Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

Media Centre
Port Harcourt Waterfronts, Nigeria
Stage A Feasibility Report
June 2011
Revision B
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Aerial photograph of south Port Harcourt
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Foreword

The Port Harcourt waterfronts are a vital and integral aspect of the city, culturally, economically, politically. A regeneration programme that works in partnership with the residents and draws on the resources and potentials of the waterfronts would add tremendous value to development initiatives across the city and the region. The purpose of this project is to move from a process of demolition without prospect of regeneration to partnership-driven development within the waterfronts and beyond.

There is considerable international interest in Port Harcourt’s development process. The city and its people have the opportunity to benefit from partnership with multilateral institutions, international organisations and world-leading practitioners to develop their city in exemplary ways. Port Harcourt could stand as a model to cities across the continent and a partner to commercial interests across the world.

Cities are infinitely complex and planning for their development is extremely difficult. Successful urban plans must be sensitive to the actual demographic dynamics that drive a city. Therefore plans must be drawn up through a process that involves the consultations and engagements needed to root them productively in the city’s social and economic contexts. The city of tomorrow can only be built on the foundations of today’s city.

The participation of ordinary people and the retention, enhancement and protection of large and established areas of strong urban and socio-economic city fabric are preconditions for a successful development process.

This project will demonstrate the feasibility and desirability of a participatory development process and the capacity of the waterfronts to serve as an engine of citywide regeneration.

With a focus on media, architecture and urban planning, we will build the strategic and technical capacity of excluded communities in Port Harcourt to meaningfully participate in their own development and the shaping of their city.

This project will support the development of a number of innovative community-led development pilot projects in the waterfronts. The first of these will be a community media centre in Okrika waterfront. The report presented here focuses on this pilot project.

We are committed to supporting a development process that protects the rights and promotes the well being of all Port Harcourt’s citizens.

To this end, in partnership with waterfront residents, people from across the city and key stakeholders, we will develop an integrated urban plan for Port Harcourt that will supplement the Greater Port Harcourt Development Master Plan.

On taking office in October 2007, the governor of Rivers State announced the plan to rebuild Port Harcourt. He also announced the suspension of demolitions in the waterfronts, a policy of the previous administration, stating: ‘We believe that the concerns of the residents of these waterfronts should be carefully considered before a final decision is reached on this matter.’ More recently he has spoken of a ‘people-oriented approach’ to development in the waterfronts and across the city.

We welcome and support such an approach because the experts on the conditions of Port Harcourt communities are the people that live in those communities. This project draws together world-leading urban planners, architects, waste management engineers and energy specialists to collaborate with communities, government agencies and commercial partners on regeneration and upgrading programmes.

All of us on this project - residents and technical partners - would welcome the opportunity to support a state administration willing to listen to those who it serves, willing to draw together people with the appropriate skills and experience to transform a city together with its citizens.

Stakeholder Democracy Network
CMAP
Article 25
Amnesty International
SERAC

June 2011
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1 Scope of Study

This feasibility study was undertaken to assess the viability of the proposal for a Media Centre on a specific site in Tonipirima Waterfront, Port Harcourt, Nigeria. This is the main subject of this report.

Additional consideration was given to the feasibility of developing a wider ‘People’s Plan’ for the Tonipirima Waterfront and other waterfront neighbourhoods in Port Harcourt. The ‘People’s Plan’ is a community engagement and urban planning process leading to a vision for Port Harcourt Waterfronts. It is expected that the People’s Plan will emerge as an independent and larger design process in the coming months. The feasibility study was carried out by Article 25 with the active facilitation of CMAP staff and the local community. This report is a summary of the conclusions following an 8 day site study.

Work undertaken in the preparation of this report includes:

- Pre-meetings with CMAP and SDN.
- An 8 day feasibility trip to Port Harcourt.
- A walking and driving study tour of Port Harcourt and Njemanzi (now demolished), Abonnema, Bundu and Tonipirima Waterfronts.
- Boat tour of Toinipirima-Ama/Abo Ama Creek.
- Site visits on 3 occasions at different times of the day.
- Full measured site survey.
- Site appraisal and analysis.
- Soil investigations.
- Meetings with key stakeholders relevant to the proposal under consideration:
  - Chief Sekibo, Chairman of the Okrika Divisional Council of Chiefs, Chairman of Joint Council of Chiefs, and Okrika Regent.
  - Belema Papamie
  - Prince William Ada, Chairman of Bundu Ama
  - Jim George, Abonnema Wharf Community Houseowners Association Chairman
- Introductory town hall meeting with Tonipirima community.
- Article 25 and CMAP presentations to community groups.
- One-to-one briefing sessions with key Tonipirima community groups:
  - Elders
  - Ama and Polo Chairman
  - Women’s leaders
  - Concerned Citizens
  - Youth leaders
  - Builders and tradespersons
- Media Centre engagement workshop.
- Neighbourhood engagement workshop.
- Debriefing workshop.
- Visits to construction materials suppliers.
- Meetings with contractors Glynn Harrison and Marcus George Irimaka.

Excluded from the feasibility study were the following:

- Assessment of alternative sites for the Media Centre.
- Extended community participation with other waterfront communities.
2 Project Background

Article 25

Article 25 is a UK based NGO and registered charity working across Asia, Africa and Eastern Europe to provide built solutions to social problems. Article 25 is named after the 25th Article of the Universal Declaration of Human Rights, which supports the belief that adequate, dignified buildings and housing are fundamental to human rights.

As a complement to our field-based work, Article 25 also collaborates with practitioners and universities on research projects, applying innovative and cost-effective technologies to community-based projects. Article 25 is working with the UK Government’s DfID to deliver a development awareness programme. This work increases the understanding of development among construction professionals and raises their skills and capacity to operate in the field of international development.

Collaborative Media Advocacy Platform

Collaborative Media Advocacy Platform (CMAP) is a collaboration with people to protect their rights. CMAP shares skills and technologies to allow communities to record their experiences, tell their stories and change their lives. CMAP combines local and international media advocacy with litigation, community empowerment programmes and popular mobilisation.

With a focus on media, architecture and urban planning, we are seeking to build the strategic and technical capacity of excluded communities in Port Harcourt to participate meaningfully in their own development and the shaping of their city.

Stakeholder Democracy Network

Stakeholder Democracy Network support the efforts of those affected by extractive industries and weak governance through rights based community empowerment. The organisational pillars of research and advocacy, supported by the tools of capacity building and pilot projects, help facilitate communities and civil society to communicate a shared vision and negotiate with other stakeholders to get a better deal from the investments and operations that affect their lives, livelihoods and environment.
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3 Project Brief

Prior to engaging Article 25, CMAP had developed the Project Brief for the Media Centre over a number of months and with the active involvement of waterfront communities. The intention has been to test and develop this Project Brief during the feasibility trip, and to turn it into a more detailed Design Brief that will guide the architectural development of the project. The Design Brief is a document that will guide the architectural design of the building at all future stages.

The Project Brief has been described to Article 25 by CMAP as follows:

“The Media Centre will be a strategic intervention that is potentially consequential on a citywide level and has been conceived as a pilot phase of a community-driven urban planning and implementation project. We want the media centre to achieve three key goals:

i) to clearly demonstrate the capacity of excluded communities to contribute to the development process;

ii) to establish a creative platform for community voice that allows the waterfronts to articulate their development vision for Port Harcourt and to discuss their role in it;

iii) to foster a cross-sector development network – comprising community groups, civil society organisations, architects, engineers, urban planners and artists – capable of contributing to the urban renewal process at every phase, from baseline research and census taking through to citywide plans and large scale project implementation.

CMAP outlined the following possible functions that could operate from the Media Centre:

- Radio Station to allow the communities to communicate.
- Training and studio facilities to allow communities to make films.
- Cinema to allow the community to view films, and location to store the inflatable cinema.
- A physical meeting space within which communities and development partners can meet to develop wider reaching development proposals.
- IT facilities to allow training in computer skills.

CMAP have produced a number of films made in conjunction with waterfront communities that document life in the waterfronts, some of which are hosted on the website www.cmapping.net. Films have been shown at a number of waterfront locations using an inflatable cinema screen with great success. Commercial films have also been shown. All these films have been well-received.

CMAP are also developing a city-wide advocacy campaign using t-shirts, posters, bus advertisements and advertising billboards to highlight the presence and value of waterfront communities. The campaign is entitled “People Live Here” (details can be found on CMAP’s website).
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4 The Site

The proposed site for the Media Centre was selected by the local community prior to Article 25’s study trip. Site selection discussions were facilitated by CMAP staff Fubara Tokuibye Samuel and Michael Uwemedimo. The site is owned by the community and currently occupied by a one storey school building constructed of concrete blockwork and with timber frame roof.

Construction of this building began in 2002 by the School Master of God’s First Academy. The School Master leased the site from the community under the following terms of usage:

- Any building constructed would be classed as a temporary building
- Any building constructed should be made available for community meetings when requested by the community leaders.

Following a meeting with Ama Chairman Promise Iwo Kiri-Keniebere, Article 25 understands that the lease is not being renewed and that the School Master will be offered an alternative site. This decision has been made directly in relation to the intention by the community for the site to be utilised for the construction of the Media Centre.

Community representatives justified their site selection during community workshops throughout the week. Their reasons were described as follows:

- The site is within the community’s ownership and therefore considered to be available
- The site is already used by the community for town hall meetings so would therefore be appropriate for the Media Centre

During an Article 25 community workshop about the Media Centre, there was strong community support for the proposal to use the new building for community meetings and gatherings of other sorts, suggesting that the community wish the Media Centre to also continue to fulfil the role of ‘town hall.’

Further favourable characteristics of the site were observed during Article 25 site visits and drawn from community participation workshops and meetings throughout the study trip. These are described and illustrated on the following pages.

Alternative Sites

One alternative site in private ownership was suggested by the community prior to Article 25’s study trip. Further discussion with the community during the trip resulted in their discounting this option on the grounds that the site is not available immediately and is considered deficient in all other aspects (for example location and size) in comparison with the favoured site.

Birds-eye view of the bay, with the current school building occupying the proposed site on the right
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Positive Site Characteristics

1. Community use of the site is already established in the residents’ mindset and daily routines, through use as town hall and school.
2. The site occupies a physical location central to many polos, giving it a democratic centrality.
3. The site sits on the boundary between Tonipirima Ama and Abo Ama, enhancing its broad appeal further.
4. The site is adjacent to the water. Water is considered an essential part of the community’s culture, thus this site has a particular resonance with the community and offers an excellent opportunity to create a building that reflects and communicates this culture.
5. The site has historic relevance within the urban development of the waterfront in that it sits adjacent to the embarking and disembarking point for passenger boats travelling out to the Okrika main town and its fishing settlements beyond, a route established for many years.
6. This is considered to be a ‘landmark site’ due to its high-profile location in the waterfront’s bay. It is highly visible from many viewpoints on land and water. The opportunity exists for the new building to become a memorable and regularly viewed feature of community life, with significance for a large number of people, both visitors and residents.
7. The site is fronted by one of the two significant public spaces in the waterfront. This offers the opportunity to incorporate improved public space within the scheme and potentially accommodate a greater number of people in and around the building.
8. The site is easily accessible by pedestrians as it is located in a prominent and central location.
9. The site is easily accessible by vehicle due to its position at the end of and the corner of the main road into the community.

Other attributes:
- The site is broadly flat with minimal level change.
- It is of a reasonable size and has the capacity (in conjunction with the adjacent road/public space and waterfront) to accommodate a number of activities in the design brief.
- It is available at no cost, once the existing school lease expires.
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Problematic Site Characteristics

- Like the majority of buildings in this waterfront and others, the site sits on reclaimed land constructed from chicoco mud and sand. This presents design challenges and will influence the foundation design, proposals to discharge waste, choice of construction materials and height, weight and mass of the building. In broad terms the site is located on a man-made beach.
- The existing school will need to be relocated. Detailed arrangements for this are currently unclear and Article 25 have not spoken with the leaseholder about the project to ascertain his views on the matter. Making positive arrangements for the relocation of the school will avoid any disruption to the project.
- Permits to build. The community have stated that the only permission required to build is from within the community. However further investigations into any required government permits should be undertaken. This issue is clouded by the broader matter of land ownership within the waterfronts which is currently a complex and unresolved matter.
- The northern side of the site is overlooked by a two-storey building in close proximity. This will require careful design of building position and massing to ensure neighbouring properties are not blighted by the proposal.
- Proximity to serious environmental and health hazards. All areas of this and other waterfronts experience problems resulting from the inadequate management and disposal of household, commercial and human waste. Waste is directly dropped into the man made open sewers and natural waterways which reach the river, entering it close to the proposed site.

Birds-eye view of the site from the south-west

School children play around the site after class
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5 Site Survey

A measured survey of the proposed site and existing building was undertaken by Article 25 with the help of community members. The survey consisted of the following:

- Perimeter dimensions of the site.
- Perimeter dimensions of the existing building.
- Heights of the existing building's eaves and ridges
- Location and perimeter dimensions of the facades of adjacent buildings.
- Location and perimeter dimensions of surrounding public spaces and the jetty.
- Site levels around the perimeter of the existing building.
- Site levels around the building and at the jetty.
- Location of power lines and connection points.
- Photographic survey of existing building exterior and interior.
- Photographic survey of adjacent buildings and general surroundings.
- 360 degree photographic survey from the middle of the waterfront bay.
- Soil and water samples from a trial pit.
- Water level measurements at timed intervals from the trial pit to ascertain the porosity of the ground.

The survey did not include the following:

- Heights of adjacent buildings.
- Internal dimensions of the existing building (a detailed photographic survey exists).
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7 Construction Materials Audit

Throughout the feasibility study, a materials audit was carried out. This included visits to Marine Base Timber Yard in Ibiriki Polo, Tonipirim Ama and Mile 3 Market in Port Harcourt.

Meetings were held with local builders and trades people, and cost data gathered to inform the planning and design of the media centre.

Commonly used materials in the waterfronts include chicoco mud (1) which is sourced from the river beds around the waterfront and used to raise building foundations above the water level. Sand and sawdust from the local timber yard are also widely available, and used for land reclamation both under buildings and in streets and open spaces (8). Timber is driven into the river bed and chicoco mud, sand or sawdust are compacted into a loose ‘frame’.

Concrete blocks are hand made in the waterfronts (3) and the most commonly used load-bearing structure. These are sometimes coupled with reinforced concrete ring-beams (2) or concrete frames for houses of two storeys or more.

Although there is a timber yard near the Toinipirim Waterfront, timber is not widely used for construction in the ama. Some houses have timber truss roofs, but there was a general concern about the fire risk posed by wooden buildings, and it was reported that people have died in fires in waterfront buildings.

The timber yard sells a variety of different timbers, generally available in lengths of 12 ft (3.66m) or 18ft (5.89m). Cross-section sizes vary according to variety.

Corrugated metal is used on roofs (6), and as cladding on some houses (5). Roofing aluminium was also found to be available at builders merchants.

Other materials observed to be widely available included steel mesh (9), (potentially for use as gabion cages), UPVC pipes, a variety of steel sections, and corrugated plastic sheet. More detailed information of the materials audit can be found in the report appendices.

1 Chicoco mud used for land reclamation.
2 Sand infill to a new house.
3 Manufacture of concrete blocks.
4 Concrete with shells used as aggregate.
5 Corrugated metal sheet used as cladding.
6 Corrugated metal sheet on roofs.
7 Timber sections at Marine base saw mill.
8 Sawdust is used as a way of keeping external spaces clean and tidy.
9 Steel reinforcing bars
10 Steel mesh at Mile 3 Market.
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8 Construction Costs

Article 25 met with two contractors in Port Harcourt with the aim of:
- Understanding better the nature of the construction industry in Port Harcourt.
- Collating information on materials, labour and transport costs.
- Advice on local construction techniques.

In preparation for these meetings, two sample bills of quantities were prepared (a detailed long form and a short form), and issued to the contractors for completion. Once completed, these will provide valuable information for the design team and quantity surveyor for costing designs.

A sample bill of quantities is included in the appendix.

In addition to costing information, these meetings provided an opportunity to discuss a number of issues pertinent to construction projects including materials, procurement, the capacity of local builders, project management and health and safety.

Glynn Harrison

Glynn Harrison is a British contractor, with extensive experience in the UK construction industry. Glynn has been resident and contractor in Port Harcourt for many years, and owns Harit, a construction company who work primarily for oil companies. Glynn’s main focus of work is providing training to local builders and engineers on behalf of oil companies, to British standards in the following:
- Scaffolding design, erection and inspection
- Rigging
- Construction health and safety
- Formwork and false-work skills
- Concrete finishing, bar bending and reinforcement
- Roofing
- Plumbing

Glynn has agreed to pass on the sample bills of quantities for completion by other contractors he knows, in order to give Article 25 a more representative idea of material and labour costs. He was also able to recommend a local newspaper and Nigerian website where the costs of construction materials are listed.

Glynn’s main comments on the construction industry in Port Harcourt are summarised below:
- Artisans are not recognised in Nigeria.
- Local qualifications do not guarantee a skilled worker, due to a lack of formal technical colleges, and poor training provided by oil companies.
- Local engineers lack experience.
- People are frightened to ask about salary and contract terms upfront, and Glynn’s company are considered a ‘soft touch’ for informing their staff of contract conditions.

- Only oil companies can afford to pay for training their staff.
- Health and safety on site is poor, and manual handling issues are particularly bad.
- Personal protective equipment sold on local markets is of inferior quality.
- Staff will often sell their personal protective equipment and continue to work without it.
- Tools sold locally are of inferior quality, tools and equipment shipped from the UK are recommended.
- Concrete blocks are a big problem locally – cement ratios are inconsistent and it is imperative to find a supplier you trust to purchase blocks from.
- Cement is often siphoned out of bags, leading to inconsistent ratios in concrete production.
- Sellers will often mark-up prices too much, so get a local person to ask for the price first.
- Transporting materials can be a major cost, with charges incurring at each embarkation/disembarkation point.
- Community loading/off-loading materials can escalate costs.
- Police, military and navy will often seize materials and charge for their release.
- Don’t get involved in paying police to get through their blocks – they will start to expect regular payment.
- Trucks are unreliable – payment is required upfront for their rental, but they regularly break down and police will seize them for poorly maintained licenses.

Marcus George Irimaka

Marcus George is a civil engineering graduate, local builder, and resident of Amatari Polo, Tonipirima Ama. He is the president of Concerned Citizens, and has experience of building in the waterfronts on reclaimed land. Marcus George has a construction company, Geomax Engineering Solutions Limited, located near Abonema Wharf Road. A member of Marcus’ staff completed the two sample bills of quantities and provided information on labour costs.

Marcus George advised Article 25 that lighter buildings are advised in the waterfronts, and piles will be required for buildings greater than two storeys. Wooden structures are traditional to riverine culture, and when properly treated, can last a long time. Marcus also expressed a concern that by ‘monetising’ the construction of the media centre, the sense of its being a community building would be diminished. The implication was that community members would donate their time and skills for no payment.
9 Community Engagement

Article 25 and CMAP carried out a number of community participation workshops and meetings with key individuals, community leaders and community groups.

Article 25 carries out community participation and consultation exercises wherever possible in conjunction with partner organisations to gain a more extensive knowledge of the community in question. Article 25 and their partners CMAP and SDN recognise that without community and stakeholder involvement development projects will fail either partially or comprehensively.

Further aims of the engagement process were to:

- Introduce Article 25 as technical partners to key project stakeholders and community members
- Gain trust, build community capacity and introduce new ideas
- Test and develop the CMAP Project Brief with the community and to develop an architectural Design Brief for the Media Centre
- Understand wider neighbourhood problems and aspirations, and define feasibility of developing a People's Plan for the Waterfronts

The overall conclusions from all of the meetings are summarised on the following pages. For a detailed account of each individual meeting please refer to the relevant Appendices.

1 Meeting with Senator Sekibo
2 Meeting with Prince William Ada Chairman, in Bundu Ama
3 Meeting with Jim George in Abonnema Waterfront
4 Introductory meeting to Tonipirima Ama community
5 Article 25 and CMAP Presentations to community
6 One-to-one meeting with elders
7 One-to-one meeting with Ama and Polo Chairman
8 One-to-one meeting with women’s leaders
9 One-to-one meeting with Concerned Citizens
10 One-to-one meeting with youth leaders
11 One-to-one meeting with builders and tradespeople
12 Media Centre Workshop
13 Neighbourhood Workshop
14 Debriefing Workshop
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The following is a consolidation and summary relating to the design and construction of the Media Centre. These are drawn from all community meetings held during the feasibility study. For a record of all comments made at each meeting, please refer to the relevant appendices.

The role of the Media Centre
• The community feel strongly that the Media Centre will give the community a voice, help counter the negative publicity and reputation given to the waterfronts and allow the community to convey their culture to the rest of the city, country and world.
• To become a trusted source of information and news.
• The project could empower women by allowing women’s training to be carried out within the building. Women want to teach “women’s affairs” such as baking and sewing, suggesting a cultural view towards women’s role in society. Other women, however, wish to teach other subjects such as business.
• To provide local employment through the construction and management of the building.
• To introduce new building techniques into the community in order to broaden construction knowledge and skills.
• There was a consensus view that young people should be educated and trained at the Media Centre in a number of different subjects.

Who is the building for?
• There was universal agreement that the building should be for use by all waterfront communities, not just Tonipirima Ama.

Proposed uses of the Media Centre
• A number of different uses were suggested, with Radio Station, Cinema, Computer Training and Community Meeting Space being voted as the most desired during the “Ranking Wheel” voting exercise carried out. (See inset box opposite.)
• All members of the community expressed a strong interest in proposed cinema on the basis that it would be much easier to get to and cheaper than the Silverbird and Genesis cinemas.
• A number of community members suggested they would visit a restaurant if it was better quality than those currently found in Okrika Waterfront.
• The building should showcase and exhibit cultural artefacts and act as a cultural archive.

Other “Media Houses”
• Many can’t afford to go to the Silverbird cinema. The costs of travel, tickets and refreshments are prohibitive. Children sometimes visit via school outings.
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### Ranking Wheel Workshop

<table>
<thead>
<tr>
<th>Building Use</th>
<th>Men’s Votes</th>
<th>Women’s Votes</th>
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</thead>
<tbody>
<tr>
<td>Community meeting space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Radio station</td>
<td></td>
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<tr>
<td>Town Hall space</td>
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<tr>
<td>Computer training</td>
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<td>Cinema</td>
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<td>Conference Room</td>
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<td>Fire safety room</td>
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<td>TV broadcasting</td>
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<tr>
<td>Restaurant</td>
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<tr>
<td>Cultural info-point</td>
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<tr>
<td>Practical training</td>
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<tr>
<td>Business training</td>
<td></td>
<td></td>
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<tr>
<td>News bank</td>
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<td></td>
</tr>
<tr>
<td>Storage room</td>
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<td></td>
</tr>
<tr>
<td>Masquerade space</td>
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<td></td>
</tr>
<tr>
<td>Swimming pool</td>
<td>No votes</td>
<td></td>
</tr>
<tr>
<td>Costume storage</td>
<td>No votes</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>31 votes</td>
<td>30 votes</td>
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The Ranking Wheel exercise was based on a refined list of possible building uses that had emerged during the morning discussions. The results were counted with the group observing and are listed on the right and illustrated below in the pie chart. 31 people voted, with each voter having three votes (93 votes cast in total).

### Management of the building once construction is completed

- The community will agree between themselves how they want the building to function and be managed.
- The community acknowledge that it will be necessary to bring in experienced staff from outside the community to manage the centre and train local staff members. To ensure long term capacity building of staff members from within the waterfronts, they will undertake a process of selecting the most appropriately skilled people from within the community to be trained.
- They will create a sustainable business plan for the building prior to its opening.
- They requested training on the management of the building and the operation of radio and IT equipment.
- Staff should be drawn from surrounding communities to illustrate that the facility is shared by all waterfronts.
- The community would like Article 25 to continue to be involved in an advisory capacity, post-construction.

### Architectural style

- Modern in appearance and quality but also representative of traditional riverine architecture and culture.
- An architectural statement and a monument. Designed for an international audience.
- The building should communicate the strength of the community.
- A ‘normal’ building will not have sufficient status.

### Building procurement

- Community construction experts will help estimate the cost for the building and ensure costs received from suppliers are accurate and not inflated.

### Building construction

- The community have the capacity to assist with construction.
- They do not expect payment for building activities that serve the economy.
- Construction is recommended to be a maximum of three storeys, and lightweight, due to the ground conditions.
- Timber and thatch were suggested as local materials, although thatching skills have died out and may need to be specifically sourced.
- Buildings on stilts are not common (although we noted that many toilet blocks are on stilts).
- Foundations are expensive.
- There was a recognition that western building techniques and architectural styles may not be appropriate to the local climate.

### Proposed site

- The community offered the use of the site for the Media Centre.
- The community are happy with the choice of site and understand the benefits of the site’s location.
- Land ownership rights are claimed by the community.
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The potential impact of demolition
- Large scale demolitions would result in hundreds of thousands of ‘Internally Displaced Persons’.
- Thousands of children’s education would be disrupted.
- Resistance to demolition by waterfront communities is likely to lead to social unrest and violence.

The communities attitude to development
- There is a desire to develop the waterfront communities, even if it means selective demolition of homes.
- There is a recognition that strategic planning can assist in developing communities sustainably.
- There is strong dismay that waterfront communities are not able to see and understand current RSG plans for development, and that there is no engagement between the two parties at all.
- If demolition is required there should be firm plans for relocation and resettlement.
- Any proposed relocation of waterfront residents should be to land adjacent to water.
- Development will create opportunity.
- The community see the Media Centre as the first of a number of community projects.

Types of waterfront development desired
- A wide range of infrastructural development is required including roads, schools, better sanitation, health centres and the repair of poor housing stock. Constant NEPA (electricity) is universally desired.

Key consultation findings about the Waterfronts

The following is a consolidation and summary relating to neighbourhood-wide issues. These are drawn from all community meetings held during the feasibility study. For a record of all comments made at each meeting, please refer to the relevant appendices.

The community's view of the RSG plans for the waterfronts
- Waterfront communities suffer from stigmatisation as a result of sweeping statements by RSG suggesting that waterfronts are dirty and crime-ridden places.
- The community wish to turn this view round and demonstrate to RSG that they have a value to the city and can contribute to city development.

The current plans of RSG
- There are currently no plans for relocation of residents.
- In the run-up to the April 2011 elections, RSG demolition intentions appear to have reduced.
- The two months prior to the April elections were seen as a good time to gain leverage with RSG. During that period the government approached community lawyers seeking an out of court settlement to a case related to RSG’s demolition programme. In tone, at least, the government’s public statements on the waterfronts appear to be moving in a promising direction.
- There is a widespread desire amongst community members to be involved in RSG plans for development.
- New housing built nearby in the last five years outside the Ama has remained vacant since construction. It was reported that this is because the housing was too expensive for local residents and not desirable to those who could afford it because of its proximity to the waterfronts.
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

Neighbourhood Identity
- Waterfront life is heavily based around water, and activities associated with water.
- A much higher and more natural quality of environment can be recollected by middle and old-age generations.
- The current relative poor quality of environment is a fairly recent development.
- The waterfronts are "self-built" settlements and as such there is a strong sense of independence when it comes to community spirit and neighbourhood development, and a lack of dependence on external assistance. However external assistance is being requested by the community in the form of international involvement.
- The attraction to water is the main driver behind the formation of the waterfront settlements.
- Construction is a collective activity of the community.
- Fishing activities have decreased over the past decades. However fishing remains an important economic and cultural activity. Many men still fish, particularly elderly men. Others go fishing as a second job.
- Women are also heavily involved with water via the trading of fish, and other fishing activities.

Neighbourhood Issues
- The poor quality of the environment affects the ability to trade and conduct business. For example, poor roads affects deliveries of commodities and polluted water affects the ability to fish.
- There is a varying awareness of the consequences of the poor sanitation and litter conditions experienced in the waterfronts. Although some are fully aware of the problems it causes, others believe the tidal rivers take rubbish and human waste away and this appears to be satisfactory for them.
- Ground erosion is occurring due to water passing through the Ama.
- A slight issue of a lack of neighbourhood pride was expressed by the youth group in particular. Some young men felt they had to leave the Ama if they want to go to on a night out with a woman, as the quality of restaurant or bar in the Ama is not high enough.

Neighbourhood Planning
- A community enumeration exercise is planned for Abonnema Wharf.
- When asked whether enumeration and neighbourhood mapping activates would be a problem to local communities, the response was that such an exercise would not be a problem if conducted transparently and in collaboration with the community.

Community Structure and Capacity
- All waterfront communities visited demonstrated a strong sense of structure, pro-activeness, self-governance and self-help.
- The Tonipirima community has the strongest community structure that Article 25 have encountered in development projects across the world.
- It is therefore a good choice of location to build the Media Centre and develop further neighbourhood improvement projects.
- The waterfront communities have excellent capacity to self-build and lead the development of their communities.
- The community have the capacity to contribute to and lead a wider urban planning process.
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

10 Design Brief

The ‘Design Brief’ is derived from the initial CMAP brief, engagement with the community and Article 25’s professional observations and suggestions. The Design Brief will provide a base for the Design Team to proceed to develop outline and then detailed designs for the building, without later finding that the original ambitions for the project are undeliverable or ever-changing.

- The building should contain the following uses as a priority:
  - Radio station
  - Town Hall / Community gathering space
  - Cinema
  - Computer training
- The other uses suggested by the community during consultation exercises should be incorporated into the building where the design allows it, and if additional funding is available. The Conference Room in particular received the next highest number of votes in the Ranking Wheel exercise, after the above four uses.
- The design of the building needs to accommodate use by a large number of people from Okirka Waterfront and other waterfront communities.
- The building should be designed to make best use of the busy public space that surrounds. The site could include the sandy road, the mud-flat beach and the jetty.
- The building should be designed to make best use of its prominent location next to the bay.
- The design of the building should reference or incorporate water-based life.
- The design should reflect the qualities, value, strength and capabilities of waterfront communities.
- The design, character and appearance of the building should express both local, cultural values and an international quality and (possibly) appearance.
- The appearance of the building should aim to be monumental, although this does not necessarily need to be expressed in scale or height.

- A lightweight structure is anticipated.
- The building should utilise local and sustainable materials.
- Structural and material design techniques should act as a demonstration project for how to build better on waterfront ground conditions.
- There is an opportunity to reintroduce planting into the design of the building. Article 25 noted that, despite the fertile location and historic and close location of extensive land-based trees and water-based mangroves, there is very little greenery visible in the waterfronts. New planting would visually transform the building, reintroduce a sense of local green identity, and act as a precedent for new planting across the wider waterfront area. Vegetation also helps counteract pollution.
- The building should be as low-maintenance as possible and be designed to allow easy and cheap maintenance where required.
- The design should include new construction techniques where appropriate to allow the local community to learn new construction skills.
- The community’s tradesmen and builders should be utilised in the design and construction process where possible and appropriate.
- The highest standards of construction and occupational health and safety should be considered when designing the building.
- It is possible to design and build a building of higher quality than most others in Port Harcourt as the general standard of design and construction in the city is very poor.
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

### 11 Risk Analysis

The Risk Analysis outlines the key risks remaining with the project and identifies mitigation measures to be implemented. The risk analysis should be maintained as an active Risk Register throughout the project, in order to predict risks and mitigate them before they impact the project.

<table>
<thead>
<tr>
<th>Project Risk</th>
<th>Notes and Mitigation Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Displacement of existing school and town hall use</td>
<td>Risk of extended period of educational inactivity for those pupils attending this school. Risk of dispute with School Master in the scenario that he is not happy with plans for the new Media Centre Project. Community has offered School Master an alternative site. <strong>Action:</strong> Recommend regular liaison with school master to progress transfer of school to alternative site and keep him informed of progress and key dates.</td>
</tr>
<tr>
<td>Long-term sustainability</td>
<td>Whilst the construction project may be successful, the operation and management of the building may fail due to poor management planning and organisation. <strong>Action:</strong> A business and management plan should be commissioned and give a clear indication of how the building will remain financially sustainable and what management regime will be put in place. The community should co-produce this plan. <strong>Action:</strong> The design team and CMAP should monitor the feasibility of providing specific uses desired by the community throughout the design process. <strong>Action:</strong> Advanced technology is required for the radio station and computer training aspects of the project. It will be important to confirm arrangements for running and maintaining such equipment.</td>
</tr>
<tr>
<td>Funding</td>
<td>CMAP's current budget will not be sufficient to design and construct a Media Centre delivering all aims of the emerging design brief, although it may be sufficient to deliver part of the brief. <strong>Action:</strong> A fundraising strategy is in place to raise funds and should be rigorously pursued. <strong>Action:</strong> The Design Team will need to explore what can be delivered within the available funds. <strong>Action:</strong> Seek further opportunities for community contribution and support, both direct and in-kind. <strong>Action:</strong> The Media Centre could be constructed in phases to allow flexibility in fundraising, but site size limitations may prevent this.</td>
</tr>
<tr>
<td>Capacity of building</td>
<td>The community are keen to open up the use of the building to all waterfronts. This could potentially involve hundreds of people wishing to use the centre for large events. <strong>Action:</strong> Design team to investigate opportunity for accommodating large events during Stage C design.</td>
</tr>
</tbody>
</table>

Site for proposed Media Centre
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

<table>
<thead>
<tr>
<th>Project Risk</th>
<th>Notes and Mitigation Measures</th>
</tr>
</thead>
</table>
| Building management| The concept of building maintenance in Port Harcourt is largely absent, although Waterfront buildings tend to be better maintained than those in the main part of the city. The Media Centre is at risk of falling into disrepair should maintenance not be carried out regularly and in a planned way with adequate funds in place.  
**Action:** Recommend capacity building in maintenance awareness throughout design process  
**Action:** The design team will need to design a low-maintenance building                                                                                     |
| Ground conditions  | The site is on reclaimed land. A trial pit made during Article 25’s site survey revealed a water table with a high water level of 900mm. The majority of existing buildings are constructed using blockwork laid on top of blockwork foundations. Many buildings are listing and a maximum of three-storey building height is recommended by the existing community.  
**Action:** The design team will need to design the foundations of the building to suit the beach-like ground conditions. A lightweight building structure would be appropriate.  
**Action:** A structural engineer should be appointed and soil samples tested.                                                                                     |
| Site flooding      | Promise Ewo Krikenabere, the Chairman of Tonipirima Ama, stated that the site has not previously flooded. The Max Lock Report “Port Harcourt Waterfront Urban Regeneration, Scoping Study” states that areas of Port Harcourt sit within a floodplain, and that the mangroves act as a barrier to surge flooding. The mangrove areas are being eroded by expanding waterfront development.  
**Action:** Recommend that flooding data is sought immediately and risk assessment carried out.  
**Action:** Design team will need to design building to anticipate possible flooding risk in lieu of more data becoming available.                                    |
| Utilities provision to site | The community experience intermittent power supply, as does the rest of Port Harcourt. Electricity infrastructure in the waterfronts has been commissioned and built by the community, and includes pylons and sub-stations. The site has an electricity supply. The radio station, cinema and IT components (internet access, computer training and conference room) will create a significant power load that will require careful design and management.  
**Action:** The ability to generate power off-grid should be investigated, including the role of renewable energy.  
**Action:** There is a continuous supply of waste which could be utilised for power generation if appropriate technologies were incorporated in the design.  
**Action:** The services loading requirements of all equipment should be assessed during Stage C outline design.                                                      |
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

12 Design and Construction Programme

The Programme indicated below does not include pre-feasibility meetings between Article 25, CMAP and SDN which were held throughout autumn/winter 2010. The programme assumes a Stage C commencement point of mid-April.

<table>
<thead>
<tr>
<th>RIBA Work Stages</th>
<th>Description of Key Tasks</th>
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</thead>
<tbody>
<tr>
<td><strong>Preparation</strong></td>
<td></td>
</tr>
<tr>
<td>A</td>
<td>Appraisal</td>
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<tr>
<td></td>
<td>Partner meetings</td>
</tr>
<tr>
<td></td>
<td>Feasibility Study Field Trip</td>
</tr>
<tr>
<td>B</td>
<td>Design Brief</td>
</tr>
<tr>
<td></td>
<td>Feasibility Report and Draft Design Brief</td>
</tr>
<tr>
<td></td>
<td>Issue Documents to Community and receive comments</td>
</tr>
<tr>
<td></td>
<td>Agree and finalise Design Brief</td>
</tr>
<tr>
<td></td>
<td>Appoint all Design Team Consultants</td>
</tr>
<tr>
<td></td>
<td>Fundraising Activities (throughout whole project)</td>
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<tr>
<td><strong>Design</strong></td>
<td></td>
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<tr>
<td>C</td>
<td>Concept</td>
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<td></td>
<td>Prepare Draft Outline Design</td>
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<tr>
<td></td>
<td>Obtain Outline Construction Cost</td>
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<tr>
<td></td>
<td>Field Trip to test designs with community and other stakeholders</td>
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<tr>
<td></td>
<td>Agree Outline Design</td>
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<tr>
<td>D</td>
<td>Design Development</td>
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<tr>
<td></td>
<td>Prepare Detailed Design (finalisation of building layout, height, massing and external materials)</td>
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<tr>
<td></td>
<td>Prepare Cost Plan</td>
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<tr>
<td></td>
<td>Sign of Detailed Design with the community and other stakeholders</td>
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<td></td>
<td>Apply for and obtain any Development Control or Building Regulations applications required</td>
</tr>
<tr>
<td>E</td>
<td>Technical Design</td>
</tr>
<tr>
<td></td>
<td>Prepare Technical Designs</td>
</tr>
<tr>
<td>F</td>
<td>Production Information</td>
</tr>
<tr>
<td></td>
<td>Preparation of drawing and specifications to allow construction tenders to be obtained</td>
</tr>
<tr>
<td>G</td>
<td>Tender Documentation</td>
</tr>
<tr>
<td></td>
<td>Preparation of a drawing and documents package to issue to Contractors to obtain priced tenders</td>
</tr>
<tr>
<td>H</td>
<td>Tender Action</td>
</tr>
<tr>
<td></td>
<td>Evaluation of tenders</td>
</tr>
<tr>
<td>J</td>
<td>Mobilisation</td>
</tr>
<tr>
<td></td>
<td>Letting of Building Contract, Information to Contractor, hand-over site to Contractor</td>
</tr>
<tr>
<td>K</td>
<td>Construction</td>
</tr>
<tr>
<td></td>
<td>Construction and Contract Administration (expected to last between 6 - 8 months on site)</td>
</tr>
<tr>
<td>L</td>
<td>Post Practical Completion</td>
</tr>
<tr>
<td></td>
<td>Final inspections and contract documentation. Review of project performance in use</td>
</tr>
</tbody>
</table>

![Diagram of RIBA Work Stages and Description of Key Tasks]
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

| Month | Task 1 | Task 2 | Task 3 | Task 4 | Task 5 | Task 6 | Task 7 | Task 8 | Task 9 | Task 10 | Task 11 | Task 12 | Task 13 | Task 14 | Task 15 | Task 16 | Task 17 | Task 18 | Task 19 | Task 20 | Task 21 | Task 22 | Task 23 |
|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Month 1 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 2 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 3 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 4 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 5 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 6 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 7 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 8 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 9 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 10 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 11 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 12 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 13 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 14 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 15 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 16 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 17 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 18 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 19 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 20 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 21 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 22 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Month 23 |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
13 Recommendations

Funding
Acquire further funding:

• Implement the fundraising strategy to raise design and construction costs.
• Proceed with RIBA Stage C architectural design as this will allow funding applications to include representations of the proposed building. This will help secure funds.

Design Team
Appoint a Design Team:

• Appoint Structural Engineer (Article 25 to investigate obtaining pro-bono services from UK Structural Engineer).
• Appoint Building Services Engineer (Article 25 to investigate obtaining pro-bono services from UK Services Engineer).
• Appoint Radio Consultant (CMAP to source and appoint with involvement of Article 25).

Site
Investigate site further:

• Clarify current situation with School Master.
• Obtain detailed list and timetable of activities and numbers of visitors to existing school/town hall.
• Urban Design study of site including:
  - Nature of road, frequency of use
  - Surrounding land uses and impact on site
  - Nature of waterfront public space and usage
  - Nature of jetty activity
  - Massing and height Study

Programme
Proceed with outline design and coordinate with other development activities.

• Carry out RIBA Stage C ‘Outline’ design in 3-4 months.
• Towards the end of this period re-visit Tonipirima waterfront and present outline designs to the community for comment and design workshops. Presentation material could include architectural models, paper design report and digital design presentation for screening to the community on the inflatable cinema.
• Coordinate programme wherever possible with potential “People’s Plan” urban planning activities. For example, a week-long engagement on RIBA Stage C Media Centre design could kick-start a longer period of “People’s Plan” neighbourhood mapping. This would result in the availability and costs of CMAP/Article 25 team members in the Waterfront being maximised.

Community Engagement
Continue engaging the community in design and implementation of the Media Centre.

Immediately:

• Publish this feasibility report and send multiple copies to Ama Chairman Promise Ewo Krikenabere for distribution amongst the community.
• Draw particular attention to the Design Brief and gather feedback.
• Print and send large format maps and other appropriate documents and send with this feasibility report.
• Nominate and appoint “Community Champions” to act as a Steering Group for the project. Representatives from the key groups in the community should be sought, with an overall Chairman appointed.

Within one month, collate any comments or concerns the community have over the report and feed back to Article 25.

Within three months, or following good progression of RIBA Stage C outline design revisit and run design presentations and workshops with Tonipirima waterfront community (see bullet points under Programme above.

Generally:

• Address the lack of teenage involvement from both sexes in the exercise to date.
• Consider how teenagers’ views and desires should be represented in the RIBA Stage C Outline Design for the Media Centre, in the absence of their comments to date.
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

**Construction Pricing**

In order to price the designs effectively:

- Obtain every future publication of Construction Newspaper listing construction costs. This will allow cost fluctuations to be monitored.
- Article 25 to provide Quantity Surveying expertise in-house.
- Request that community representatives obtain outline and detailed costs at various stages of the project.
- Develop relationship with Glynn Harrison with a view to his possible role as either:
  - Construction and Cost Advisor to Design Team
  - Construction Training
  - Main Contractor
  - Construction Manager
- Appoint Article 25 to provide Quantity Surveying expertise in-house. Article 25 cost projections to be checked and ultimately superseded by pricing within Port Harcourt by the above means.

**Construction**

To implement construction effectively and with minimum risk:

- Discuss the contractor procurement route with the community at an early stage to ensure efficient delivery and full accountability to funders.
- Appropriate construction skills should be incorporated into the design and delivery teams.
- A design approach appropriate to the physical, cultural and economic context should be developed to ensure efficient delivery.
- Further investigation of contractor capacity is required to ensure efficient delivery on site.
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Appendices

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Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

Appendix A
Record of meeting with Chief Sekibo

Chief Sekibo is a former senator, a practising medical doctor and currently the joint chairman of the Okrika and Ogu/Bolo Divisional Council of Chiefs. He is the Wakirike Regent. The waterfronts are considered part of the Wakirike kingdom and he is therefore the traditional representative of the kingdom.

The Chief gave information and expressed the following views:
- The current plans to demolish the waterfronts would potentially impact 100,000s of people, leading to profound economic and social dislocation.
- Demolition and resettlement will have a disruptive impact on the education of thousands of children.
- Alleged criminality within some waterfronts is not considered a legitimate reason to demolish ALL waterfront settlements.
- The consequences of demolition could provoke resistance by waterfront communities, and violent resistance if necessary. Suggestion that resistance would come even if people knew there was a risk of death.
- The waterfronts are part of the area that RSG are supposed to administer. RSG should take responsibility for people’s social needs for example housing, light (electricity) and roads.
- Without international assistance from NGOs the government might have proceeded with their demolition plans.
- Whatever you (Article 25 & CMAP) think should be done we will do if it is within our ability.
- Demands that RSG show the people the development plans. Has asked but has been denied.
- Is supportive of development and of partial demolition of poor quality areas if required.

Good areas of housing must be maintained. Housing is not all bad.
- Plans for relocation must be drawn up if development is pursued.
- Relocation in other parts of the city (inland) is unacceptable.
- Suggestion that relocation should be to areas where Okikan people can carry on their traditions.
- Relocation to the mangrove swamps would be acceptable.
- The identity of Okikan people is closely linked to water.
- Good time to negotiate as election is soon.

With reference to the media centre, the Senator is willing to assist in achieving a radio license.
- The Senator supports the proposal to provide a radio station in the President’s community as well.

Recommendations:
- Present RIBA Stage C Media Centre plans to Senator Sekibo once developed.
- Continue to liaise with Senator Sekibo via CMAP throughout development of People’s Plan.
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

J. George, Abonnema Wharf Ama community leader

J. George is Chairman of the Abonnema Wharf Community Houseowners Association. There is an unconfirmed suggestion that this waterfront is more immediately at threat from demolition than others. UN-HABITAT visited this waterfront during their fact finding mission. The community leaders have been involved with the Social and Economic Rights Action Centre (SERAC) who have taken the Rivers State Government to court. The meeting was followed by a tour of the waterfront.

- J. George has produced a design guidance document for different aspects of waterfront construction.
- On presentation of Article 25’s Tonipirimia waterfront drawings J. George asked whether the Abonnema waterfront had/could be mapped in the same way.
- SERAC are intending to conduct a mapping exercise to quantify community data.
- This piece of work is being held up by their lack the architectural capacity to complete the work.
- J. George wants to develop a list of required community infrastructure and facilities to put on the table during negotiations with RSG.

Recommendations:

- Continue to involve J. George in architectural and planning issues related to the waterfronts.
- Suggest to SERAC that Article 25 could assist with community mapping and enumeration.
- Ascertain true level of threat to Abonnema waterfront.
- Prioritise any People’s Plan activities that would alleviate threat of demolition at Abonnema waterfront ahead of other waterfronts.

Prince William Ada, Bundu Chairman

A brief meeting was held with Prince William Ada, the chairman of Bundu Ama, during which he conveyed his gratitude for Article 25 visiting the waterfronts, and expressed his concern at the lack of involvement that waterfront communities have with the apparent development plans of the RSG. The meeting was preceded by an extensive tour around Bundu waterfront, including to the scene of the 2009 protest against demolition, during which joint task forces opened fire on protestors. The team also visited the home of Linus, a young man injured during the protest, and a series of school buildings constructed by a local private company.
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Appendix C
Record of Meetings with Toinipirima Community

Two presentations were made to the community. All community members were invited by CMAP and community leaders.

Community meeting at Toinipirima town hall
On Sunday 20th February CMAP and Article 25 were introduced to the community as an agenda item at a Town Hall meeting of approximately 100 residents. General introductions were made and both organisations made a short verbal presentation of the purpose of the forthcoming weeks work and an overview of how the community will be involved.

A number of questions were raised and responded to during the question and answer session.

Outdoor Cinema Screening in Toinipirima
On Tuesday 22nd February Article 25 presented a portfolio of previous work across the globe to a gathered audience of approximately 300 members of the community. CMAP followed with a presentation of their poster and billboard advocacy campaign. An inflatable cinema was erected for the screening. A number of questions were raised and responded to during the question and answer session.

A screening of the Charlie Chaplin film Modern Times followed.

Recommendations:
The community's response to the screening of both the documentary and commercial films within the waterfront setting was observed by Article 25 to be extremely positive. The temporary screening required the main road to be closed, indicating a level of commitment by the community to large scale civic, participatory and entertainment events such as this. This would suggest that this aspect of the Media Centre brief is particularly strong.
Appendix D

Record of One-to-One Meetings with Key Community Groups

A series of meetings with key community groups were held on Monday 21st February. The intention was to meet groups separately to allow them to freely express their independent views, prior to bringing all groups together for the workshops later in the week. The format was open, with groups encouraged to say how the project could impact on their members.

Concerned Citizens

Concerned Citizens are a group with a membership of approximately 5000. Their role is to promote active citizenship within all waterfront communities, for example encouraging voter registration. They run large scale events around social and political rights.

Their key points were as follows:

- “Development of the whole waterfront area is desired, in a carefully planned way. Development creates opportunities.”
- “The Media Centre should be used by all waterfronts.”
- “We require roads, schools, health centres and the repair of poor housing stock.”
- “The sensitive relocation of some homes is acceptable if important infrastructure is required that will benefit the wider community.”
- “We need a new plan for the area. Marcus George and others helped develop the original town plan with the Elders. Some neighbourhoods are planned, others less so.”
- There was a discussion about the legality of the land in relation to recognition by some Rivers State Governors but not others.
- “The correct protocol is for Article 25 and CMAP to consult the Elders and Chairmen, and that building the Media Centre with community labour and trades would make the Elders and Chairmen happy.”

The group confirmed they are there to help Article 25 and CMAP in whatever way they can.

- The group believe this project is just the start, and that other communities will benefit as more projects are developed. As the Media Centre becomes more successful, more communities will want to participate.
- “The radio station will allow broadcast without interference and become a trusted source of information and news.”
- Computer and media training is important. Other creative training could be offered – for musicians, comedians, models and filmmakers. The centre will be competitive with other facilities by offering better and cheaper training.
- “The Media Centre will showcase people and build careers.”
- “It will have a sustainable plan created by the community, with sponsorship and fundraising events. Radio advertising space will be sold. The centre should include internet access.”
- “Weddings and other events could take place in the multi-purpose space.”
- “We believe the building should be an architectural statement and designed for an international audience, and a “flag” to strengthen other communities.”

“"Our community is deprived, neglected and stigmatized. This has affected our reputation and is preventing international communities from visiting and working with us. The Media Centre will prevent the spread of such propaganda."”

Joseph Iyere, Concerned Citizens
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

Women’s Leaders

- The women attending engage in a number of production or sales based businesses.
- Poor quality of environment is an obstacle in business development. For example poor quality roads prevent access for delivery vehicles; polluted water affects ability to fish.
- “Fishing is important. That is why the community is here by the water. This relationship is still important. Men often have two jobs, one as a fisherman. Maybe 15 out of 20 men fish. 5 out of every 20 women are involved in trading fish.”
- “Water is not good, we know you will bring us better water.”
- Waterside toilets are often preferable to private toilets. The understanding is that the waters’ currents take the waste away.
- None of the women go to the Silverbird cinema although some schools take children.
- “If there was a cinema here the children would use it.”
- “If there was a good restaurant here in the Ama we would use it.”
- “The proposed radio station will be important for news and information.”
- “Better roads, sanitation, schools, cold storage rooms and constant NEPA would make life easier in the neighbourhood.”
- Desire to teach “women’s affairs” – home-keeping, recipes, weaving, catering.

Appendix D
Record of One-to-One Meetings with Key Community Groups

“Better roads, sanitation, schools, cold storage rooms and constant NEPA would make life easier in the neighbourhood.”

Julianna Kienabare, business women

Women’s Leaders

- Mixed views about the role of women in the community. Some felt women don’t have an opportunity to influence community decision making – due to the cultural role of women. Others felt their role was defined by their culture – i.e. a supportive role to men. Others felt that women are free to say what they want in public meetings and even challenge decisions.
- Children would use the Media Centre for cinema (for learning), computer training, kids radio hour and craft exhibitions and storytelling.
- “Kids lack recreational centres. Kids play in the streets, at home or in the water. This can often be dangerous.” There was a view that the waterfronts lack suitably child-friendly areas.
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

Chairmen and Elders
The Elders described the historic development of the waterfronts:

• Until the 1990s the communities in this part of the waterfront were smaller and the surrounding mangroves were more prominent. During this period an Okikan governor, Rufus Ada George, initiated a sand infill and a jetty construction project for the community in the area. At the request of the community, the sand infill site was expanded to create the area now known as Darick Polo.
• “No other government intervention or support has ever been provided by non-Okikan Governors.”
• “The community built the entire neighbourhood, including installing an electricity network.”
• “Ground erosion is occurring as a result of the drainage running through the waterfront from other areas.”
• Demolition along the edges of the entry road occurred last decade and new government housing was built, which remains unoccupied.
• “The Media Centre is pivotal. It will allow waterfront communities to promote their culture and language to non-indigenous and indigenous communities.”
• “It will allow the community to speak to RSG and the world. It will help build a bridge between the community and RSG.”
• “Information is power. The community’s forefathers passed information on by sounding a gong to call people together. As society changes different media will be used as the gong.”

Chairmen and elders at a meeting with Article 25

Appendix D
Record of One-to-One Meetings with Key Community Groups

“Information is power. The community’s forefathers passed information on by sounding a gong to call people together. As society changes different media will be used as the gong.”

Tamuno Thompson, elder of Bidoko Polo

• The Media Centre will be a contact point for information in the community – the new Town Crier, a notice board, and linking the community to government at a national level.
• “The building should be an expression of the people, reflect aquatic traditions, showcase and exhibit culture and act as a cultural archive.”
• “The building shall be a meeting point, a place of education and training and a conference centre.”
• The group recommended CMAP and Article 25 visit the old fishing ports in rural areas around Port Harcourt.
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Appendix D
Record of One-to-One Meetings with Key Community Groups

Youth

• “The Media Centre will provide employment, allow the group to acquire skills, air our grievances and give us a voice.”
• The group was interested in learning media skills.
• “The radio station is about advocacy but also local news.”
• “Many buildings in the community were built with the help of young people under the supervision of a local engineer. Construction is a collective activity in the waterfronts.”
• “Often this is unpaid work. Payment would change the nature of the relationship – this work is done for the community.”
• “The building should introduce new construction techniques to allow new skills to be acquired.”
• A number of the group visit Silverbird cinema but the cost of tickets, travel and food and drink make it a problem.
• All would visit a cinema in the community.
• “The quality of restaurants in the Tonimpirima waterfront is poor, we tend to visit places outside the community at the end of the month around pay day.”

• “It is important for Media Centre to have specialist management. Currently these skills and resources don’t exist – so when the time comes a candidate with the best skills would be selected by the community to deliver an agreed set of services and objectives.”
• “Staff should be drawn from surrounding communities to illustrate that it is a facility shared by all waterfronts.”
• “CMAP and Article 25 should liaise with the community Elders – who will call on the youth to assist when and where it is appropriate.”

“Many buildings in the community were built with the help of young people under the supervision of a local engineer. Construction is a collective activity in the waterfronts.”

Emmanuelle Benjamin, welder
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Appendix D
Record of One-to-One Meetings with Key Community Groups

Builders

• “This is an opportunity for communities to contact people around the world and to create employment.”
• “The Media Centre will help promote riverine cultures and traditions, which are not currently appreciated.”
• “It will give the community a voice in Port Harcourt, currently they are excluded.”
• “This is a bridge to the world.”
• “Young children will use it to learn and communicate.”
• “The digital world is something the community must embrace.”
• “It will give us a voice to counter negative press.”
• “The building will help the community control its own development.”
• “It will give other communities that are oppressed and who have common problems the opportunity to come together to fight oppression and express themselves.”
• “The potential audience have not heard the communities’ opinions, only negative information.”
• “The centre is a stepping stone that will connect us to others.”
• “Selfless effort will build the centre. If you monetise the work it changes things.”

• “The building should be a monument and a statement identifying the strength of the community.”
• “A two-storey building is advisable. Piles would be required for a taller building.”
• “The lighter the building the better. Blockwork is cheaper but light is better. The building must be weather resistant and employ new technologies.”
• “Timber could be used for a lightweight structure. There is a local tradition for timber structures which, when treated well, last for a long time. Timber comes from Bayelsa.”
• “Thatched roofs have been used in the past – skills have not been passed on but may still exist in the community.”
• “There are a number of buildings on stilts and piles, however floating buildings are not known of here.”
• “Foundations are expensive, the salinity of the water and softness of the sand is a problem. Need higher cement content with strong reinforcements.”
• “It is important not to borrow designs from the western world without considering the local climate and humidity. There is not the power to run buildings effectively and often new buildings fail because of this.”
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

All the community groups interviewed were brought together on Thursday 24th February to discuss the Media Centre together, and to prioritise which functions were most desired/required in the building. This began with a structured discussion workshop and ended with a “Ranking Wheel” exercise where participants voted from a list of uses suggested by the community.

Their key points of the discussion workshop were as follows:

Building costs
- “The Chairman and his people will prepare building cost information. This will ensure a fair price.”
- “Nigeria has a bad reputation for fluctuating prices when selling goods. We will ensure we can get a good price for materials.”

Building use
- “The building will act as a cultural centre and reflect us as people.”
- The group listed possible uses within the media centre:
  1. Radio
  2. Cinema and local drama
  3. Community meeting place
  4. Conference room
  5. Cultural information point/showcase
  6. Training/computer training
  7. TV broadcasting - local news/painting/crafts/women’s training
  8. Restaurant - popcorn/fast-food
  9. Skills acquisition - cake baking (male)/catering (women)/sewing/hairdressing/hair making/shoemaking
  10. Storeroom - warehouse/cold store
  11. Computer training for children
  12. Management and skills to run building
  13. Fire prevention room - fire equipment
  14. Swimming pool
  15. Costume room

Building management
- “We have all walks of life in this community, and many different skills. We will investigate who is inclined towards building management and has the skills to undertake such a task. We’ll look around the community (and beyond) and decide who will be best equipped to do the job. We have done it before, we’ll form a management board.”
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

### Article 25 lead a discussion about the proposed site

**Proposed Site**

A discussion about the proposed site began with Article 25 explaining why they considered the proposed site for the Media Centre was a good one. The community were asked if they had any objections to this site being used. There was a consensus view:

- “Everyone likes the site. It is the preferred site.”
- “This space belongs to all of us. It is the community’s space.”
- “Why look at any other site when we have offered this one?”

**Architectural expression**

- “The building should be part tradition and part international.”
- “We are not designers, we need your design advice.”
- The building should be a monument that shows the resolve of people.
- “Normal buildings will not attract attention – we need to build a monument.”

Some alternative opinions about architectural tradition and the expression of culture:

- “Showing our Okrik heritage will not help us. We do not want to appear self-centred. This building is not just for us. We want people from Abuja to understand it. Let’s not go with culture first. Let’s allow for ideas to develop and see what will come. Once it is built and open more ideas will come.”

- “I will not throw away my father’s structure. My way of livelihood should be transferred in everything we do. There is no selfishness in (mixing) traditional and western architecture. It should show us (as a people). It should show my father’s father. A semblance of identity. Traditional elements could be indicated on interior.”
- “There could be some form of cultural expression on the outside walls.”
- “The building should have a more western touch - and therefore more attraction.”
- “We are crazy about western life, buildings and infrastructure, such as motorways.”
- “After the structure, we could add cultural decoration, or cladding”
- “Western buildings are attractive because they are different. They are higher and better quality. They have interesting architectural features.”

**There was a consensus that management training would be required, as well as technical training to run different aspects of the centre.**

- “This is a gift from you to us. When you hand the building over, the management role will be thrown open. The chosen manager(s) will be subject to confirmation from the whole community.”
- “Article 25 are here as advisors - if things go wrong, you can advise us on how to proceed.”

**The most votes were cast for the radio station**

Some alternative opinions about architectural tradition and the expression of culture:

- “Showing our Okrik heritage will not help us. We do not want to appear self-centred. This building is not just for us. We want people from Abuja to understand it. Let’s not go with culture first. Let’s allow for ideas to develop and see what will come. Once it is built and open more ideas will come.”

**Appendix E**

**Media Centre Workshop Record**
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

Appendix F
Record of Community Mapping Workshop

On Friday 25th February, community representatives gathered together to carry out a mapping workshop with Article 25. The team split into four groups, each with representatives of different community groups, and with maps, aerial photographs, a camera and GPS locator, the community took them on a guided tour of Tonipirima Ama.

Each group focussed on different themes:

1. Water and Sanitation; Routes, Movement and Travel; led by Robin Cross.
2. Living and Housing; Buildings and Structures; led by Michael Uwemedimo.
3. Education, Work and Skills; Water life and Culture; led by Jeff Forbes.
4. Play, Socialising and Events; Streetlife, Public Buildings and Public Space; led by Simon Kennedy.

In addition, all groups considered the themes of:

- Energy and Media
- Special Places and Events

Each group pointed out key places relating to these themes, taking pictures and locating each comment on the maps.

The groups then reconvened to show the photographs they had taken and discuss these with the other groups. This discussion led to the key points summarised on page 16 of this report. Particular emphasis was given to what made certain places significantly good or bad, and how issues identified by the community might be addressed.

This mapping workshop also served as a pilot for techniques that might be used during the development of the People’s Plan, and in other waterfront settlements.

The comments and maps were then combined, and the four group maps are shown on pages 34 - 38.
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Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

### Appendix G: Materials Audit

The following pages contain an index of a range of materials observed to be available around the waterfronts area, at Marine Base Timber Yard and Mile 3 Market. Details and notes are included where appropriate. All dimensions are in millimetres.

<table>
<thead>
<tr>
<th>Name</th>
<th>Sections (mm)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OUBUBA RED</strong></td>
<td>150 50 5890</td>
<td>One of the best as not eaten by ants. Used for roof beams, not purlins or rafters.</td>
</tr>
<tr>
<td></td>
<td>150 50 3660</td>
<td></td>
</tr>
<tr>
<td></td>
<td>95 50 5890</td>
<td></td>
</tr>
<tr>
<td></td>
<td>95 50 3660</td>
<td></td>
</tr>
<tr>
<td><strong>INCHANA</strong></td>
<td>150 50 5890</td>
<td>Cheaper than oubura red. You can specify what size section you want.</td>
</tr>
<tr>
<td></td>
<td>150 50 3660</td>
<td></td>
</tr>
<tr>
<td></td>
<td>95 50 5890</td>
<td></td>
</tr>
<tr>
<td></td>
<td>95 50 3660</td>
<td></td>
</tr>
<tr>
<td><strong>IRON WOOD</strong></td>
<td>80 80 5890</td>
<td>Used as column for toilets on river. Lasts longer re. salinity of river. Sometimes used for ring beams.</td>
</tr>
<tr>
<td></td>
<td>80 80 3660</td>
<td></td>
</tr>
<tr>
<td><strong>MAHOGANY</strong></td>
<td>300 25 5890</td>
<td>Used for furniture and cabinets. Sometimes 2 x 12&quot;, can use as building base or as a slab.</td>
</tr>
<tr>
<td></td>
<td>300 25 3660</td>
<td></td>
</tr>
<tr>
<td></td>
<td>300 50 5890</td>
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<tr>
<td></td>
<td>300 50 3660</td>
<td></td>
</tr>
<tr>
<td><strong>WHITE AFARA</strong></td>
<td>300 25 5890</td>
<td>Not as strong as mahogany but cheaper.</td>
</tr>
<tr>
<td></td>
<td>300 25 3660</td>
<td></td>
</tr>
<tr>
<td><strong>BLACK AFARA</strong></td>
<td>300 50 5890</td>
<td>Good for boat carving and special to Okirik culture. Resists salinity of water and changes colour to black.</td>
</tr>
<tr>
<td></td>
<td>300 50 3660</td>
<td></td>
</tr>
<tr>
<td><strong>NYLON</strong></td>
<td>300 25 3660</td>
<td>Used mainly as formwork for concrete instead of plywood.</td>
</tr>
<tr>
<td><strong>CROSS</strong></td>
<td>300 25 3660</td>
<td>Used mainly as formwork for concrete instead of plywood.</td>
</tr>
<tr>
<td><strong>PLYWOOD</strong></td>
<td>32 1220 2440</td>
<td></td>
</tr>
<tr>
<td></td>
<td>64 1220 2440</td>
<td></td>
</tr>
<tr>
<td></td>
<td>127 1220 2440</td>
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<tr>
<td></td>
<td>254 1220 2440</td>
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</table>
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

### Appendix G: Materials Audit

<table>
<thead>
<tr>
<th>Name</th>
<th>Sections (mm)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TRIM</strong></td>
<td>Dimensions unknown</td>
<td>Used as butting for ceiling sheets, and above drains.</td>
</tr>
<tr>
<td><strong>ABURA</strong></td>
<td>Dimensions unknown</td>
<td>Used as battens. More expensive than trim, but not affected as much by temperature.</td>
</tr>
<tr>
<td><strong>SAW DUST</strong></td>
<td>Dimensions unknown</td>
<td>Used in land reclamations and areas prone to flooding. Waste material from timber yards.</td>
</tr>
<tr>
<td><strong>WOOD PRESERVATIVE</strong></td>
<td>Dimensions unknown</td>
<td>Exterior Solignum. Protects wood against termites but does not otherwise increase longevity of timber.</td>
</tr>
<tr>
<td><strong>HEAD PAN</strong></td>
<td>Dimensions unknown</td>
<td>Used for measuring materials, eg. cement, aggregate, water.</td>
</tr>
<tr>
<td><strong>CORRUGATED PLASTIC SHEET</strong></td>
<td>760 1830</td>
<td></td>
</tr>
<tr>
<td><strong>REINFORCEMENT BARS</strong></td>
<td>12mm x 6, 8, 10, 12, 16mm diameter. Cross links from 6mm diameter bars.</td>
<td>Costs range from 700 naira for 10mm bar to 2300 naira for 16mm bars. (Prices correct at time of study.)</td>
</tr>
<tr>
<td><strong>ALUMINIUM TIES</strong></td>
<td>Dimensions unknown.</td>
<td>Used as improvised roof clips. Aluminium, so ties don’t rust. Sold in bundles of 8.</td>
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</tbody>
</table>
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### Appendix G: Materials Audit

<table>
<thead>
<tr>
<th>Name</th>
<th>ROOFING ALUMINIUM</th>
<th>Dimensions unknown</th>
<th>Used for ridges eaves.</th>
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<table>
<thead>
<tr>
<th>Name</th>
<th>CONCRETE</th>
<th>Dimensions unknown</th>
<th>Sea shells are used as aggregate.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>CONCRETE BLOCKS</th>
<th>Dimensions unknown</th>
<th>Made locally in the waterfronts.</th>
</tr>
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<table>
<thead>
<tr>
<th>Name</th>
<th>STEEL CAGING</th>
<th>Dimensions unknown</th>
<th>Could be used to make gabion cages.</th>
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<th>Name</th>
<th>STEEL SECTIONS</th>
<th>Dimensions unknown</th>
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<tr>
<th>Name</th>
<th>STEEL SECTIONS</th>
<th>Dimensions unknown</th>
<th>Notes</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>PVC PIPES</th>
<th>Various</th>
<th>Notes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>BAMBOO</th>
<th>Sections (mm)</th>
<th>Notes</th>
</tr>
</thead>
</table>
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Appendix H
Construction Cost Record
The following pages contain a sample bill of quantities completed by Marcus George Irimaka's construction company. The prices are understood to be correct at the time of issue, but will be subject to inflation.

Sample Bill of Quantities to be Completed by Contractor

Company Name: GERMAX ENGINEERING SOLUTIONS LIMITED

Address: LIMNENG PLAZA BY ABYIEMAJA ROAD OPE TRAM RRDS ANAGA PORT - HARCOURT RIVERS STATE

Telephone: 08033324724, 08038125774 (MARCUS)

Email: jg@ilong.com

Website: 

Completed by: ENGINEER MARCUS GEORGE

Date: 24 - 12 - 2011

Explanatory notes regarding costing methods
ALL ITEMS ARE CONSIDERED IN UNIT PRICE OF LABOUR AND MATERIALS.
BLANK LARGER SPACES ARE CONSIDERED AS LUMP SUM.

Please complete and return to Article 25 or SDN by Friday 25th February
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.
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| Article 25 | Development → Disaster Relief |
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.
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<th>Description</th>
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Appendix I

Proposed Community Town Hall

In 2002 the Tonipirima community leaders commissioned a Port Harcourt architect to prepare designs for a proposed community town hall building. The proposed site is the same as the site now being considered for the Media Centre. The current building on this site did not follow these designs. The following is a copy of the document passed to Article 25, containing architects drawings of the design. The community did not state that they wished this design to be pursued.
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.
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Appendix J: Draft Settlement Text for Waterfronts Legal Case

With reference to suit no.: FHC/PH/CS/13609/2009

Confirming that the right to development is an inalienable human right; and that the human person is the central subject of development and should be the active participant and principle beneficiary of the right to development;

Reaffirming the desire of all residents of the waterfronts, [the council of chiefs and all people] to be partners in the city's development on the basis of their active, free and meaningful participation in development;

Recognizing the right of waterfront communities to pursue the positive, creative and progressive development of their environments as an integrative part of the city's development;

Confirming that the right to adequate housing is a fundamental human right to be enjoyed by all persons without discrimination of any kind on the basis of race, colour, sex, language, religion or belief, political or other opinion, national, ethnic or social origin, legal or social status, age, disability, property, birth or other status;

Recognizing that appropriate development processes will be of great benefit to the entire city, bringing opportunities for all, but also recognising that redevelopment on a large scale is bound to cause a degree of disruption;

Mindful of the risk of massive social dislocation caused by a demolition programme that does not make adequate provision for all those impacted by it; and its profound and negative impact on the social and economic fabric of the city and its potentially destabilizing impact on the region;

Recognizing the intense international interest and concern that Port Harcourt's development has attracted and the willingness of multilateral agencies, international organizations and world-leading practitioners to engage with government and communities in the preparation of innovative and sustainable development models and to support their implementation should the development process be carried out with adequate regard for due process;

Recognizing that all groups and persons potentially affected by development, all affected people, including women, vulnerable groups and children as well as others working on behalf of the affected, have the right to relevant information, full consultation and participation throughout the entire process, and to propose alternatives that authorities should duly consider;
Article 25 of the Universal Declaration of Human Rights states that adequate, dignified shelter and housing are a fundamental human right.

Appendix J: Draft Settlement Text for Waterfronts Legal Case

Therefore:

The council of chiefs propose, in settlement of the above referenced suit, that the Rivers State Government (RSG) undertakes to:

1. The RSG undertakes to implement Port Harcourt’s development in accordance with the law and in conformity with the provisions of international human rights treaties to which Nigeria is a state party, and for the benefit of all its citizens;

2. The RSG adopts as the guiding principles of development and planning interventions pertaining to the waterfront areas of the city, the UN Guidelines on Development Based Evictions.

3. The protections provided by these procedural requirements apply to all vulnerable persons and affected groups, irrespective of whether they hold title to home and property under domestic law.

4. The RSG declare a moratorium on all demolitions and evictions within the waterfronts for a minimum of 20 months, during which time
   a) A comprehensive development policy consistent with the UN guidelines and internationally recognized human rights principles is adopted;
   b) A broad and inclusive consultative planning processes in the formulation of feasible models and plans for citywide development is undertaken in accordance with UN guidelines and domestic law. The planning process is carried out with full participation by and with affected persons, groups and communities, ensuring the meaningful participation of all affected people, including women, vulnerable groups and children.
   c) On the development of a plan that has been endorsed by [the council of chiefs] and agreed by all stakeholders, the RSG, having engaged with the inclusive planning process, shall adopt the development routes, models and priorities as described in the plan.
   d) The RSG will take immediate measures aimed at conferring legal security of tenure upon those persons and households currently lacking such protection, in genuine consultation with affected persons and groups;
   e) The RSG guarantee ‘no objection’ status to the proposed inclusive planning process (including but not limited to the proposed Catalytic Fund plan currently being considered by Cities Alliance);
   f) All relevant ministries and agencies of RSG maintain a ‘duty to engage’ with the inclusive process so as to guarantee the comprehensiveness of its vision and its relevance and value to all the city’s stakeholders.

5) The entire process shall be carried out with full participation by and with affected persons, groups and communities, and ensures that the human rights of all affected people are equally protected, including their right to property ownership and access to resources;

6) After 20 months and on implementation of the participative plan, waterfront residents while not being averse to partial eviction, demolition and relocation where it occurs only in exceptional circumstances, as a matter of last resort, with full justification, and only when it is (a) authorized by law; (b) carried out in accordance with domestic law and international human rights law; (c) undertaken for the purpose of promoting the general welfare; (d) reasonable and proportional; (e) regulated so as to ensure full and fair compensation and rehabilitation; (f) carried out in accordance with the UN Guidelines on Development Based Evictions. Any identified relocation sites must fulfil the criteria for adequate housing according to international human rights law.

7) In the event that agreement cannot be reached on a proposed alternative among concerned parties, an independent body having constitutional authority, such as a court of law, tribunal or ombudsperson should mediate, arbitrate or adjudicate as appropriate. (or – the court case is reinstated)
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