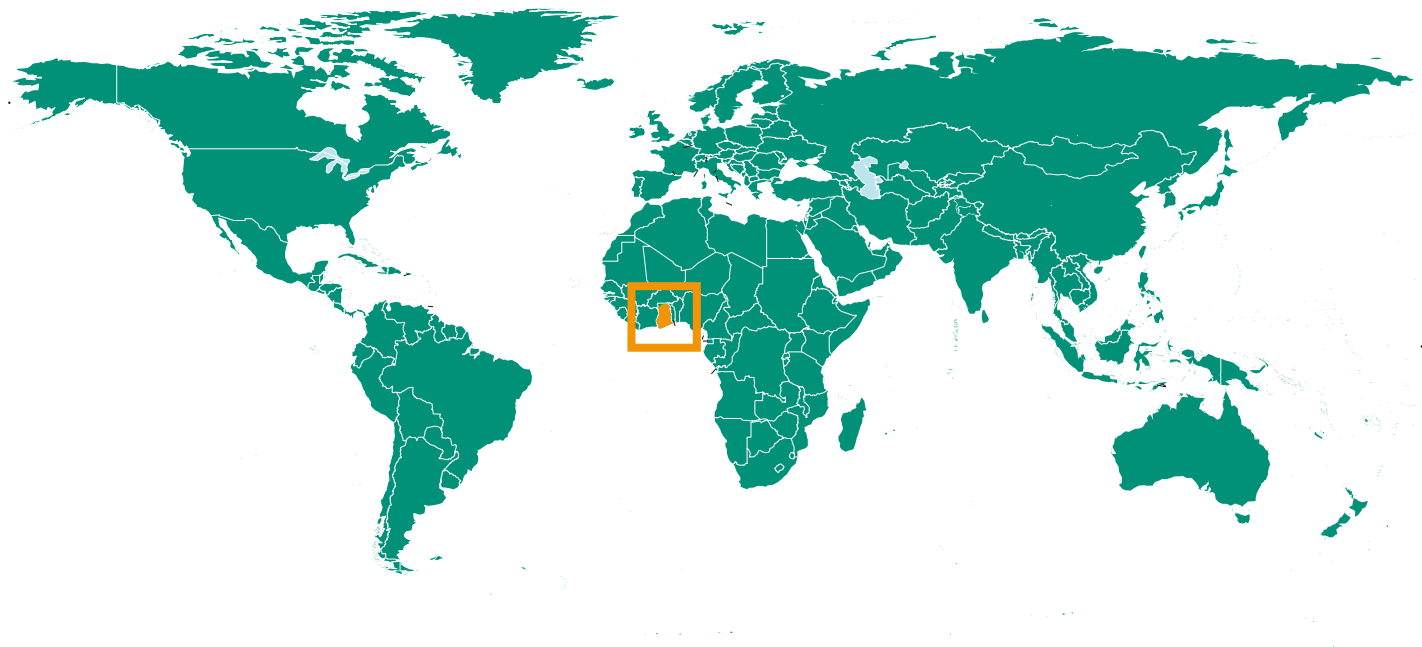


COUNTRY
PROGRAMME
DOCUMENT
2008 – 2009

GHANA





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FOREWORDS

EXECUTIVE DIRECTOR



In April 2007, the Governing Council of UN-HABITAT approved our 2008-2013 Medium-Term Strategic and Institutional Plan. This plan intends to promote the alignment of UN-HABITAT normative and operational activities at country level.

The UN-HABITAT Country Programme Documents

(HCPD) are tangible components of this Plan as well as a genuine endeavour of UN-HABITAT to better coordinate normative and operational activities in a consultative and inclusive process involving UN-HABITAT's in-country focal points, UN-HABITAT Programme Managers, national governments, UN country teams, sister-UN agencies, development partners and all divisions of our Agency. The UN-HABITAT Country Programme Documents are strategic tools meant as a guide for all UN-HABITAT activities over a two-year period. A major dimension of the UN-HABITAT Country Programme Document is to advocate UN-HABITAT's mandate and address the urban challenges facing the world's developing countries.

The UN-HABITAT Country Programme Documents identify national urban development goals and priorities including shelter, urban governance, access to basic services and credit. Important cross-cutting issues such as the environment, gender, responses to disasters, and vulnerability reduction are also addressed. The UN-HABITAT Country Programme Documents focus on UN-HABITAT country programming.

They serve as a work plan for UN-HABITAT Programme Managers and a reference tool for national and local actors involved in sustainable urban development. According to the Medium-Term Strategic and Institutional Action Plan adopted by the UN-HABITAT Committee of Permanent Representatives on 6 December 2007, twenty UN-HABITAT Country Programme Documents were completed during 2008, including the One-UN Pilot countries where UN-HABITAT is active.

In line with the United Nations reform process, UN-HABITAT Country Programme Documents seek to strengthen the role of the United Nations and to demonstrate our commitment. I wish to thank our UN-HABITAT Programme Managers for their input and dedication and for putting together these documents under guidance of the Regional and Technical Cooperation Division and with support from all branches and programmes of the Agency.

A handwritten signature in black ink, which appears to read 'Anna K. Tibaijuka'. The signature is fluid and cursive.

Anna K. Tibaijuka
Executive Director, UN-HABITAT

MINISTER



The Ministry for Water Resources Works and Housing has successfully collaborated with UN-HABITAT over the years on a number of mutually relevant issues. As the Ministry's premier representative I would like to take this opportunity to reiterate our belief that food and shelter are basic needs of human kind.

Ghana as a country has made tremendous progress over the past decade, its GDP currently growing at over 5%. However, we recognize the challenges rapid urbanisation and increasing population present to us. As explained in this document the Government of Ghana continues to advance the provision of adequate housing, potable water and improved sanitation in response to the problems generated by rapid urbanisation.

It is against this backdrop that the UN Development Assistance Framework (UNDAF) covering the period 2006-2010 was jointly developed by the UN Country Team (UNCT) and the Government of Ghana. The UNDAF states that the National priorities for UN system support will focus on the following thematic areas: Water and Sanitation, Vulnerable and Excluded, Education, Health, Food Security and Governance.

UN-Habitat played a major role in establishing the National Housing Policy which is currently under going a Strategic Environmental Assessment (SEA). The Policy review is a result of a shift in socio-economic development focus after the adoption of the Millennium Development Goals (MDGs) and the Growth and Poverty Reduction Strategy II (GPRSII).

The Government of Ghana has also formulated a new Water Policy which was successfully launched in March 2008. The overall goal of this Policy is to "achieve sustainable development, management and use of Ghana's water resources to improve health and livelihoods, reduce vulnerability while assuring good governance for present and future generations".

On behalf of the Government of Ghana, the Ministry of Water Resources, Works and Housing wishes to thank UN-HABITAT for their financial and technical support in the areas of Water and Sanitation, Shelter and the Vulnerable and Excluded.

Furthermore, I wish to take this opportunity to thank all stakeholders whose tireless efforts have contributed to the development of this document. It is my expectation and hope that all key actors will be supported to ensure effective implementation.

Hon. Abubakar Saddique Boniface, Mp
Minister of Water Resources, Works and Housing

SITUATION ANALYSIS

NATIONAL URBAN POLICY CONTEXT

Ghana lies in the centre of the West African coast and shares borders with the three French-speaking nations of Côte d'Ivoire, Republic of Togo and Burkina Faso. High population growth in Ghana has led to an increase in informal urban settlements. In 1921, 7.8 percent of the population lived in urban centres. By 1960, this figure had risen to 23.1 percent and further to 32 percent in 1984. In 2000, the percentage of people living in areas classified as urban rose to 43.8 percent. Ghana's current level of urbanisation is estimated to be more than 50 percent.

Ghana has been averaging close to 5% annual Gross Domestic Product growth rate over the past decade. Evident in the urban areas is the effects of urbanisation manifesting in socio-economic, environmental and institutional challenges for residents and local authorities.

Ghana does not have an urban development policy. Several urban development strategies however, can be found in various Government publications. The fundamental concern in these documents is optimizing sustainable economic growth. They also draw upon and develop the capabilities and initiatives of people to the benefit of Ghana as a whole. The scale and complexity of urban problems is intensifying and rapid urbanisation and population growth is creating a major challenge to the country's development.

Ghana's third Common Country Assessment outlines its main development concerns. Among these are water and sanitation, governance, education, health and economy.

The current United Nations Development Assistance Framework 2006 – 2010 (pages 7 and 8) clearly indicates that the 'United Nations system's assistance includes support for the vulnerable in respect of shelter and sustainable human settlement, support for water and sanitation and governance.

In terms of urban development, the challenges and priorities facing the country are: governance and institutions, land and housing, shelter and basic services, urban planning and management, housing/urban development and the environment, vulnerability reduction and capacity development.

Part one of the HCPD is divided into the mutually reinforcing focus areas of UN-HABITAT's Medium-Term Strategic Institutional Plan for 2008-2013, as approved by the Governing Council in 2007.

STATISTICAL OVERVIEW

Urbanisation (2008)

- Total population: 23.9 m
- Urban population: 11.9m (50%)

Annual population growth rates (2005-2010)

- National: 1.9%
- Urban: 3.4%

Population of major cities (2008)

- Accra: 2.2 m
- Kumasi: 1.7 m

Source: UN DESA

Slum indicators (2003)

- Slum to urban population: 45%

% urban population with access to:

- Improved water: 83%
- Piped water: 72%
- Improved sanitation: 75%
- Sufficient living area: N/A
- Durable housing: 96%

Source: UN-HABITAT

FOCUS AREA 1: ADVOCACY, MONITORING AND PARTNERSHIPS

VULNERABILITY REDUCTION

The fourth round of the Ghana Living Standard Survey and several participatory poverty assessments provide an insight into vulnerable people in Ghana. The description of the extreme poor by Ghana Living Standard Survey 4 offers a starting point for understanding the vulnerable. Ghana Living Standard Survey 4 defines the extreme poor as those whose standard of living is insufficient to meet basic nutritional requirements even if they donated their entire consumption budget to food. Poverty in Ghana remains a disturbing issue, the poor often facing long periods of hunger.

Cross-sectional surveys and social assessments show there is a long "hungry" season in northern Ghana. One policy issue is how deep extreme poverty has penetrated in Ghana.

The income gap ratio indicates the depth of (extreme) poverty. The depth of extreme poverty increased marginally in the 1990s, with significant increases in the rural savannah, urban coastal areas, urban forest areas and rural forest areas.

The poorest in the urban and rural areas face harsh conditions of unreliable water supplies, poor sanitation, pollution, and limited access to power supplies and poor nutrition. Worsening vulnerability is anticipated: a rise in street children, child labour, and the phenomenon of Kayaye - females plunged into poverty by HIV/AIDS, harmful traditional practices and domestic violence.

The analysis of problems faced by the poor in improving their living standards, understanding the causes of the problems and the characteristics of each group reveals a number of key development issues. These can be categorized into: (i) Reform of macro and sector policies to reflect the needs of the extreme poor/vulnerable and excluded; (ii) mainstreaming the needs of the vulnerable and excluded into the general public policy; (iii) making the elimination/reduction of vulnerability and exclusion a key national policy objective.

CAPACITY DEVELOPMENT

Capacity development remains low due to a combination of factors. Three factors are identified: (i) the lack of effective institutional structures, roles and procedures; (ii) a lack of enforcement; (iii) poor services. A significant improvement in service delivery is a requirement without which the government reform programmes and the Ghana Poverty Reduction Strategy are unlikely to succeed.

Lack of clarity in and enforcement of public sector structures, roles and procedures has led to unpredictable decisions and activities. Institutional restructuring, particularly of the Central Management Agencies, has been disappointingly ineffective and needs to be revisited. At least in one case the proposals suggest a lack of knowledge of the technical and administrative processes involved. It would appear that additional expertise on institutional structuring and job evaluation should be an advantage. Slow progress has been exacerbated by the reluctance of the different institutions to embrace reform. This, however, must be a requirement for the public service. Effective restructuring of the public service is essential for increased capacity.

Capacity of District Assemblies in the management of public-private partnerships in solid waste management, including preparation and management of service contracts and regulation will be strengthened.

Capacity to manage environmental sanitation will be developed with an emphasis on staff, skills, guidelines, motivation and resources provided for Environmental Health Departments of Districts Assemblies and the Ministry of Local Government & Rural Development and Environment.

FOCUS AREA 2: PARTICIPATORY URBAN PLANNING, MANAGEMENT AND GOVERNANCE

URBAN PLANNING AND MANAGEMENT

Within Ghana's Decentralisation policy, District Assemblies / Municipality Assemblies have been entrusted with significant responsibilities relating to planning and enforcement of the physical development within their administrative boundaries. Ghana's objective is to formulate, implement, monitor, evaluate and co-ordinate reform policies and programmes: (i) to democratize governance and decentralize the machinery of government; (ii) reform and energize local governments to serve effectively as institutions for mobilizing and harnessing local resources for local national administration and development; (iii) Facilitate the development of human settlements through community and popular participation; (iv) Improve the demographic database for development planning and management and promoting orderly human settlement development.

It is, however, evident that links between the national planning system and local authorities are weak.





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For example, the Greater Accra Metropolitan Area Structure plan was developed in 1991 to plan for future growth. The enforcement of the structure plan remains a challenge with limited coordination between central government agencies and metropolitan assemblies. This has filled a vacuum within the planning structure and has benefited the private sector. Without any active enforcement of planning standards, any individual can hire a surveyor (who may or may not be certified by a District Assembly) to develop a layout plan for a discrete development. These layout plans are developed randomly without consideration to trunk or feeder infrastructure standards. Unless the property requires a title, it rarely passes through the District Assembly system for approval.

There is no formal mechanism for mixed-use development in key cities like Accra, as land is scarce and often under dispute. Kumasi faces a similar situation but it is more organized than Accra. In Tamale, there is no existing structure plan, and

GOVERNANCE AND INSTITUTIONS

The third Common Country Assessment underscored the progress made on democracy and governance issues and how Ghana is consolidating its foundations as a stable and democratic state in West Africa. Good governance has been recognized as an important tool for reducing poverty, achieving sustainable human development and the Millennium Goals. The current Growth and Poverty Reduction Strategy elucidates this connection and good governance has been identified as one of three priorities for the government of Ghana.

The Peer Review Panel of the African Peer Review Mechanism process identified that structural and other weaknesses impede full achievement of the democratic agenda. It points to weak civil society participation in the governance process, and a need for increased attention to gender issues. Linked to the Growth and Poverty Reduction Strategy, it is expected that key aspects of governance will also be reflected in the African Peer Review Mechanism Action Plan that focus on transparency and accountability, decentralisation, institutional capacity strengthening and the inclusion of the private sector as an engine for economic growth.

FOCUS AREA 3: PRO-POOR LAND AND HOUSING

LAND FOR HOUSING

The land ownership structure and the system of land delivery in cities have significant implications for spatial development and urban sprawl. The multiplicity of agencies involved in land management has led to a great deal of duplication and distortion in the land

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