

# Turley and Home Leone

A CSR Partnership Project



**Turley**

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**Cover:**

**Home Leone new settlement  
development, Newton**

# Turley and Home Leone



Since last September Bob May has been spending part of his time in his CSR role developing a sustainable village project in Sierra Leone with the charity Home Leone. In June he returns to progress the plans, meet potential funders and continue discussions with government officials.

We do this as part of our CSR commitment because Sierra Leone is one of the poorest countries on earth and we can make a difference. Its economy and plans were devastated by the 2014/15 Ebola virus and downturn in world commodity prices. Dependent on budget support from 4 main sources, less than 2% of the population have paid employment and over 60% earn less than £1 per day. Hundreds of thousands live in the most appalling slum conditions and thousands are annually made homeless by rainy season floods.



Turley has been actively supporting a number of projects in Sierra Leone since 2012 and over the last 5 years 40 co-owners have given up their time to help build schools, hospitals and homes to deliver change.

Alongside this we have delivered training to Development Planners in Sierra Leone. We have produced a report of the March '16 workshop.

## Home Leone's Goals

- To see 1,000 low cost homes built and occupied by families, alongside community infrastructure by 2019.
- To establish programmes delivering long term, sustainable change, with education, training and jobs.
- To enable significant donors to participate, who can make a seismic shift in our ability to deliver.
- To deliver multiple corporate teams who practically and personally contribute.
- To see life challenge and change for both volunteers and the communities they help.



## A new settlement in Freetown - A Post Ebola Reconstruction Strategy, Developing Community, Social Housing and Enterprise

Home Leone's vision is of a nation free of slum living. As a non-profit, it was started by a Christian founder creating a significant holistic sustainable movement, enabling thousands to exit Sierra Leone's (SL) slums. It's pilot "Destiny" village develops a community of over 2,000 people, providing jobs, education, low cost homes, social infrastructure, utilities, vocational training and health facilities. It's programmes, social justice initiatives and training maximise the effective use of vital infrastructure.

## The approach

Home Leone's solutions result from 13 years' experience of building low cost homes in 6 developing nations and over \$2 million dollars of inward social infrastructure investment in SL alone. Undertaking 3 years of in-depth studies of SL slum dwellers needs and the nation's opportunities and constraints, a culturally appropriate and sustainable solution is being implemented.

The village develops income streams from property and business enabling investment in other communities and

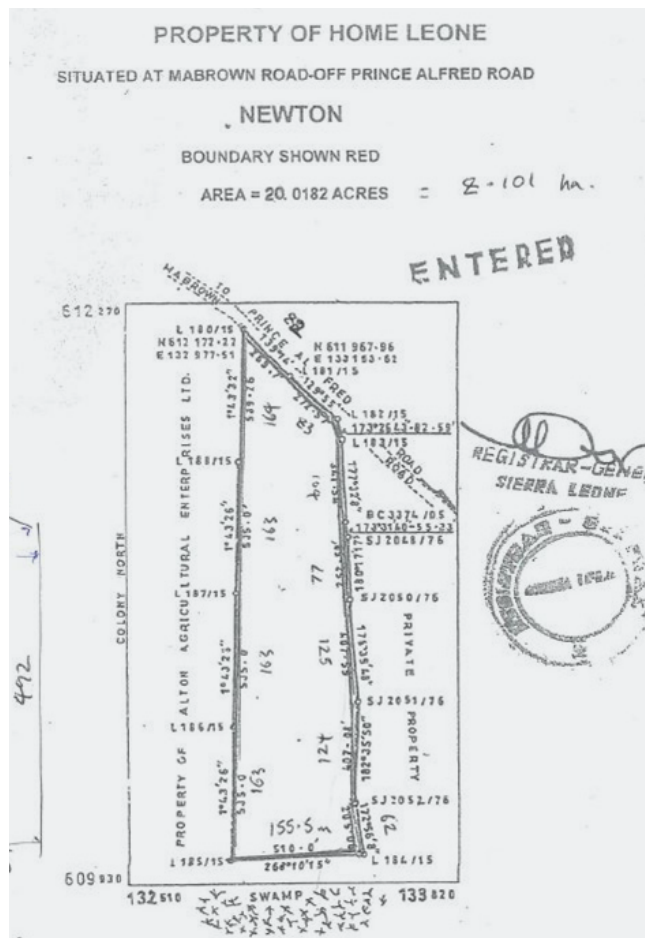
ensures the sustainability of social infrastructure. Extensive research and building relationships, especially with the Federations of Urban and Rural Poor, speaks to the selection policy. Application forms and criteria are set, as we seek those who will make the most of the relocation opportunity. Using a carefully designed relocation plan, detailed training is developed to deliver pre and post move insights.



# The Progress

Home Leone owns 20 acres at Newton (13 miles from Freetown's centre). It has started building a new village, which will have 344 culturally appropriate low cost homes; a place where each resettled family has a job and an opportunity to own their own home.

Newton is just east of Waterloo, a major trading area recognised as the gateway to Freetown



2,000 people will form a new community with a business park, primary school, health centre, and other community and social infrastructure. Solar power, potable running water to each home and an effective sewage system means village health indicators will be above average.

The initiative develops innovative eco-friendly solutions with waste management, bio-mass, recycling, water and power at the forefront.

Initial services and the first 8 homes are nearing completion.

The business park is key to the village's sustainability. By investing initially in businesses we know will work (e.g. chicken farm, aquaponics and water manufacturing) and then diversifying where there are clear gaps in the market (e.g. wood treatment and trailers), alongside outstanding training, Home Leone will contribute significantly to Sierra Leone's economy.

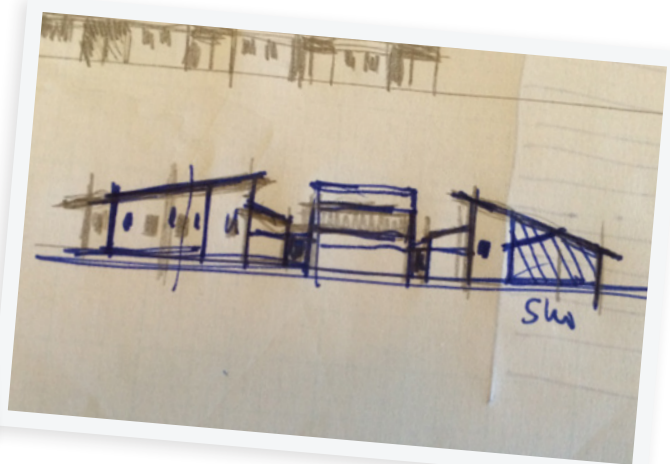
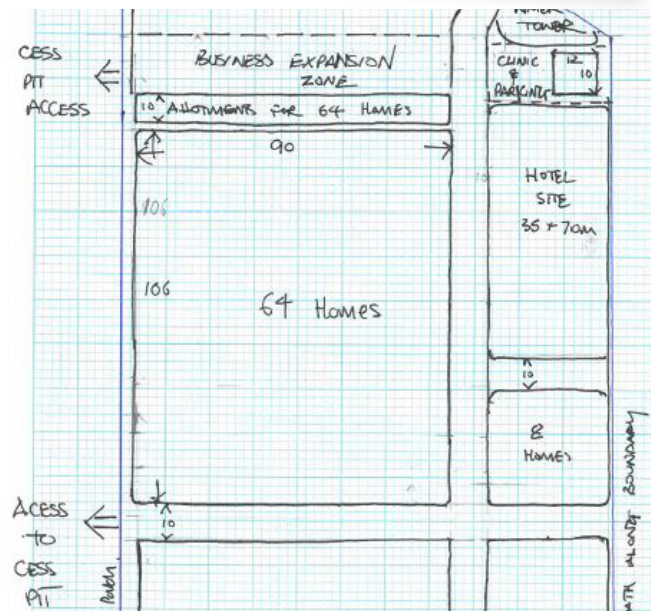
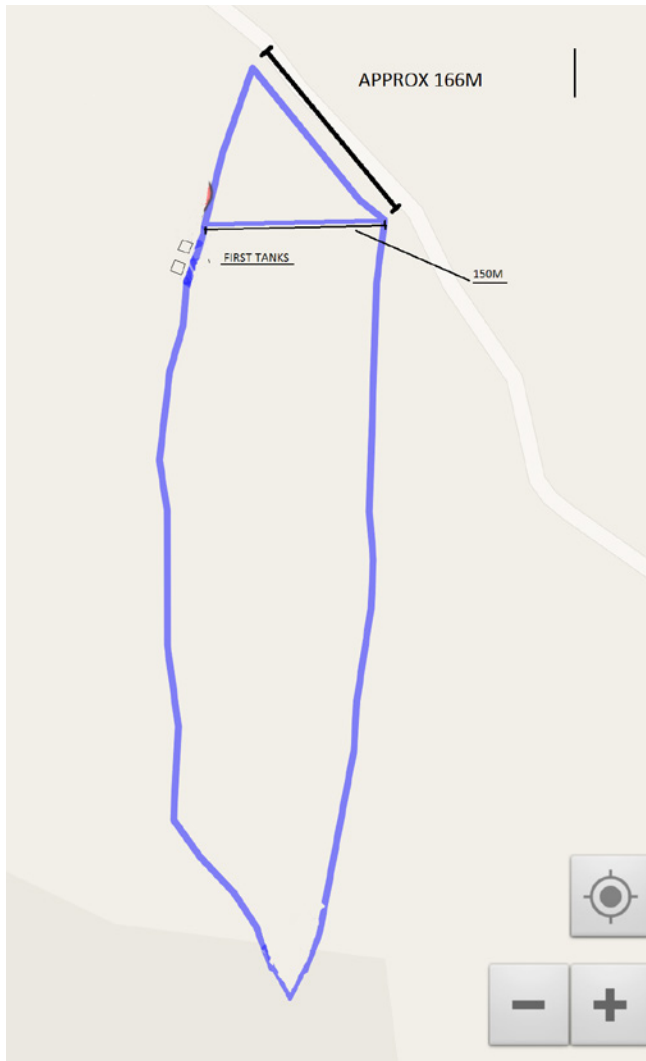
The village is budgeted to cost \$6.6m. Each home's direct cost is \$6,500. With land and services allocation, the full cost is \$9,000 per house.

Built in blocks of 8, each unit contains a parlour, 2 bedrooms, kitchen, toilets, wash facilities and an allotment to grow food. Tenants pay 64% of the direct cost or 50% of the full cost over a 7-20 year period in a rent to buy scheme. Each person over 15 years old, contributes 4 hours a week of community service which is valued at 25% of the house's cost.



Even these low cost homes are not affordable to slum dwellers and therefore depend on a charitable or government subsidy. Rent is 100,000 Leones per month, being 20% of the minimum wage, enabling families to eat, pay school fees and contribute to a village health and social fund.

The site was visited in September 2015, surveyed and boundaries established.



1. Working with Mark Eddison, architect from MEB Design, Bob, Nigel Hyde (CEO of Home Leone) and community leader Moses Sesay developed initial plans whilst in Freetown.





2. Back in the UK, Turley Design assisted with CAD drawings of the site to test capacity and assist in masterplanning the infrastructure requirements.

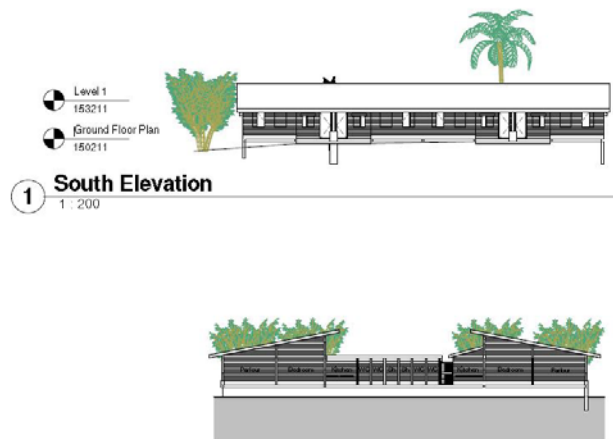


3. In Autumn 2016, the initial infrastructure was commenced with construction of cess pits by local labour.

4. In parallel, MEB, progressed the detailed design of the first eight houses.



1 Ground Floor Plan  
1 : 200



2 Section 1  
1 : 200

5. Home Leone in Country Construction Manager, Joe Boxall, recruited and trained local workers, who commenced construction on the houses in January.



6. With the initial block of housing underway work carried on fine tuning the masterplan and working on detail of the clinic, which has the potential to be provided in an early phase.

## Destiny Village



## Destiny Village





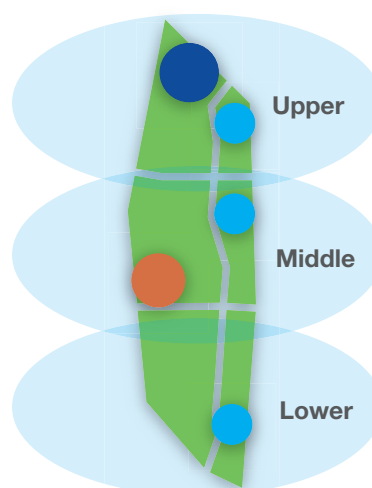
7. By April the houses were complete to eaves level. They are constructed from bricks made on site using clay dug from the southern section of land owned by Home Leone.



8. The masterplan for the site, in three parts, is flexible and allows for different elements to come forward as partners and funding allow.



*Destiny Village*



Destiny Village



*Destiny Village*

Home Leone's initiative has been presented to the Presidents Chief of Staff, multiple ministers, DFID, ADB, World Bank, UNDP and more. The challenges in this nation mean a low cost housing initiative, whilst vital and compelling, remains

subordinate to other priorities. Hence this private initiative. Delivery of this plan will impact this nation. It sets an example of how to deliver a significant sustainable movement, bringing life change to thousands of SL's citizens and homeless.

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