Curriculum vitae for Geoffrey Payne

1. **Family name: PAYNE First name: Geoffrey Middle name: Kenneth**
2. **Date of birth: 22/01/1942**
3. **Place of birth: Weston-Super-Mare, Somerset, UK**
4. **Nationality: British**
5. **Education:**

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| Institution [ Date from - Date to ] | Degree(s) or Diploma(s) obtained: |
| University of London, 1972-1973 | MSc Architecture and Built Environment  |
| Nottingham University, 1963-1968 | Diploma in Architecture and Civic Design |

1. **Language skills:** Indicate competence on a scale of 1 to 5 (1 - excellent; 5 - basic)

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| --- | --- | --- | --- |
| Language | Reading | Speaking | Writing |
| English | 1 | 1 | 1 |
|  |  |  |  |

1. **Membership** **of professional bodies:** Member of the Royal Institute of British Architects 1976-99; Fellow of the Royal Asiatic Society since 1972; Fellow of the Royal Society of Arts, since 2000; Member of the Royal Town Planning Institute, since 2002. Member of the RTPI International Committee and Adviser to the President of the UK Built Environment Advisory Group.
2. **Other skills:** Competition glider pilot and instructor.
3. **Present position: Director, Geoffrey Payne and Associates**
4. **Years within the firm: 25**
5. **Key qualifications:** Dip.Arch. MSc MRTPI, FRSA
6. **Focus of professional activities:**
* Five decades of international experience in urban development, housing policy, land management, land tenure/property rights and project design issues in rapidly urbanising countries. Work has included urban housing sector reviews, assessments of regulatory frameworks for urban planning, preparation of policy options and project design in many countries. A central theme of my work involves building local capacity to stimulate local social and economic development and reduce urban poverty.
* In addition to post-graduate education, consultancy, training and research projects have been undertaken for the Cities Alliance, European Union, UK Department for International Development, UN-Habitat, UNDP, Inter-American Development Bank, World Bank, SIDA, Government of Norway and other agencies.
* Recent and current assignments focus on land management, urban resilience, reviews of land tenure and property rights, regulatory frameworks for affordable shelter; public-private partnerships in land for housing; innovative approaches to the provision of secure tenure for the urban poor; and the political economy of land administration. I have published widely on all these issues and contributed to numerous conferences and professional training programmes throughout the world. I am on the editorial board of the International Journal of Urban Sustainable Development.
1. **Summary of academic experience:**

**External PhD examiner** at the universities of: Oxford, Oxford Brookes, Leuven (Belgium), Lund (Sweden), Queensland (Australia).

**External course examiner** for the Master Degree course on International Planning and Sustainable Development at Westminster University, UK, April 2020.

**Appointed a judge** of the annual RTPI Sir Peter Hall Research Awards, May 2020 and the Student Awards, 2021.

**Visiting lecturer** at the universities of:

* Westminster University (annually since 2013, ongoing)
* Institute of Housing Studies, Erasmus University, Rotterdam (annually since 2009-ongoing, including MSc degree supervision)
* Technical University Darmstadt, Germany (annually since 2010-ongoing)
* Technical University Munich (annually 2001-2018)
* Housing Studies Centre, Lund University, Sweden and the PROMESHA programme in Cochabamba, Bolivia (annually 1994-2005)
* Oxford Brookes University (occasional)
* Development Planning Unit, University College London (occasional).

**Full-time academic posts:**

Senior Lecturer, Development Planning Unit, University College London (1990-95):

Established and directed the Master Degree course, Building and Urban Design in Development (BUDD).

Senior Lecturer, Oxford Polytechnic (later Oxford Brookes University) (1981-90):

Based in the Joint Centre for Urban design and Schools of Architecture & Planning.

Established and Directed the Centre for Development and Environmental Planning (CENDEP)

Lecturer and Unit Master, Architectural Association School of Architecture (1972-76):

Established and directed the Third Word Studies Unit in the Diploma and Graduate Schools.

**Summary of research experience:**

Directed the following research projects:

The Role of Land in Achieving Adequate and Affordable Housing commissioned by UN-Habitat to review the literature. Published in September, 2021.

Social and economic impact assessment of urban and peri-urban land titling programmes in Senegal and South Africa, funded by SIDA, Ministry of Foreign Affairs, Norway and the Global Land Tools Network (2007).

Social and economic impacts of land titling programmes in urban and peri-urban areas: A review of the literature, funded by the Ministry of Foreign Affairs, Norway (2006-07).

Secure tenure for the urban poor in Phnom Penh, Cambodia’ funded jointly by Cities Alliance, UN-Habitat and GTZ (2002-04).

Regulatory guidelines for affordable shelter, funded by the UK Department for International Development (2000-2004).

Innovative approaches to secure tenure for the urban poor funded by the UK Department for International Development and the Lincoln Institute for Land Policy Studies, Cambridge, USA (2000-01).

Public-Private Partnerships in land for Housing, funded by the UK Department for International Development (1996-99)

Informal housing and land subdivisions in Third World cities, funded by the UK Overseas Development Administration (1988-89).

Ankara: Housing and Planning in an Expanding City, funded by the Social Science Research Council (three volumes) (1975-77).

Squatter Housing and Urban Growth in India, funded by the UK Social Science research Council (1972-73).

Co-founder of the Network-Association of European Researchers on Urbanisation in the South (N-AERUS), 1989.

14. **List of publications:**

Please see separate list, available at: www.gpa.org.uk.

1. **Summary of research and consultancy experience:**

Too numerous to summarise. Please see full list below.

1. **Professional** **experience**

| Date from - Date to | Location | Client | Position | Description |
| --- | --- | --- | --- | --- |
| 2021-22 | Lahore, Pakistan | Dar Al -Handasah consultants for Government of Pakistan | Expert adviser | Providing advice and support for the preparation of the Lahore Master Plan for Lahore Division 2050. |
| 2019-2021 | UK and Kenya | UN-Habitat | Consultant | Commissioned to prepare a report on land-based finance for affordable housing. Later expanded to ‘The Role of Land in Adequate Housing’. Publication launched Sep 2021. |
| 2020 | UK | Department of Land Economy, Cambridge University, UK | Consultant | Commissioned to prepare an Expert Paper on the theme: Natural and Built Environment in ASEAN countries, for the ASEAN Development Outlook (ADO). |
| 2018 | Vietnam and Thailand | Royal Institute of British Architects Enterprises | Adviser | Appointed to assess proposed UK interventions on addressing climate change and urban transportation in Ho Chi Minh City, Vietnam and Bangkok Thailand as part of the UK Future Cities programme, strategic development phase. The assignment involves preparing for, and undertaking missions to each city and contributing to workshops for selected officials in the UK. |
| 2018 | India | World Bank | Consultant | Invited to assess the proposed land pooling policy instrument being undertaken to develop land for the new capital city for Andra Pradesh and to prepare a report. |
| 2017-8 | Mongolia | DAI Consultants for Millennium Challenge Corporation | Urban planning and land management adviser | Invited by Dai Consultants (Europe) to contribute as the urban planning and land policy expert on the ‘Urban Land and Service Area Growth Planning Due Diligence Services in Mongolia’ project. The project focuses on the capital city Ulaanbaatar. It started in October and is scheduled to last for at least three years. Two missions were undertaken in 2017. |
| 2017-18 | Ethiopia | World Bank | Consultant | Invited by ICF International Consultants to undertake the urban land lead on a study of urban land supply and affordable housing. The project focuses on case studies in three cities, Addis Ababa, Adama and Mekelle. |
| 2016-7 | Vietnam | World Bank | Consultant | Commissioned to be the international land use and master planning expert on a study of urban risk and resilience in seven interconnected secondary Mekong Delta Region cities. |
| 2016 | Cuba | UN-Habitat | Keynote speaker | Invited to present a paper on ‘Managing the change from supply to demand driven land and housing provision’ at the MACDES congress in Havana, November. |
| 2016 | Quito, Ecuador | UN-Habitat and N-AERUS | Moderator, speaker | Invited by UN-Habitat to moderate the Special Session on Housing at the Habitat III conference in Quito and also invited by the Network-Association of European Researchers on Urbanisation in the South (N-AERUS) to present a paper on ‘Options for intervention: Increasing tenure security for community development and urban transformation’. |
| 2016 | Indonesia | World Bank | Consultant | Commissioned to assess the land tenure implications of a house improvement programme for possible Bank funding. |
| 2015 | Vanuatu | World Bank | Consultant | Commissioned to prepare a draft National Housing Policy for Vanuatu following a World Bank mission in June, 2015 to assess housing needs and policy options following the Tropical Cyclone Pam in March. The draft policy will be submitted to the Government of Vanuatu in July as a basis for extensive consultations between central and provincial government, customary landowners, real estate developers and house builders and representatives of civil society organisations and local residents. A further mission is envisaged for later in 2015. |
| 2015 | Vietnam | World Bank | Consultant | Commissioned to contribute as urban land specialist on the World Bank funded mission on ‘Affordable Housing in Vietnam: A Way Forward’ The assignment involved identifying policy options for increasing the supply of affordable and secure land for the urban areas of Vietnam, especially those on low incomes. |
| 2015 | UK | DAI/DFID | Consultant | Commissioned by DAI Management Consultants to prepare a Rapid Evidence Assessment (REA) report on ‘Legitimate land tenure rights: Fostering compliance and development impacts’ for the UK Department for International Development (DFID). The report was commissioned by DFID as part of the broad topic *‘land tenure security and responsible business across the world’*. |
| 2015 | Uganda | UNDP | Consultant | Commissioned to facilitate a retreat for senior government officials to address issues of housing standards and delivery processes. Prepared a paper on international case studies and reviewed the draft National Housing Policy and draft housing standards as well as leading discussions. |
| 2014-5 | Indonesia | World Bank | Lead land consultant | Advising on urban land policy to facilitate the provision of affordable housing in Indonesia as preparation for the development of a national housing policy. Responsibilities include reviewing the institutional setting, laws and regulations on land administration and management and urban land policy and identifying policies and programmes from international experience that may be applicable locally. |
| 2014-5 | Vanuatu | World Bank | Land consultant | Advising on options to address housing and settlement policy in Vanuatu. Responsibilities include reviewing the institutional setting, laws and regulations on land administration and management and urban land policy and identifying policies and programmes from international experience that may be applicable locally. |
| 2014 | Havana, Cuba | Instituto Superior Politecnico Jose Antonio Echeveria  | Keynote speaker | Invited to present a keynote paper at the international MACDES conference on the subject of ‘Building on what works: Providing adequate and affordable housing for the urban poor’ to be presented in November. |
| 2014 | Munich, Germany | Global Land Tool Network, UN-Habitat | Presenter at workshop | Commissioned to present a paper on land use planning and its potential impact in improving tenure security for the urban poor internationally. Also chaired a working session as part of discussions to prepare a manual for policy makers and practitioners. |
| 2013-14 | UK-USA | USAID | Consultant | Commissioned by Cloudburst Consultants, Washington DC, on behalf of USAID to prepare an Issue Brief on ‘Land Tenure in Urban Environments’. The review has been published and was presented at a seminar on ‘Making Cities Work’ at USAID in Washington DC in April, 2014.  |
| 2014 | Medellin, Colombia | Building and Social Housing Foundation | Trustee | Invited to represent BSHF at the World Urban Forum WUF7 in Medellin and announce the winners of the World Habitat Awards during the closing ceremony. Also contributed c losing comments at a BSHF Networking session on ‘Scaling up innovative approaches to housing’. |
| 2014 | Shanghai, China | World Bank | Consultant | Member of the World Bank mission on ‘affordable housing in Changning, Shanghai, during which I presented the findings of the Bank team on the study undertaken during 2012-4. |
| 2013-14 | UlaanbaatarMongolia | World Bank | Consultant | Invited by the Bank to contribute as Urban Development and Land Use Expert to the Ulaanbaatar Land Administration and Land Markets Study in Ulaanbaatar. |
| 2013 | Germany | University of Koln. | Participant | Invited to attend and contribute to the final colloquium of the priority program “Megacities”, held on April 14.-16., 2013 in Bonn. The colloquium was the culmination of a ten year research programme linking academic institutions in Bangladesh, China and Germany. |
| 2013 | UK | UK Government | Participant | Invited by the UK Government Chief Scientific Officer, Sir John Beddington, to participate in a workshop on ‘The Future of Cities’ in February as the first stage of a new ‘Foresight’ project by the UK Government Office of Science. The project is expected to last for 18 months and explore issues to be addressed over the next three decades.  |
| 2013 | Bangladesh/UK | HTSPE  | Reviewer | Commissioned to review Scoping Report on draft DFID urban programme in Bangladesh.  |
| 2012-3 | India | World Bank | International adviser | Member of Bank mission to prepare Umbrella Non-Lending Technical Assistance (NLTA) Proposal on land management and governance in India to identify options for future funding. |
| 2012-3 | India | World Bank | International adviser | Appointed land tenure expert on the Informal Settlements Improvement Project. Responsibilities include advising on the design of the proposed project.  |
| 2012-3 | UK and India | DFID India | Consultant | Commissioned to prepare a report for DFID and the Government of India on ‘Institutional, Regulatory and Legislative Framework for Urban Planning: Lessons from International Experience’ for a conference on inclusive planning. |
| 2012-13 | China | World Bank | International adviser | Affordable Housing Technical Assistance – Changning District, Shanghai, China. The project involves surveys of housing needs and the preparation of options for achieving supply targets drawing on international experience. |
| 2012 | UK and Geneva | United Nations  | Consultant | Commissioned by the UN Special Rapporteur on the Right to Adequate Housing to prepare a report on ‘Security of Tenure: Types, Policies, Practices and Challenges’. The report was prepared with GPA Associate Alain Durand-Lasserve and will be published as an official United Nations report in February 2013. |
| 2012 | East Asia and Pacific | World Bank | Consultant | Preparation of a desk review of the literature on innovative approaches to the provision of affordable and adequate housing in the urban and peri-urban areas of twenty two countries in East Asia and the Pacific. |
| 2011-12 | Solomon Islands | World Bank | International Adviser | Appointed to contribute to the joint World Bank/UN-HABITAT mission on Urban Public Land Governance, focusing on the capital, Honiara. |
| 2011-12 | Albania | Mott McDonald for Cities Alliance | Consultant | Contributing to the preparation of a City Development Strategy for the capital, Tirana. |
| 2011 | Ethiopia | GIZ | Consultant and team leader | Commissioned to undertake an review of a draft land policy paper prepared by a Task Team appointed by H.E. the Minister of Urban Development and Construction and related documents and to offer recommendations based on international good practice. |
| 2011 | Geneva | IFRC | Facilitator | Invited by IFRC, Geneva, to facilitate an Expert Group meeting on the regulatory barriers to meeting post-disaster shelter needs. |
| 2011 | Albania | Mott McDonald for Cities Alliance | Consultant | Contributing to the preparation of a City Development Strategy for the capital, Tirana. |
| 2011 | UK | Commonwealth Secretariat | Consultant | Commissioned to prepare a report for Commonwealth Environment Ministers on land tenure issues and options in urban areas, to be presented for discussion in Nairobi, April, 2011. |
| 2010-11 | Rwanda | DFID | Reviewer | Working with Alain Durand-Lasserve on a sub-contract with Practical Action to review Phase 2 of the DFID funded Land Tenure Regularisation Programme currently being implemented throughout the country.  |
| 2010-11 | Cambodia | World Bank | Technical Expert | Appointed technical expert on a World Bank Inspection Panel assessment into the design and implementation of the multi-donor Land Management and Administration Programme. The report was presented at a meeting of the Board of Directors of the World Bank in March, 2011. |
| 2010 | UK | Not applicable | Facilitator | On behalf of the Development from Disasters Network, drafted and facilitated a joint submission by the presidents of the UK Institution of Engineers (ICE), Royal Institute of British Architects (RIBA), Royal Institution of Chartered Surveyors (RICS) and the Royal Town Planning Institute (RTPI) to the review being chaired by Lord Ashdown of DFID’s Humanitarian Emergency Response Review. |
| 2010 | India | WSP for DFID India | Consultant | Invited by WSP Group to prepare a policy paper on urban planning and housing for DFID India following a request from the Government of India. |
| 2010 | UK | World Bank Institute | Consultant | Commissioned to prepare a Learning Note on land markets and regulation to be circulated to policy makers and administrators in countries where the Bank is operating. |
| 2010 | India | World Bank Institute | Presenter | Invited by the World Bank Institute to contribute to a housing and urban development policy workshop hosted by the Government of India. |
| 2010 | USA | World Bank | Presenter | Invited to make a presentation at the annual land policy workshop in Washington DC.  |
| 2009-2010 | India | WSP Group/DFID | Land policy and housing adviser | Contributed to the implementation phase of the DFID funded technical assistance programme for municipal strengthening of urban land and housing policy in Bihar. |
| 2009-2010 | Uganda | UN-HABITAT | International consultant | Commissioned by UN-HABITAT to prepare a national Shelter Profile in collaboration with leading academics from Makerere University, Kampala. Following an initial workshop, fieldwork was undertaken by GPA and local consultants and a validation workshop was held in July, 2010. The final report is to be published by UN-HABITAT in 2010. |
| 2009-2010 | Iraq | DFID | Land and housing adviser | Commissioned by AECOM (USA) to advice on housing and land policy and contribute to a regional conference addressing housing policy in the Middle East and North Africa (MENA) region, held in Amman in February 2010. |
| 2009 | UK | UK House of Commons  | Witness | Called as an expert witness to a session of the inquiry into Cities in Development held during 2009. The report was published in October 2009. |
| 2009 | Georgia | Swiss Development Cooperation | Land and housing adviser | Contributed three presentations to a national workshop at Signhaghi on social housing policy in Georgia organised by Peter Schubeler for the Ministry for Refugees and Accommodation. |
| 2008-9 | UK | UNDP | Consultant | Commissioned to prepare papers on governance and regularization of informal settlements for use by UNDP staff and other professionals. |
| 2008-9 | UK | Global Land Tool Network, UN-Habitat | Consultant | GPA commissioned with Julian Quan to prepare a methodological framework for assessing land tenure systems and the extent to which they meet specified criteria, such as increased security, access to formal credit, increased investment in housing and increased municipal revenues. Report published as UN-Habitat report ‘Secure Land Rights for All’ |
| 2008-9 | UK | World Bank Institute | Consultant | Commissioned to prepare a paper on ‘land markets and regulation’ as part of a collaboration between leading international development agencies and the governments of India, Brazil and South Africa. |
| 2008 | UK | DFID | Consultant | Commissioned to undertake a review of urban governance and land markets in Bihar, India, as part of the design stage of a six year capacity building programme being undertaken by WSP.  |
| 2008 | Norway | Government of Norway | Consultant  | Invited to present a paper on the social and economic impacts of land titling programmes at a seminar in Oslo and the final session of the Commission for the Legal Empowerment of the Poor in Bergen. |
| 2008 | UK | UN-Habitat | Consultant | Commissioned by UN-Habitat to co-author ‘Secure Land Rights for All’, an update of the ‘Urban Land For All’ document originally drafted for the UN and published as its policy paper in 2004. The new document focuses on improving tenure security for existing urban and rural residents and improving access to land for future populations. |
| 2007 | India, Indonesia, Pakistan and Vietnam | World Bank | Consultant | Commissioned by PADECO of Japan to review the literature on innovative land policy instruments, partnership approaches used worldwide, review necessary conditions for improving land access and develop a political economy framework on these issues for the World Bank. |
| 2007 | Rwanda | HTSPE for DFID | Consultants | Commissioned to contribute to a national Urban Land Reform project. Geoffrey Payne and GPA Associate Alain Durand-Lasserve and GP undertook the assignment between June-September 2007. |
| 2007 | Senegal and South Africa | SIDA, Ministry of Foreign Affairs, Norway and the Global Land Tools Network | Project manager | GPA was awarded funds to undertake a social and economic impact assessment of urban and peri-urban land titling programmes in Senegal and South Africa. The project started in June 2007 and is scheduled for completion in early 2008. Leading researchers in each country have been commissioned to undertake fieldwork and analysis. |
| 2007 | UK | DFID | Adviser | Preparing a Training Briefing Paper on urban land management for DFID staff in regional offices.  |
| 2007 | Bangladesh | UN-Habitat | International consultant | Surveying urban land tenure problems in three cities (Chittagong, Kushtia and Naraynganj) to identify options for improving urban land management and tenure security for the urban poor. |
| 2006-7 | UK | Government of Norway | Co-ordinator | Co-ordinating and managing a desk review with colleagues of international land titling programmes. |
| 2006-7 | UK | World Bank | Consultant | Commissioned to prepare material for a CD-Rom on options for reducing the need for slums and squatter settlements in the urban areas of developing countries for the World Bank Institute.The CD-Rom was launched in Washington DC on 21 February 2008. |
| 2005-2006 | Macedonia | EU | Senior Expert  | Provided training to public sector professionals in Macedonia to improve public sector management of land and housing markets (January to April). The knowledge transfer programme was delivered to representatives from all 85 municipalities in the country. |
| 2005-2006 | UK | Self-financing | Core Group member | Development from Disasters Network (formerly Tsunami Recovery Network). Helped to establish the multi-disciplinary network to lobby for key principles considered essential for pro-poor recovery and rehabilitation. The network also tracks progress and provides governments and funding agencies with a means of recruiting any international inputs needed to complement local capability.  |
| 2005 | Peru | International Finance Corporation, the World Bank | International Adviser | Commissioned by the International Finance Corporation of the World Bank to undertake a review of the regulatory framework relating to urban planning and construction in Lima, Peru. The assignment seeks to identify and remove constraints to inward investment in the Lima economy. It will be undertaken in two stages from 10 April-17 May and 05-30 June.  |
| 2005 | South Africa | DFID | International Adviser | At the suggestion of DFID, contributed texts and references for further information on urban issues to a series of guidance notes being prepared by the Programme of Advisory and Support Services (PASS), of HTSPE Ltd. |
| 2004 | UK | ID21 | Reviewer | Commissioned to review the draft 2005 World Bank Development report chapter on Security and Stability. |
| 2004 | Ethiopia | UN-Habitat | International Adviser/Trainer | Organising and Directing a training workshop for local professionals in central and local government agencies on options for improving existing informal settlements and planning appropriate and affordable new housing projects. The workshop was funded by the United Nations Urban Management Programme. |
| 2003 -2005 | UK | DFID | Founder Member | Founder member of the ‘Framework Arrangement for Architectural, Physical Planning and Urban Development Advice’ for the Infrastructure and Urban Development Department (IUDD), DFID, coordinated by the Development Planning Unit (DPU), University College London. |
| 2003 – 2004 | South Africa | DFID | International adviser | Towards developing a Programme of Support on Land Issues in South Africa. Advising the UK Department for International Development – South Africa on options for supporting government policy on urban land management in ways which benefit the urban poor.  |
| 2003  | Cambodia | UN-Habitat | International Adviser | Produced a land tenure concept paper for the National Campaign for Secure Tenure of Cambodia, for UN-Habitat. |
| 2003  | UK | ID21 | Editor | Guest editor of research bulletin ‘Insights’ special issue on land tenure and property rights. 12,000 copies distributed to policy makers, administrators and professional groups internationally. |
| 2003 | UK | UK Cabinet Office/DFID | Consultant | UK government - Commissioned by DFID to prepare a report for the Cabinet Office assessing the work and proposals of Hernando de Soto on land tenure and property rights’. |
| 2003 | USA | World Bank | Consultant | World Bank Urban Research Symposium. Invited to present a paper ‘Getting ahead of the game: A twin-track approach to urban development’ to be presented in Washington DC in December.  |
| 2002-6 | Munich, Germany | Technical University | Visiting Lecturer | Technical University, Munich. Guest lecturer on housing and land tenure issues. |
| 2002-2004 | Cambodia | UN-Habitat, Cities Alliance and GTZ | International Adviser and Team Leader | Improving Tenure Security for the Urban Poor. Director of ‘Secure tenure for the urban poor’ project funded jointly by Cities Alliance, UN-Habitat and GTZ to develop innovative approaches to providing secure tenure for the urban poor in Phnom Penh as part of the capital’s social and economic development strategy. |
| 2002 - 2003 | UK | DFID | Project Director | Progress in the Provision of Secure Tenure for the Urban Poor. Commissioned by the UK Department for International Development as an extension to the project ‘Innovative approaches to secure tenure for the urban poor’ (below). The project provided evidence of the strengths and limitations of ‘intermediate’ non-statutory tenure systems in providing secure shelter and their potential contribution to the formulation and implementation of pro-poor urban land tenure policies. It also contributed policy options to the UN-Habitat campaign for Secure Tenure and the Cities Alliance activities. |
| 2002 | Nairobi | UN-Habitat |  | Presented a paper and acted as facilitator for a session at the Global Urban Forum as part of the official UK delegation. Launched book on innovative approaches to land tenure and property rights at World Bank, Washington DC |
| 2001-03 | Lund, Sweden | Lund University | Visiting Lecturer | Guest lecturer at international course on housing and urban development at the Housing Development and Management Centre, Lund University, Lund, Sweden |
| 2002 | Cities Alliance | Washington DC | Presenter | Invited by Cities Alliance to present a paper at a special seminar on land tenure and property rights chaired by the Managing Director of the World Bank and the Executive Director of UN-Habitat. Launched book at the Seminar. |
| 2002 | Philippines | World Bank | Consultant | Respondent to paper at the World Bank Asia regional Seminar on Land Policy, Manila, Philippines |
| 2001 – 2003 | Maldives | World Bank | Team Leader | Land management, housing and urban development. Led international team and adviser on housing and urban development for World Bank funded project to provide capacity building for the Maldives Housing and Urban Development Board.  |
| 2001 | Lebanon/Kenya/UK | UN | Consultant | Presenting keynote paper at international conference on the regeneration of South LebanonKenya - Presented paper and participated in plenary Panel Presentation as a member of UK delegation at UN Commission on Human Settlements UK - Participant in the Consultation on ‘Information and Communication technologies for a sustainable future’ organised by the Building and Social Housing Foundation at St George’s House, Windsor Castle. |
| 2000 – 2004 | India/Lesotho/South Africa/Tanzania/Turkey | DFID | Project Director | Regulatory Guidelines for Affordable Shelter. Directed research project commissioned by UK Department for International Development to review existing barriers to legal shelter by the urban poor and propose options for removing them.  |
| 2000 - 2001 | Cuba | British Government | Consultant | Participatory urban development project. Preparing detailed proposals for a socially and economically sustainable urban development and housing project in Matanzas in collaboration with the municipality and the Instituto Superior Politecnico Jose Antonio Echeverria, Havana |
| 2000 - 2001 | Benin, Bolivia, Botswana, Brazil, Colombia, Egypt, India, Kenya, Peru, Russia, Senegal, South Africa, Thailand, Turkey | DFID |  | Innovative approaches to secure tenure for the urban poor. Commissioned by the UK Department for International Development to review innovative approaches for increasing security of tenure for the urban poor. The project reviewed examples and prepared recommendations (including a film transmitted on BBC World Television in June 2001 and a media pack) submitted to the UNCHS Campaign for Tenure Security and the Istanbul+5 conference in 2001. A book (‘Land, Rights and Innovation: Improving tenure security for the urban poor’ Intermediate Technology Publications, 2002) |
| 2000 |  |  |  | DFID Strategy Paper ‘Meeting the challenge of urban poverty’. Contributed to the preparation of this paper which forms the basis for UK priorities for reducing global poverty. |
| 2000 | Kenya/Belgium | World Bank  | Consultant | World Bank Urban Forum - Presented paper on urban land tenure policy issues and optionsKenya - Presented paper on tenure at UN Istanbul+5 PrepCom conferenceBelgium - Member of the Commission evaluating research and training courses at the Katholieke Universiteit Leuven |
| 1999 | UK | EU | UK | Contributed section on land policy to the EU Urban Strategy Paper for assistance to developing countries. |
| 1998 - 2000 | Lesotho | DFID | Consultant | Lesotho Institution Link project. Advising on the preparation of a participatory urban land development pilot project involving central and local government agencies, local residents and chiefs and the private sector. Sub-consultant to Ordnance Survey International on project funded by the UK government Department for International Development. |
| 1998 - 2000 | Cuba | DFID | Consultant | Housing project design simulation. Directed design exercise using participatory techniques and partnership approaches. |
| 1998 - 1999 | Armenia | World Bank | Consultant | Housing Policy Study. Assessment of housing needs and policy options for GHK International and Scott Wilson Kirkpatrick on World Bank project. |
| 1998 - 1999 | Belgium | Government of Belgium | Consultant | Urban Poverty Study. Prepared Urban Poverty Review and policy options for study commissioned by the Belgian Ministry of International Co-operation. |
| 1998 -  | USA | Voluntary,Lincoln Institute of Land Policy |  | Network-Association of European Researchers on Urbanisation in the South (N-AERUS)Elected a member of the Core Group with joint responsibility for links with international agencies.Cuba, Germany and USAPresented papers on housing, land and public-private partnerships at conferences in Havana, Berlin and the Lincoln Institute of Land Policy Studies, Cambridge, Massachusetts, USA. |
| 1997 - 1999 | Lebanon/Sweden/Turkey/UK | Various | Visiting Professor  | Beirut Arab University. Also part-time teaching at the universities of Lund (Sweden), Cardiff, York, Middle East Technical University, (Ankara). |
| 1997 - 1998 | Turkey | World Bank  | External Adviser  | World Bank housing policy study. External adviser to team of Turkish researchers preparing national housing policy study for the Turkish Social Science Association.  |
| 1996 - 1999 | Egypt, India, Pakistan, South Africa | DFID | Project Director | Public-private sector partnerships in land for housing. International comparative review for DFID. The project focused on examples in Egypt, India, Pakistan and South Africa with commissioned studies on examples in Bulgaria, Cameroon, Mexico, Thailand, Russia and UK, etc. |
| 1996 - 1997 | UK | ODA/DFID | Consultant | Urban land tenure policy. International review of policies on land tenure and property rights for the UK Overseas Development Administration (now DFID). |
| 1996 -19 97 | UK/Turkey | EC | Consultant | Urban sector evaluation study, with Marie-Therese Manchotte.UK - Participated in an international consultation on Housing, Self-Help and Co-operation at St George’s House, Windsor Castle, organised by the Building and Social Housing Foundation.Turkey - Presented paper on Housing for Low-Income Groups at the NGO Forum, Habitat II conference in Istanbul. |
| 1995 - 2004 | Bolivia | Lund University | Trainer | Designing appropriate and affordable settlements. Training assignment for Lund Centre for Human Settlements Sweden (ongoing). Contributing to other training programmes in Sweden and El Salvador. |
| 1995 | Guyana | Inter-American Bank | Consultant | Shelter Sector Diagnostic Study. Prepared for the Inter-American Development Bank. |
| 1995 | Lebanon | Arab University of Beirut | Conference Delegate | Invited by the Arab University of Beirut to present a paper at Conference on Low-Income Housing. |
| 1994-1995 | Indonesia | British Council | Training co-ordinator | Established a 2-year institutional link for research, training and academic exchange between the Technical University of Surabaya, Indonesia and University College London, UK. |
| 1994 | Sierra Leone | UN | Workshop participant | National Housing Policy Workshop. Moderator for the United Nations Centre for Human Settlements to review and revise a Draft National Housing Policy.  |
| 1994 - present | UK | British Council | Adviser | Appointed External Associate Adviser to the British Council on architecture, housing studies, built environment studies, urban design and land policy and management (ongoing). Editorial board member of Habitat International, Open House International and Our Common Estate. |
| 1993 | UK | UN | Consultant | United Nations Centre for Human Settlements. Commissioned to prepare overview report on metropolitan decentralisation in developing countries. |
| 1990 - 1995 | UK | University College London | Senior Lecturer/Director | Development Planning Unit, University College London. Senior lecturer and director of MSc course Building and Urban Design in Developing Countries and director of training courses on housing. |
| 1990-1991 | UK | UN | Consultant | Project approach to shelter delivery for the urban poor. Overview report on international experience commissioned by the United Nations Centre for Human Settlements.  |
| 1989 - 90 | Pakistan | T P O’Sullivan and Partners/ World Bank | Consultant | Shelter for Low-Income Communities with T P O`Sullivan and Partners. Prepared national Housing Sector Review and organised a national housing policy conference.  |
| 1989 - 1990 | UK | World Bank | Consultant | Land tenure and property rights. Commissioned by the World Bank to prepare a Discussion Paper. |
| 1987-89 | India | ODA (DFID) | Team Leader/Training Advisor  | Training Needs Assessment for Human Settlements. Team Leader and Training Advisor on British Government funded for the Housing and Urban Development Corporation. Co-ordinated inputs by senior staff from two British consultancy firms and advised an Indian firm of management consultants. The project involved surveys of, and proposals for, all key public sector agencies and training institutions. |
| 1987-1988 | UK | ODA | Consultant | Unregulated urban housing sub-markets in Third World cities. Undertook literature review for ODA., focusing on the role of illegal subdivisions in urban land markets. |
| 1986 | Iraq | Japan Consortium of Consulting Firms | Consultant | National Capital Region, Greater Baghdad and Baghdad City Prepared housing policy recommendations for the Japan Consortium of Consulting Firms (JCCF). |
| 1981-90 | UK | Oxford Polytechnic | Senior lecturer | Lectured on urban design in developing countries. Founded and directed the Centre for l Development and Environmental Planning (CENDEP). |
| 1981 | Papua New Guinea | European Union Association for Economic Cooperation. | Adviser to the Department for Urban Development | Responsible for undertaking research and providing advisory services on urban planning and housing policy and practice and identifying training needs. |
| 1976-8 | Egypt | ODA/Culpin Planning | Architect-Planner and Deputy Team Leader | Responsible for preparing detailing planning proposals for an area of Ismailia, as part of the Ismailia Demonstration Projects to help implement the new Master Plan. The projects later won an Aga Khan Award.  |
| 1974-8 | Turkey | Social Science Research Council | Project Director | Undertook research on squatter housing and urban growth in Ankara, Turkey. The research involved detailed surveys of twelve settlements in different parts of the city, case studies of households and interviews with landowners, developers, officials, NGOs and academics. |
| 1972-76 | UK | Architectural Association School of Architecture | Lecturer and Unit Master in Diploma and Graduate Schools | Established the Third World Study Unit to teach students about housing issues in rapidly developing countries. Also undertook research on housing in Turkey and in India with funding from the Social Science Research Council, later published as a book by Routledge. |
| 1970-71 | India | Association of Commonwealth Universities  | Research Scholar | Undertook research on squatter housing and urban growth in India, based at the School of Planning and Architecture, Delhi University. The research involved in-depth studies of two types of squatter settlements, plus visits to other similar settlements in other cities. |