

Stakeholder Dialogue- 3

Mainstreaming Sustainable Social Housing in India (MaS-SHIP)

6th November 2017

In its attempt to mainstream sustainability in social housing in India', through adoption of sustainable building materials and construction technologies, as well as operations and management practices – the MaS-SHIP project team has held dialogues with various stakeholders i.e. developers, practitioners, experts and building material manufacturers.

The third Stakeholder Dialogue was held on 6th Nov, 2017 in Development Alternative (DA), New Delhi, and focused on disseminating the findings from primary and secondary data collection, for populating the 'attributes' that will enable the selection of building materials and technologies.



Image 1: Participants at Stakeholder Dialogue-3

Ms. Zeenat Niazi from DA chaired the stakeholder dialogue and enabled lively discussion. Paul Inman, Pro-Vice Chancellor of Oxford Brookes University described the on-going research engagements of Oxford Brookes in India. Professor Rajat Gupta from Oxford Brookes University introduced the project and provided the rationale and background as well as the major outputs coming out of the project-which include 1) the Sustainability Index (SI) to evaluate building technologies based on attributes developed and 2) Decision Support Tool (DST) to provide guidelines for integrating sustainability in social housing projects.



Image 2: Prof. Rajat Gupta (OBU) speaking about the DST and its applicability

The team members from DA and TERI, presented the data collected for different building materials, and also shared early findings from the householder surveys and developer surveys of five social housing case studies located across the five different climatic zones in India. Householder surveys covering 750 responses revealed that it was not just thermal comfort but, also the flexibility of being able to adapt the dwelling as per one's own day-to-day needs and aspirations that mattered to householders. That is why 'Nailability' – which is defined as the suitability [of a wall] for being nailed, emerged as a major concern since the materials and quality of construction of these houses do not allow the occupants to make basic alterations to the interiors, like hanging a piece of art or adding a shelf to the walls, or adding or changing an electrical point.

Furthermore, in one of the case studies in Dehradun, although thermal comfort was perceived to be 'bearable' in both the winter and summer months, dampness was found to be a major concern for the residents of this development.

In the discussion section it was also highlighted that the Government's prescribed rule of providing a minimum of 30m² house for a single household under the EWS category, leaves no room for inclusion of terraces or small open spaces. It was also pointed out that since job creation is a major aspect of the construction industry in India, it should be carefully considered while selecting building materials and technologies for social housing projects. It was suggested that job creation should be added to the list of attributes in the MaS-SHIP project.

The highlight of the event was the mock survey conducted with the delegates for assigning weightages to the attributes using a survey questionnaire based on AHP (Analytical Hierarchy Process) that underpins the MaS-SHIP Sustainability Index (SI). Learning from the mock survey has helped the MaS-SHIP team to refine the AHP survey, which will be rolled out to the wider industry for gathering expert opinions for assigning weightages to the attributes.