

**Developing Urban Design and Architectural Design Guidelines for Secondary and Intermediate Cities in Ghana: Drawing on Lessons from the Government of Ghana and Social Security and National Insurance Trust Affordable Housing in Borteyman- Nungua, Accra**

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**Modula Grup**

**Abstract**

The Government of Ghana as part of strategies to combat poverty and reduce the huge housing deficit, embarked on an ambitious affordable housing scheme in 2005. The objective of this scheme was to provide affordable housing for the middle and lower income earning class.

This scheme was expected to be implemented in all ten regional capitals and some district capitals of Ghana, but works have only commenced in five regions namely: Accra-Tema (GAR), Koforidua (Eastern), Kumasi (Ashanti), Wa (Upper West) and Tamale (Northern). The conglomeration of the Affordable Housing Developments makes it the largest basic housing development in Ghana in recent years.

In March 2014, Government handed over the affordable housing project at Borteyman to the Social Security and National Insurance Trust for completion. Upon completion, the Borteyman Housing Project is expected to have 1,452 housing units made up of two and one bedroom units supported by other non-residential facilities which are at various levels of completion; School, Shopping Mall, Police Station, Water Reservoir and Pump Station, and Central Sewage System.

The Government of Ghana Affordable Housing Project at Borteyman as-built, covers an approximate area of Ninety (90) Acres of land. The Borteyman Estate alone is projected to be home to not less than seven thousand (7000) inhabitants when fully occupied. This makes the development a town or city in its own way.

The land-use proposal which informed the development of the Government of Ghana Affordable Housing Project at Borteyman-Nungua was intended to guide development in a manner that satisfies the general planning regulations of Ghana as well as promote sound living within Borteyman and its immediate environs. It was also to ensure an orderly merger of peri-urban growth and provision of adequate physical and sustainable social infrastructure.

This paper explores the lessons learnt from the planning and development of Borteyman Housing Estate to inform the development of basic housing for Ghana's emerging Secondary and Intermediate Cities especially in the age of Ghana Beyond Aid.