external village income. The land on which the new village is to be constructed is government land which has been sanctioned for construction of the village.

5. **Integration**
 The Archbishop, the Rt. Rev. E. Milingo, and the Rev. Sikalumbi of the AME Church of Zambia originally invited the Ecumenical Institute: Zambia to establish the Shantumbu Project. They in turn directed staff members of the Institute to see members of the government. In particular, the Hon. F.M. Chitambala, the party's Central Committee member in charge of rural development, enthusiastically invited the Institute to initiate the Shantumbu Project. He in turn directed the Institute staff to see the Ministries related to community development. In all cases, a cordial reception was accorded the Shantumbu plans. The Shantumbu demonstration is seen by the government as a pilot experiment in low-cost housing that could offer exciting possibilities for replication.

6. **Preparation and Implementation**
 As the attached pilot plans and schematic drawings indicate considerable work has gone into preparation of the Project. The initial scheme was worked out by Ecumenical Institute staff and the Shantumbu villagers. Then, volunteer architects (the Doxiadis Associates) have prepared plans and specifications and cost estimates. Staff members of the Ecumenical Institute are now resident within Shantumbu and the overall planning consultation was held November 28 through December 5.

III

Personnel

The staff of the Ecumenical Institute, whose support is a contribution of the Ecumenical Institute are:

Mr. Ted Farrar
 Mr. Silas Sachibamba
 Mrs. S. Farrar
 Mrs. S. Lachman
 Mr. W. Lachman
 Mr. V. Manchisi
 Mr. J. McCabe
 Mrs. R. McCabe
 Mrs. E. Mpofu
 Mr. S. Mpofu
 Mrs. M. Muchimba
 Mr. M. Ramage
 Mr. R. Rye
 Mrs. J. Sachibamba
 Mrs. G. Sinyangwe
 Mr. J. Sinyangwe

Moreover local contractors, such as Tara Construction and Lewis Construction have volunteered to provide trainer formen and expert masons and carpenters to assist in the Phase I development of the Project. Also a community work force of about 40

men is being assembled for construction of the first 16 houses.

- IV 1. Cost Estimates - (See attached chart)
2. (IBID)

V.

Community
Continuity of any community development project is the critical issue. The Ecumenical Institute experience is that extensive training and the creation of authentic local infrastructure and leadership, and the motivation of simultaneous comprehensive social and economic programmes creates an atmosphere of steady momentum after the catalytic staff leaves the project. It is, however, unpredictable the extent which the Project will effectively serve as a model for the nation. However, the mood of the government seems to indicate a sincere interest in integrated rural development. Certainly the readiness of the Zambian village people is there.

VI

Recommendations.
Attached is a letter from his grace, Archbishop Milingo, commending the Project to the funding authorities. Although the Project is church sponsored, the government is of course actively supporting the Project.

SHANTUMBU HOUSING PROJECT
BUDGET

E.I.: ZAMBIA

December 1976

PHASE I

A. 4 Houses and Toilet Block

Materials	1300	
Roof	340	
Labour	1740	
	3380	

Cost of 1 Compound 13,520

B. INSAKA - Community Centre

Building Materials	2800	
Fittings	1200	
Furnishings	1000	
Labour	3500	
	8500	8,500

C. Machinery 5,000

PHASE I TOTAL Kwacha 27,020

PHASE II

A. 4 Compounds @ 13,520 54,080

B. Public Facilities

3 Industry Sheds	18000	
1 Poultry Shed	2500	
1 Dairy Shed	6000	
1 Barn/Storage	4000	
Preschool	2500	
Implements Shed	3000	
Roadways/Drainage	3500	
Utilities	5000	
Water Tank/Pump	6000	
	50500	50,500

PHASE II TOTAL Kwacha 104,580

TOTAL BUDGET

Kwacha 131,600
Dm 385,588

REQUEST

Misereor:	Phase I	Kwacha 20,000	Dm	58,600
	Phase II	Kwacha 80,000	Dm	234,400
Zambian Business and Government	Phase I	Kwacha 7,020	Dm	20,569
	Phase II	Kwacha 24,580	Dm	72,019

(1 Kwacha @ Dm 2.93)