

Summary



In recent times housing shortage, especially in the urban areas has emerged as one of the major challenges confronting India. Estimated housing shortage by end of 2017 is 10 million. 95% of this shortage is faced by Economically Weaker Sections (EWS) and Lower Income Group (LIG). The Government of India intends to close this gap by constructing 12 million social housing dwelling units through the 'Housing for All by 2022' programme. It is vital to identify what the impacts and benefits of housing production at such a massive scale could be. A background study was conducted to identify the challenges and opportunities to ensure a sustainable housing development in future. This document provides the summary of the study.

While more often than not, 'housing' is defined as a basic need which provides a family access to shelter and basic amenities, also enabling the creation of demand for resources, physical infrastructure, labour, technology, finance and land. Housing is a physical manifestation of social and cultural practices and forms an integral part of the assessment of the development and health of an economy. Thus housing refers not only to the physical structure of a house but its forward and backward linkages to job creation, resource requirements, institutional and regulatory systems, supporting infrastructure, services, and social cohesion.

The 10YFP-funded project "Mainstreaming Sustainable Social Housing in India (MaS-SHIP)" is designed to build upon the work previously undertaken in the field of sustainable social housing globally and India in particular while recognizing the priorities set by the Government of India, as well as their inherent constraints. All consortium partners have been working in the field of construction supply chain, integration of sustainability principles in buildings, building rating

systems, housing policy advice to governments with the goal of integrating sustainability principles

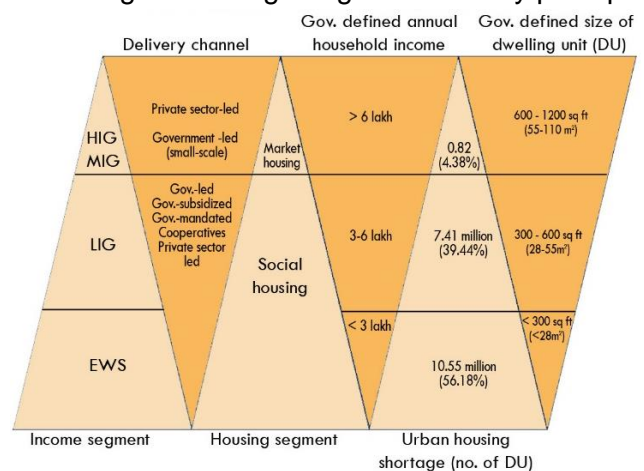


Figure 1: definition of social housing as employed by the present project

in housing sectors the world over. The present study is constituted of an analysis of 'the problem' of social housing provision in India, the response with which India has met this challenge in the past, how it translated into state level responses, and what could be learned from national and international case studies to positively influence the Government of India's prerogative to provide housing for all. The study provides to the MaS-

SHIP project, background evidence on and insights into policy drivers (and barriers) for integrating sustainability into low-income housing and the development of tools to help in making such decisions. The report is also developed to form a stand-alone output in its own right.

The report concludes that 'social housing' may be a more useful term than 'affordable housing' in the Indian context, and redefines the term for this purpose. A historical retrospective of urban development, and in particular housing-related policies and programmes in India over the last half century outlines recurring 'themes' in the national response to the housing challenge, while pointing out their substantial, yet still insufficient impact. In addition, the lack of development of urban development policies through the lens of climate resilience, or more specifically resource efficiency, this project aims to highlight such policies that call for a re-look through these approaches

Furthermore, the housing deficit and status of social housing at state level is examined, while five 'high priority' states are identified as suitable for further inclusion in the development of the project's Decision Support Tool (DST). Existing building sustainability assessment and benchmarking tools similar to the DST are reviewed in an effort to understand common and unique approaches, and to identify a 'market gap' (if any can be found in India in particular) which the DST could potentially fill. Lastly, exemplary 'social' housing projects are profiled to highlight influencing factors contributing to project's perceived higher level of sustainability. The case of Singapore is used in particular to outline the interplay of policy measures, national legislation and regulation, as well as advocacy and training efforts to increase the housing sector's sustainability, while acknowledging the inherent differences between the Indian and Singaporean context.



MaS-SHIP

Mainstreaming Sustainable Social Housing Project in India (MaS-SHIP) is a two-year research developed to promote sustainability in terms of environment performance, affordability and social inclusion as an integral part of social housing. Funded by United Nations Environment Programme (UNEP) 10 Year Framework of Programme on Sustainable Consumption and Production (10YFP).

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