

## Enumeration Report

# Lusaka Informal Settlement Pocket

DECEMBER 2016

A member of the SA SDI Alliance



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# LIST OF ACRONYMS AND ABBREVIATIONS

**CoCT** - City of Cape Town (refers to the municipality)  
**CORC** - Community Organisation Resource Centre  
**The Department** - Department of Human Settlements  
**EPWP** - Expanded Public Works Programme  
**FEDUP** - Federation of the Urban and Rural Poor  
**GIS** - Geographical Information Systems  
**GPS** - Global Positioning System  
**ISN** - Informal Settlement Network  
**MEC** - Member of the Executive Council  
**NGO** - Non-Governmental Organisation  
**Province** - The Western Cape Government  
**PSC** - Project Steering Committee  
**SC** - Sub-Council  
**SA SDI Alliance** - South African Slum Dwellers International Alliance  
**SDI** - Slum Dwellers International  
**StatsSA** - Statistics South Africa

## GLOSSARY

### Enumeration:

An enumeration entails the gathering of socio-economic data and shack numbering for all households in informal settlement pockets.

### Household:

A group of people under one structure sharing one common area. If the structure is divided and a different door is used to enter the next area and the common area is not shared, then that can be considered as a different household.

### Household head:

The household head is a person who is recognized as such by the household. She or he is generally the person who bears the chief responsibility for managing the affairs of the household and takes decisions on behalf of the household. This person does not necessarily have to be the breadwinner.

### Informal settlement pocket:

According to the City of Cape Town, an informal settlement pocket consists of one or more informal structures, which are known to the community as a unit with a unique name. It could be a stand-alone portion or form part of a larger grouping. An informal settlement area consists of one or more informal settlement pockets due to the geographical position and/or contiguous nature of these pockets.

# PREFACE

The Community Organisation Resource Centre (CORC) is a support NGO linked to the global network of the urban poor known as Slum Dwellers International (SDI). In its role as a support NGO, CORC supports the social processes of two poor-people's movements, the Federation of the Urban and Rural Poor (FEDUP) and the Informal Settlement Network (ISN). CORC assists FEDUP & ISN to develop strategies for inclusive cities. This includes facilitating engagements with formal roleplayers like the state and supporting the development of savings, information-gathering and community-led development strategies. A second NGO, the uTshani Fund, provides finance for the urban poor. Together, these two social movements, along with the two support NGOs, form the South African SDI Alliance. One of the alliance's most important tools over the last two decades has been information collection through the profiling and enumeration of informal settlements. This report is a reflection of community-driven data collection processes implemented by the alliance that have proven to be far more effective in gathering accurate data about informal settlements.



Borchard's Quarry interchange leading into Lusaka

# EXECUTIVE SUMMARY

Lusaka is an extremely dense informal settlement located on 3,25 hectares of Provincial or National Government land with a population density of 266 dwelling units per hectare. Three small pockets of informal dwellings to the south of the demarcated settlement were also included in the enumeration study (see location map). According to community accounts, the settlement name is derived from the presence of Tata Sphika, an apartheid struggle leader who was exiled in Lusaka, Zambia. He is said to have lived in the settlement at the time that it was established in 1989 by backyarders from Gugulethu. Lusaka settlement is bounded by the N2 highway to the north, Borchers Quarry Road to the west, Boys Town settlement to the east and Klipfontein Road to the south. 2108 residents make up 847 households, which results in an average household size of 2,5 people per household. When ignoring single households, the household size increases to 3,4 persons per household.

The Western Cape Government Department of Human Settlements appointed the Community Organisation Resource Centre (CORC), through a competitive tender process, to conduct an in-depth enumeration of Lusaka, which forms part of the Airport Informal Settlement Precinct consisting of ten (10) informal settlements, namely; Barcelona, Gxagxa, Lusaka, Kanana, Vukuzenzele, Europe, Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village. Kosovo was also enumerated as a priority project in the southern corridor. CORC works in partnership with the Federation of the Urban and Rural Poor and the Informal Settlement Network, who mobilised, trained and provided on-going support to Lusaka community members to act as enumerators in this study.



Lusaka resident numbering structures

Due to local government elections, when work stalled for a time, data collection took place in two phases: 15 days in June 2016 and 15 days in September 2016. This was followed by verification and analysis of the data collected. The methodology included the use of locally trained fieldworkers and the utilisation of Trimble devices to ensure a level of geographic accuracy. Through CORC employment and the Expanded Public Works Programme of the City of Cape Town, 50 short-term employment opportunities were created in Lusaka during this study.

Of 867 numbered dwellings 834 dwellings were enumerated which results in a response rate of 96%. Eight out of ten times household heads were the primary respondent to questions during the enumeration. They were followed by those closely associated to the affairs of the household such as the spouse or partner (9,2%) or boarders (3,7%). This means that the enumeration obtained the most reliable sources of information related to households.

The settlement is predominately populated by middle aged (31-65 years) people who make up 40% of all inhabitants. Single person households account for 37% of all households. Of these, 40% are male, 60% are younger than 35 years old and 85% have never been married (although 50% indicated that they had dependents outside the settlement). The majority of dwellings (68%) are smaller than 30 square metres. In Lusaka, 27% of dwellings are 11 – 15 years old and 23,7% of dwellings are 0 – 5 years old. In comparison to Barcelona, Lusaka, Europe and Vukuzenzele, in which about 33% of dwellings are an average of less than five years old, Lusaka is relatively well established. This implies a close connection to the settlement and the surrounding area. Dwellings typically have either one room (44% of dwellings) or two rooms (42%), which means that only 13% of dwellings have 3 – 5 rooms.

Dwellings in Lusaka are predominantly used for residential purposes, although 36 dwellings (4% of total counted) indicated other uses, which include 21 spaza shops. The distribution of amenities and services across the settlement is not always equally accessible to all residents. While community halls and spaza shops are accessed by about 80% of structures, playgrounds, sport grounds, shebeens and crèches are only accessed by about 40% or less.



View of main road Lusaka

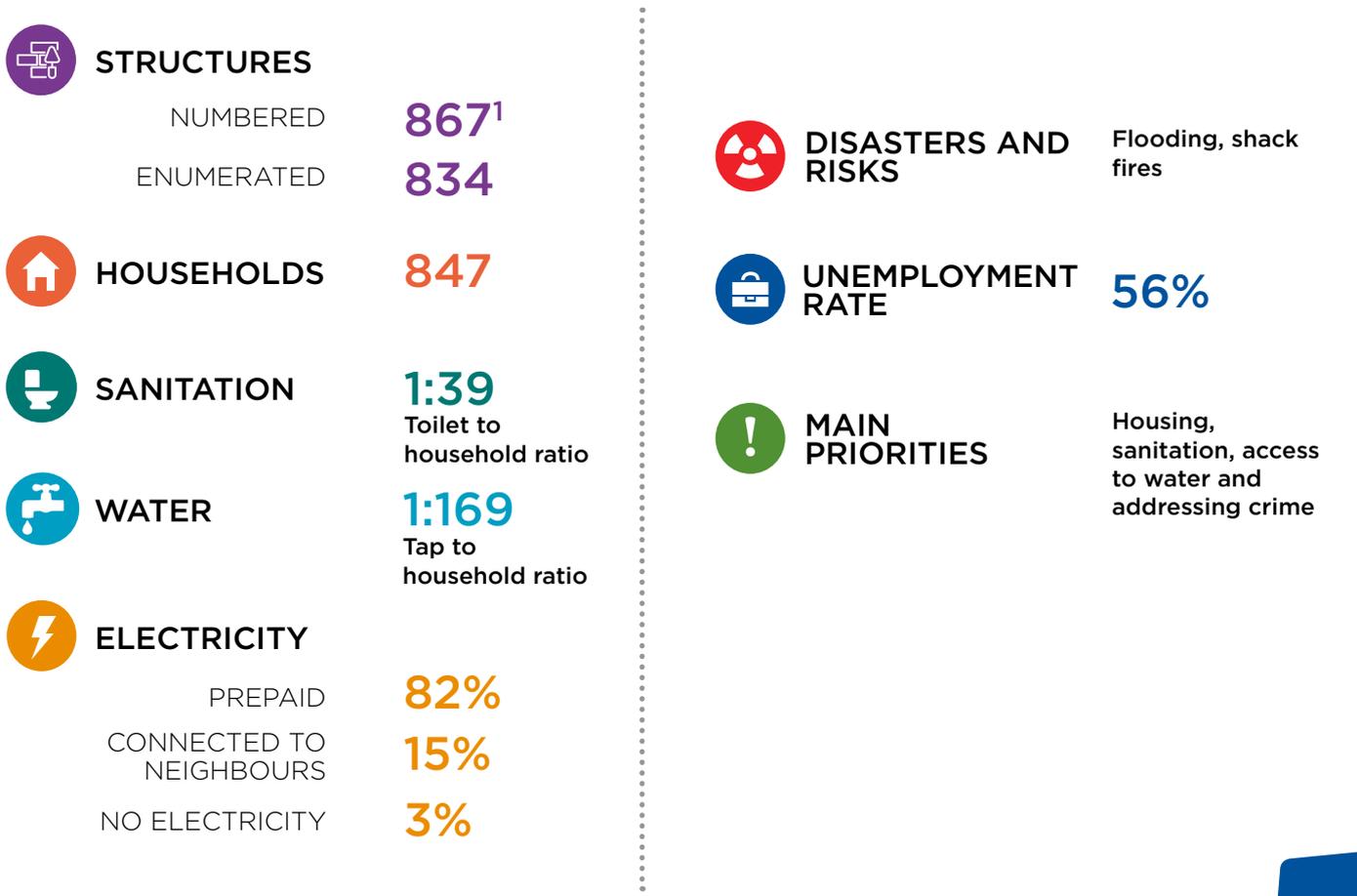
The majority (87,9%) of respondents attested to owning the structure they currently reside in. 102 households (12,1% of total households) are subordinate to a lessor. A more detailed engagement with 102 households may be required to fully understand the informal rental agreement in place and what the implications are for tenure, eligibility to benefit from upgrading initiatives and screening for housing subsidy eligibility.

The majority of Lusaka’s residents face economic hardship. According to community responses, the unemployment rate is at 56%. The majority of households (89,7%) earn less than R3,500 per month while 15,9% of households report to have no income at all. The most economically active age cohort are 31 to 35 years olds, followed by 41 to 50 year olds. Youth aged 19 to 30 years, who make up 25% of the total population, are especially affected as 65 in every 100 youth are unemployed. Women are particularly affected by the shocks related to unemployment since 65% of the unemployed youth are female. Only eight youths indicated that they were self employed (1,6% of total youth population) and 16% of youth earn no income. According to the enumeration data, 333 people receive the Child Support Grant.

There are 707 children younger than 18 years old in Lusaka who account for 34% of the population. The majority (51%) of children are enrolled in primary school, 12% are enrolled in pre-school, and 12% are enrolled in secondary school. 32 children of school going age (6 to 18 years) do not attend school which translates to 4,5% of all children.

Lusaka appears to be poorly serviced by standards of the City of Cape Town and Western Cape Government. Households reported their access to electricity as 82% prepaid, 15% illegal connections while 3% have no access to electricity. Water and sanitation services are also lacking as the settlement’s population grew over the years. Currently, there are only 5 taps, which results in a ratio of 169 households per water tap. There are 22 temporary toilets, which results in a ratio of 39 households per toilet.

This enumeration outlines and details evidence to inform the planning and development strategies for the Airport Precinct initiative. The data collected through this study not only improves the evidence base from which settlement planning occurs, but also reflects the capacity of informal settlement communities as central partners in upgrading initiatives.



<sup>1</sup> All information reflected in this report is based on the analysis of data collected during the enumeration exercise unless otherwise stated

# 1. INTRODUCTION

## 01 Introduction

South Africa, like other developing countries, has seen a rapid rise of informal settlements in major cities<sup>2</sup>. This increase is attributed to a number of factors which can be grouped under two broad categories i.e. urbanisation and population growth. In terms of urbanisation, people migrate into cities in search of greener pastures. Upon arrival, they find it near impossible to secure affordable housing and are often forced to find accommodation in informal settlements. With respect to population growth, Census figures have shown a consistent increase in the population size and growth rates of the country. In addition, there is a growing phenomenon of young adults who split from families in order to set up home elsewhere in pursuit of independence. This further compounds the problems associated with housing demand.<sup>3</sup>

It is expected that housing would be affected by increases in population size and the decline of household size, which puts an additional strain on the state's available resources to provide adequate housing for the population.

### **Trends in population increase and growth in informal settlements**

The Western Cape Province accounts for 11.2 % of South Africa's total population with 5 823 000 residents; of this the City of Cape Town metropolitan area is home to 64% of the Province's residents (StatsSA: 2011). The population size in the Province increased by 2.6% per year between 2001 and 2011 while the average household size declined from 4 in 1990 to 3.4 in 2011, placing increased pressure on the demand for services and housing.

Informal settlements are home to millions of people in developing countries. Between 1994 and 2011, the number of informal settlements in South Africa increased from approximately 300 to about 2 700 and it is estimated that 1.25 million households live in these settlements (NDHS, 2014).



Lusaka with N2 highway in the background

<sup>2</sup> HDA. 2013b. South Africa: Informal Settlements in South Africa.

<sup>3</sup> Todes, A. et al. 2010. Contemporary South African Urbanisation Dynamics. *Urban Forum* (2010) 21:331-348

## 01 Introduction

According to Statistics South Africa (Stats SA), 142 706 households lived in shacks (not in backyards) and informal residential areas in the Western Cape at the time of the 2001 Census. This figure is compared to 191 668 at the time of the 2011 Census (HDA, 2013:11). In 2013, approximately 193 000 households lived in 204 informal settlement areas in the City of Cape Town and this number increases each year. These statistics clearly illustrate that government needs to address informality as a matter of priority. As a starting point, policy and implementation need to align to the Western Cape Department of Human Settlements' strategic direction of allocating more resources to the Upgrading of Informal Settlements Programme (UISP) in order to improve the living conditions of informal settlement dwellers and those living in backyards who continue to wait for a housing opportunity.

### **Catalytic projects – creating opportunities at scale**

In 2014, the national Minister of Human Settlements announced that the Department would embark on the delivery of catalytic human settlements projects to capitalise on the economies of scale of such projects. Subsequently, the Minister of the Western Cape Department of Human Settlements (WCDHS), Bonginkosi Madikizela announced in his 2015 Budget Speech that the Department had identified 5 catalytic and 9 priority projects in the province, which would be funded and jointly implemented with the National Department of Human Settlements (NDHS).

The Southern Corridor Integrated Human Settlements Project is one of the catalytic projects and is comprised of several projects within the City of Cape Town's area of jurisdiction. The Airport Informal Settlement Precinct and Kosovo are two projects that will be implemented through the Southern Corridor Integrated Human Settlements Project.

The Airport Informal Settlement Precinct consists of ten (10) informal settlements, namely; Barcelona, Gxagxa, Lusaka, Kanana, Vukuzenzele, Europe, Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village. These settlements form a strip of between 200 and 500 metres wide along the southern border of the N2. The majority of settlements border Steve Biko Street to the northwest and Borchers Quarry Road to the southeast, stretching 2.5km in a northwest-southeast direction. Barcelona, Gxagxa, Lusaka, Kanana, Vukuzenzele and Europe were enumerated in the first phase of the contract. Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village were enumerated in the second phase. Kosovo was also enumerated in this government contract as a priority project in the Southern Corridor.

It is in this context that the Department commissioned an enumeration study across each of these informal settlement pockets, appointing the Community Organisation Resource Centre (CORC) through a competitive bidding process, to undertake this task.

### **Overall purpose of the study**

The overall purpose of the enumeration study was to gather data and information at household level in order to understand the profile of the households, social networks and the level of services in the informal settlement pockets that form part of the Southern Corridor. The data and information gathered will assist the Department in understanding the status quo of each informal settlement pocket in order to develop credible settlement profiles which will assist with determining human settlement needs per household, informing decision making, and future planning for the informal settlement pockets.

## 01 Introduction



Human Settlements HoD, CORC and residents with Lusaka map

### The project deliverables of the study were to:

- Negotiate, design, implement and manage a stakeholder participatory process
- Conduct a household level enumeration exercise
- Conduct GIS mapping of all households
- Analyse the data collected for each settlement
- Record existing social infrastructure and socio-economic opportunities
- Develop a database which will provide a profile of each household and each informal settlement

### Process undertaken in the enumeration of Lusaka

The study was conducted by CORC. The Lusaka enumeration process unfolded over a period of three months and started with shack numbering and mapping, which was conducted from 27 April - 4 May 2016. The enumeration training occurred on 1 June 2016. Data collection occurred in two phases, namely before and after local elections. The first phase took place from 2 - 18 June 2016 and lasted for 15 days. The second phase occurred from 5 to 21 September 2016 and lasted for 15 days. Each of the eleven settlements were exposed to the same methodology. The only difference related to the length of time required for gathering data, which was based on the settlements' varying sizes. The use of a common methodology ensured that information and data was comparable across the settlements studied. This particular report is the outcome of a community-led data collection process that will better equip the CoCT and the Province through updated information about Lusaka informal settlement pocket.

## 2. LOCATION AND CONTEXT OF THE SETTLEMENT

### 02 Location and context of the settlement

Lusaka informal settlement is located approximately 3 kilometres West of Cape Town International Airport and about 18 kilometres South East of the Cape Town Central Business District. It is not clear when the settlement was established.



The resident that claimed to have resided in Lusaka the longest, moved to the settlement in 1989.

#### COMMUNITY VOICES

*“At that time, there were more than 20 people living here but in some spaces you would notice that this was a bush.”*

Another resident referred to the influence of upgrading at Borchers Quarry, when people were temporarily moved to what now constitutes Lusaka while houses were being built. After upgrading was completed, many people never received a house and thus remained in Lusaka.

The origin of the settlement’s name is also unclear. Some people call it Lusaka while others refer to it as Borchers Quarry, explaining that ‘we were told ... not to call it Lusaka Phase 5 but [to] call it Borchers Quarry’. According to some residents, the name ‘Lusaka’ was given to the settlement because Tata Sphika, an apartheid struggle leader that lived in the settlement, went to exile in Lusaka, Zambia.

## 02 Location and context of the settlement

Lusaka's leadership structure is integrated into the leadership of the broader area. At present Lusaka's leadership consists of 16 members:

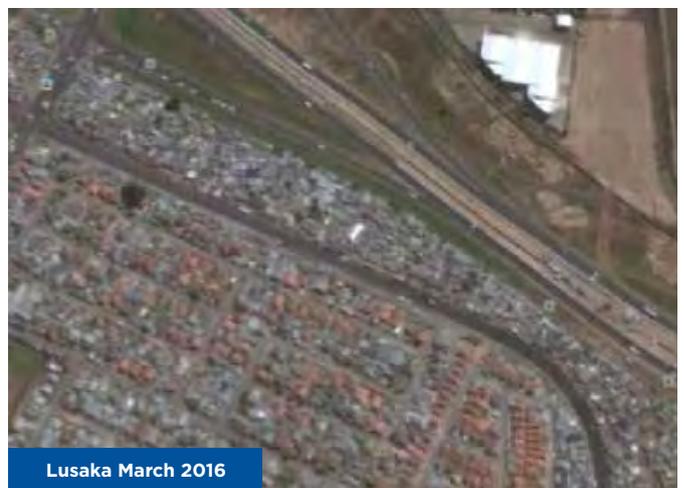
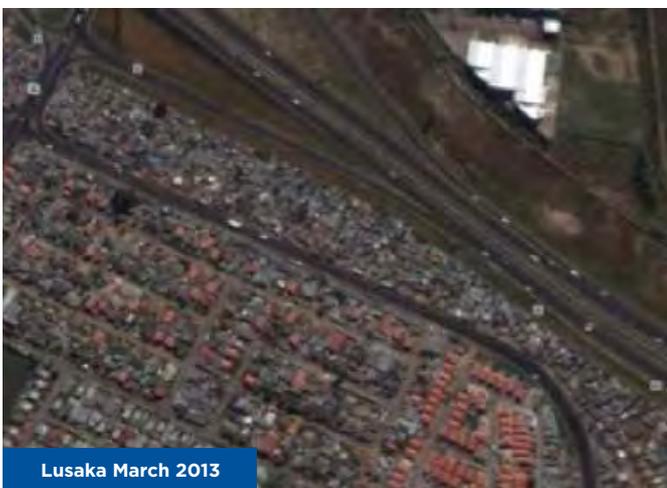
- Chairperson - Mangaliso Kwayiyo
- Deputy chairperson - Monwabisi Sikhukhu
- Secretary - Nomathamsanqa Lett
- Deputy secretary - Khanyiso Mandla
- Organiser - Siyabonga Joni
- Additional member - Zimbini Tyumre
- Additional member - Lizeka Feni
- Additional member - Aluvu Mpetsheni
- Additional member - Lungisile Mnana
- Additional member - Alias Ndende
- Additional member - Nolwandle Koti
- Additional member - Nobuntu Mdaka
- Additional member - Nkosana Danisile
- Additional member - Nelson Nohaya
- Additional member - Buyiswa Mgovu
- Additional member - Thembisile Tyholweni



**Some members of Lusaka's leadership**

The broader area is led by SANCO (South African National Civics Organisation), which is represented by 15 members who lead ward committees that provide notices on job opportunities and facilitate other important information. Khaya Yozi is the Councillor for Ward 39, which incorporates the area south of the N2, East of Gugulethu cemetery, along Klipfontein Road. Ward 39 is part of Sub-Council (SC) 14 where Anthony Mathe is the SC manager and Councilor Noluthando Makasi is the chairperson. As part of accessing the area, CORC engaged Councillor Yozi who served as a critical contact for the area and was instrumental in introducing the CORC engagement team to the leadership committee mentioned above. The leadership committee members meet several times a month and discuss issues related to the settlement. The ward committee is responsible for communicating with the residents of an informal settlement pocket while area wide matters are communicated through a general meeting with residents.

When examining aerial pictures of Lusaka between 2001 and 2016, only a few changes can be observed. While the settlement has largely kept its form and size, changes in this time period relate to the following: between 2001 and 2004 the open spaces between structures were occupied while between 2004 and 2007 structures near the main road seem to have been cleared.



# 3. METHODOLOGY

## 03 Methodology

### 3.1. STAKEHOLDER PARTICIPATION AND ENGAGEMENT

The first phase of the study involved stakeholder engagement and developing deep participation with regard to community structures<sup>4</sup>. This is summarised in figure 1:

<sup>4</sup> A detailed stakeholder participation and engagement plan has been prepared by CORC and contains the finer details of this phase of the project.

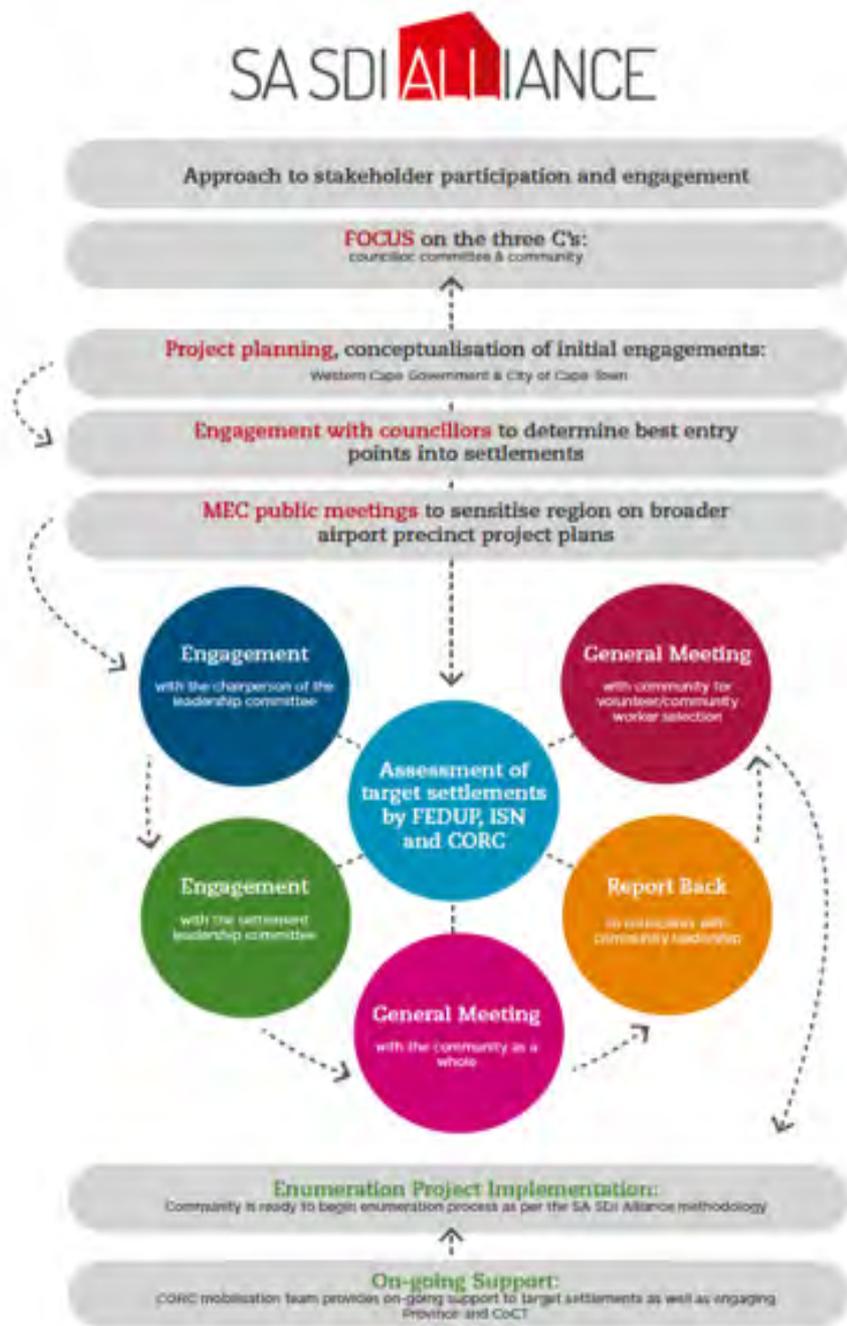


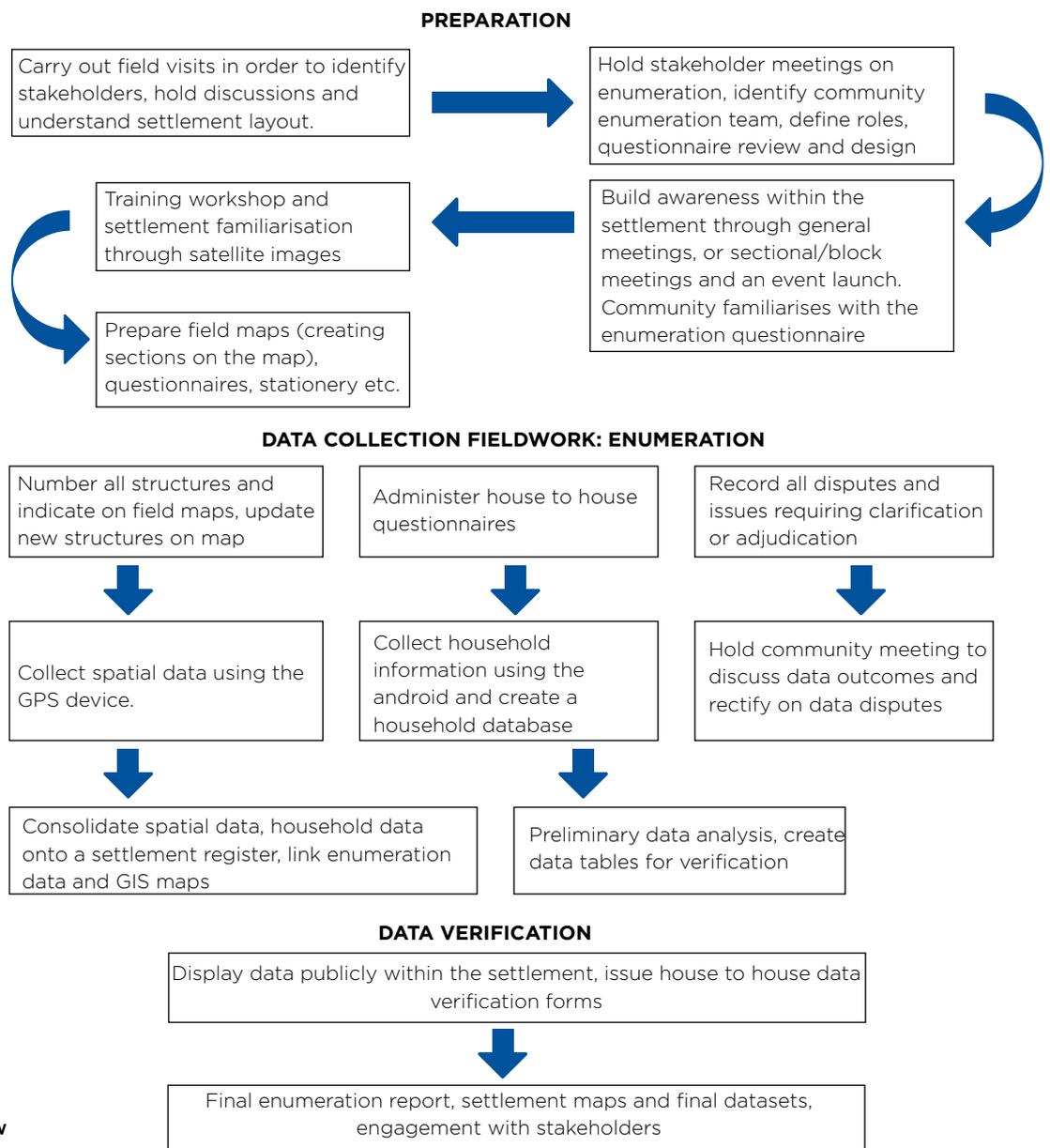
Figure 1: SA SDI Alliance stakeholder participation & engagement strategy

**03 Methodology**

**3.2. PRE-IMPLEMENTATION AND FIELD WORK**

This section describes the methodology utilised in the enumeration study<sup>5</sup>. The following diagram connects with the previous process at engagement level. The diagram outlines the process followed once implementation and field work has begun. It must be noted that the collection of data in the field was conducted utilising the CoCT Trimble devices. Along with these devices, GPS devices were utilised for mapping purposes. The data from the Trimble devices was uploaded in the field directly to the CoCT’s database. This meant that no post-enumeration data capturing was required and that the CoCT effectively received updated enumeration data after each upload.

<sup>5</sup> A detailed pre-implementation and fieldwork plan has been prepared by CORC containing the finer details of this phase of the project.



**Figure 2: Pre-implementation and field work process flow chart**

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**03 Methodology****3.3. VALUE ADD TO THE PROJECT - EMPLOYMENT OPPORTUNITIES**

Regarding the implementation of mapping, data collection, shack numbering and verification, it is essential for CORC and the SA SDI Alliance that teams of community members conduct these activities in their own informal settlement pockets. This improves data accuracy and enables wider coverage, as residents of an informal settlement pocket are generally more open to engaging with other members of their own settlement. In the case of Lusaka the enumeration study also created short-term employment opportunities for community members.

A team of 8 residents from Lusaka carried out the numbering process over 8 days. Each numbered structure was linked to its digitised GIS data, which meant that all information collected per structure could be mapped spatially. The data collection exercise was implemented over 30 days by a team of 15 Lusaka residents who were employed by CORC and a further 15 residents employed by the CoCT through the EPWP to handle the Trimble devices under the supervision of 2 CORC employed supervisors. The verification exercise in Lusaka occurred over 5 days. A mapping team comprised of 6 Lusaka residents mapped the settlement for 3 days. In total, 50 employment opportunities of varying lengths (3 to 30 days) were created in Lusaka.



The structure number is recorded on a map of Lusaka



Lusaka resident numbers a structure

## 4. COVERAGE OF THE ENUMERATION AND RESPONSE RATES

### 04 Coverage of the enumeration and response rates

This section details the coverage of the enumeration with respect to the estimated structure counts and estimated population by the CoCT and is compared to data that was collected in the settlement. Overall this section indicates the extent of the enumeration and delivers response rates on key variables. Together, these aspects provide a descriptive picture of the enumeration as a fair and accurate representation of the settlement at a particular point in time. Response rates will also be reflected to indicate how well or poorly residents responded to questions during the enumeration.



Map used during enumeration process



HoD joins enumerators to number structures

## 04 Coverage of the enumeration and response rates

### 4.1. COVERAGE OF THE ENUMERATION

The enumeration exercise entailed the linking of data collected inside each structure to the structure's specific GPS coordinates on the ground. This means that different sets of information about the residents of each structure could be spatially mapped. Figure 3 highlights all structures that were enumerated in Lusaka.



**Figure 3: Map of all structures in Lusaka, indicating the coverage of the enumeration**

As seen in Figure 3 above, 33 structures were not enumerated due to the unavailability of their occupants. In total, 834 structures were enumerated, which reflects that the enumeration covered 96.2% of all structures in Lusaka. Wherever structure level data is presented in the remainder of this report, it refers to the 834 structures identified above. Where missing information is encountered this will be reported.

**04 Coverage of the enumeration and response rates**

Data for each structure was collected through an interviewing process where enumerators tried to speak to the household head in order to ensure the best quality of information about the household could be collected. Figure 4 illustrates the percentage breakdown of respondents.

**Figure 4: Percentage breakdown per respondent type for Lusaka informal settlement**

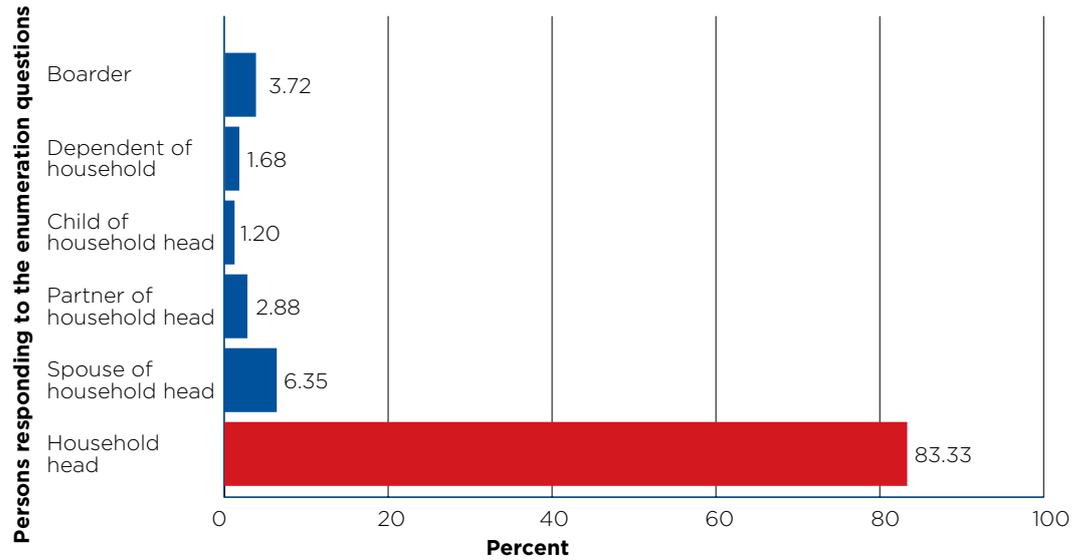


Figure 4 above indicates that 83% of respondents considered themselves the household head of their particular structure. Overall, this bodes well for the information collected, as in the majority of cases the person supplying information about a structure was the head of that particular household and had the most knowledge about the structure’s occupants.

Table 1 presents the settlement population based on respondents’ accounts of how many people live inside each structure. This can be used to help estimate the population size of Lusaka based on per structure resident estimates.

**04 Coverage of the enumeration and response rates**

**Table 1: Total population of Lusaka derived from stated number of people living inside each structure**

People living in structure stated	Frequency count	Percent	Cumulative percent	People count
1	310	37,17	37,17	310
2	158	18,94	56,12	316
3	148	17,75	73,86	444
4	117	14,03	87,89	468
5	66	7,91	95,80	330
6	26	3,12	98,92	156
7	5	0,60	99,52	35
8	2	0,24	99,76	16
9	1	0,12	99,88	9
10	1	0,12	100,0	10
<b>Total</b>	<b>834</b>	<b>100</b>		<b>2094</b>

Table 1 above reflects the tabulation of a variable, which indicates how many people live inside the structure. As seen, the occupant count inside each structure varied from 1 person to a maximum of 10 persons. Using this stated number, the total population of Lusaka could be calculated by multiplying the number of people stated in the structure by the frequency, resulting in the column called “People count”. This results in a derived population count of 2091 individuals for Lusaka.

Table 2 is derived by counting the actual number of people enumerated per structure. This differs from table 1 and results in an actual population count for the settlement based on the enumeration results.

**Table 2: Total population of Lusaka based on actual number of persons enumerated per structure**

People enumerated	Frequency count	Percent	Cumulative percent	People count
1	313	37,53	37,53	313
2	160	19,18	56,71	320
3	136	16,31	73,02	408
4	119	14,27	87,29	476
5	65	7,79	95,08	325
6	27	3,24	98,32	162
7	10	1,20	99,52	70
8	3	0,36	99,88	24
9	1	0,12	100	10
10	834	100		2108
<b>Total</b>	<b>3036</b>	<b>100</b>		<b>6697</b>

## 04 Coverage of the enumeration and response rates

Table 2 above reflects the actual number of persons enumerated per structure and therefore indicates that 2108 individuals were enumerated in Lusaka. This shows that more people were enumerated than the stated population of Lusaka, shown in Table 1 and based on residents' estimates. This is indicative of slight errors in responses when residents were asked how many people live inside a particular structure. For the purposes of this analysis, the figures and population count reflected in Table 2 will be used, which provides an actual count of people enumerated per structure.

Each respondent was asked to indicate how many households live inside each structure. This was based on the definition of a household being a group of people living in a structure sharing one common area or eating from the same pot. This method allows for the recording of more than one household per structure. Household count is presented in table 3.

**Table 3: Total households for Lusaka derived from stated number of households**

Households stated	Frequency count	Percent	Cumulative percent	Household count
1	821	98,44	98,44	821
2	13	1,56	100	26
<b>Total</b>	<b>834</b>	<b>100</b>		<b>847</b>

Table 3 provides insight into the number of households stated. In total 847 households live in 834 enumerated structures. For Lusaka, the majority of structures contain 1 household with only about 1.6% of structures containing more than 1 household, as identified by respondents.

### 4.2. RESPONSE RATES

At the structure level, over 83% of respondents<sup>6</sup> defined themselves as household heads. This resulted in very good response rates for key questions at the structure level. Questions about structure ownership, primary reasons for moving to the settlement, primary use of the structure, electricity supply, sanitation usage, water access, health access, the number of people and households recorded a 100% response rate. Questions about grants, current educational enrolment and marital status all recorded a 99.15% response rate. The lowest response rates related to questions on household income (92%) and reasons for moving out of the settlement (80%).

<sup>6</sup> It must be noted that for certain variables the term 'respondent' is used, this refers specifically to a person responding to questions. These questions could be individual in nature but where they refer to household level information, this data shall be referenced as such.

## 5. SUMMARY FINDINGS

### 05 Summary findings

This section presents a high level summary of the findings of the enumeration study and provides a sneak peak into the analysis to follow.

LUSAKA SUMMARY FINDINGS	
Age of settlement	30 years
Types of structures	Shacks built predominantly from zinc, wood and plastic
Total land occupied	3,25 ha
Population density	267 du/ha
Population	2108
Average household size	2.5 persons
Total structures numbered	867
Total structures enumerated	834
Total males	934 (19 instances of gender not recorded)
Total females	1153 (2 instances of gender not recorded)
Female household heads	43.2%
Total children under 18 years of age	686
Number of toilets	22
Toilet to people ratio	1:96
Toilet to household ratio	1:39
Number of taps	5
Tap to people ratio	1:422
Tap to household ratio	1:169
Electricity coverage	82% prepaid meters, 15% connection to neighbours meters and the balance with no electricity
Unemployment rate	56% (expanded definition)
Main priorities	Housing, sanitation access and water access
Disasters experienced by residents	Shack fires, flooding
South African residents	96%
Non-South African residents	3%

Residents refer to toilets in Lusaka as bucket system toilets. These are equivalent to what the City of Cape Town calls container toilets, which are installed by contractors and serviced three times a week. They are used in areas where there is no vehicle access and no scope to install waterborne infrastructure.

Ratios in this table can be read in terms of the national standard for households per toilet (5:1) and households per tap (25:1). National norms for adequate service levels must ensure the health and safety of household users and include: access to a standpipe that supplies 25 litres of potable water per person per day within 200m of a dwelling; VIP or equivalent toilets in rural or low density urban areas; waterborne or equivalent sanitation in dense urban areas; and either pre-paid or metered systems in terms of electricity.<sup>7</sup>

## 6. ANALYSIS

### 06 Analysis

This section comprises a detailed analysis of the enumeration data of Lusaka informal settlement pocket. The analysis begins with structure level data, followed by individual level data and concludes with data on priorities and migration.

The structure level analysis focuses on questions asked primarily of the main respondent (in the case of Lusaka, predominantly the household head). These questions ranged from structure and household level access to various basic services and ranking of priorities. This section also examines population demographics, access to services and concludes with potential housing subsidy qualifiers in the settlement.

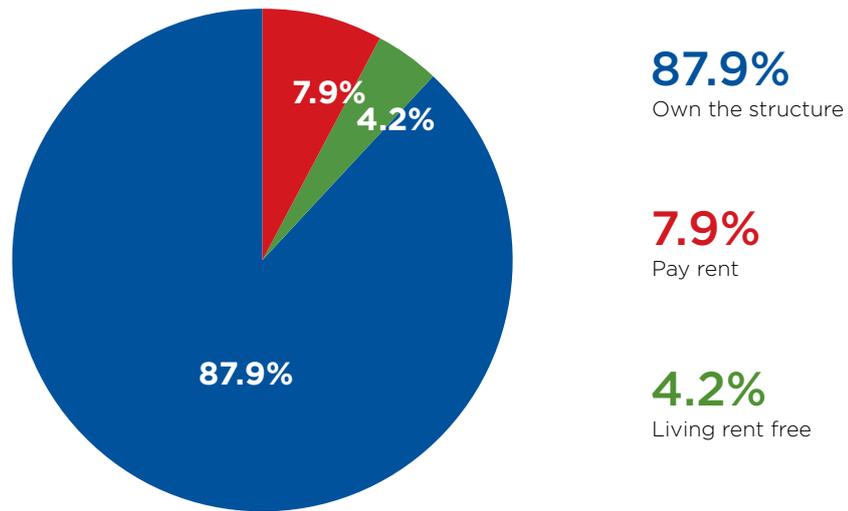


Impression of structures and density in Lusaka

**06 Analysis**

**6.1. STRUCTURE ANALYSIS**

The study sought to determine structure ownership levels within the settlement. Each respondent was asked to indicate whether they owned the structure, paid rent or lived in it rent-free.



**Figure 5: Percentage breakdown of structure ownership**

Figure 5 above indicates that 87.9% of structures were reported as owned by their occupants. 7.9% of structures enumerated indicated paying rent while 4.2% indicated living rent-free.

To better understand the living arrangements for residents, a question was asked around number of rooms in the structure. Table 4 provides an overview of rooms per structure.

Number of rooms	Frequency count	Percent	Cumulative percent
1	367	44.00	44.00
2	356	42.69	86.69
3	88	10.55	97.24
4	22	2.64	99.88
5	1	0.12	100.00
<b>Total</b>	<b>834</b>	<b>100</b>	

**Table 4: Number of rooms per structure**

## 06 Analysis

Table 4 above reveals that almost half of the structures in Lusaka (44%) consist of only one room. The social movements of FEDUP and ISN indicated that this situation results in certain dynamics in the living spaces of informal settlements, where, for example, adults and children share sleeping areas. Often, parents have insufficient space available for their children to be disciplined or to play. As a result, children predominantly play in spaces outside of their home structures. In Lusaka this means that children inevitably play in busy streets, as the settlement is located between two main roads. Similarly, school going children have inadequate space to study or complete their homework as living structures tend to fulfil multiple roles for families, doubling up as a sleeping, living, cooking, washing and bathroom space. The one-roomed nature of structures also results in a lack of privacy because often, children and adults are required to share common areas.

Table 5 provides a deeper insight into the total number of people living inside each structure in the settlement based on the enumeration results. It also provides the frequency count per incidence of structure population size.

People enumerated	Frequency count	Percent	Cumulative percent
1	313	37.53	37.53
2	160	19.18	56.71
3	136	16.31	73.02
4	119	14.27	87.29
5	65	7.79	95.08
6	27	3.24	98.32
7	10	1.20	99.52
8	3	0.36	99.88
9	1	0.12	100
10	834	100	
<b>Total</b>	<b>3036</b>	<b>100</b>	

**Table 5: Number of people per structure**



## 06 Analysis

Table 5 reveals that 37.5% of structures are home to single person households. This has implications for future housing provision and will be discussed in the section on planning considerations.

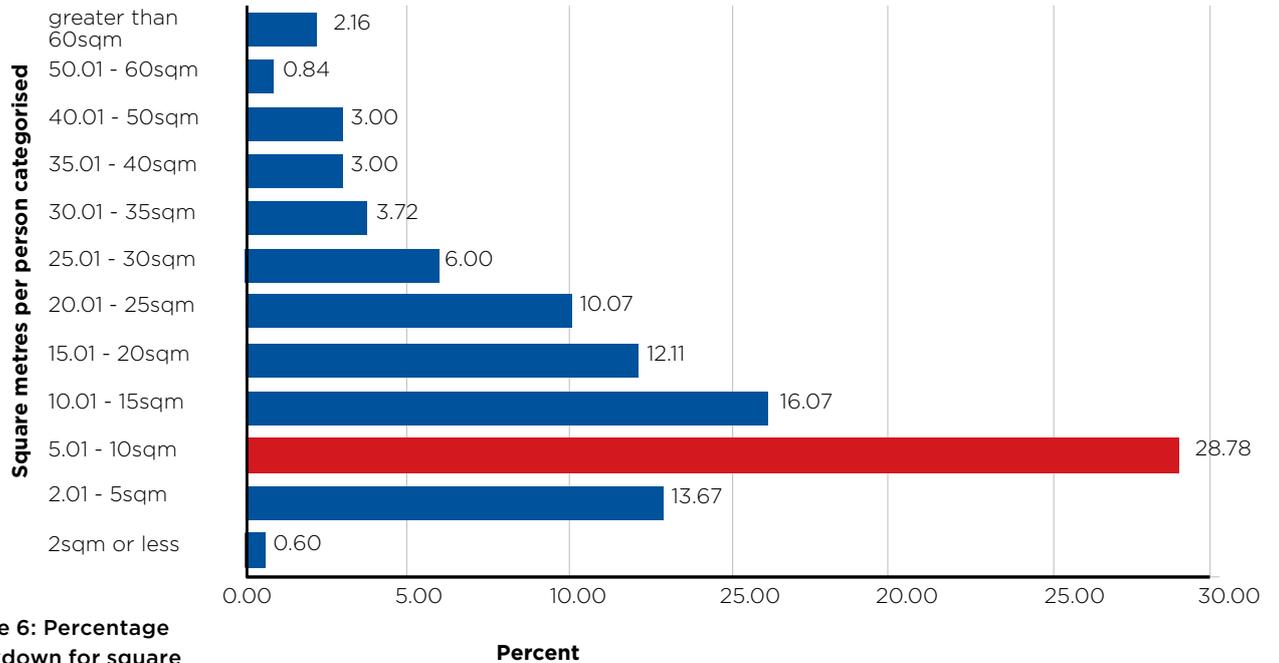
The floor areas of the dwellings were calculated from GIS data following the mapping of dwellings from an aerial photograph. This is the most accurate data available in the study, but could be an overestimation of actual floor size because the overhangs of the roofs could be larger than the floor area. In order to better understand the average available floor space per household, the net floor areas were added together and divided by the population. Table 6a below presents this data.

People enumerated	Frequency count	Percent	Cumulative percent
2.01 - 5sqm	1	0,12	0,12
5.01 - 10sqm	18	2,16	2,28
10.01 - 15sqm	109	13,07	15,35
15.01 - 20sqm	155	18,59	33,93
20.01 - 25sqm	153	18,35	52,28
25.01 - 30sqm	128	15,35	67,63
30.01 - 35sqm	84	10,07	77,70
35.01 - 40sqm	60	7,19	84,89
40.01 - 50sqm	62	7,43	92,33
50.01 - 60sqm	24	2,88	95,20
greater than 60sqm	40	4,80	100
<b>Total</b>	<b>834</b>	<b>100</b>	

**Table 6a: Square metres of floor space categorised**

In Lusaka, 68% of all residents live in structures smaller than 30sqm. Another 17% of households enjoy shelters of 35 to 60sqm. This data, however, does not take into account the number of occupants per structure, which can be a measure of overcrowding. In Figure 6, total floor space per dwelling was divided by the number of occupants to arrive at a floor space per person ratio.

## 06 Analysis



**Figure 6: Percentage breakdown for square metres per person of floor area provided by a structure, categorised**

In Lusaka, 43% of structures provide their occupants with 10 square metres of floor area or less per person. The United Nations describes adequate shelter as more than a roof over one’s head. It also refers to adequate space, physical accessibility, adequate security, including security of tenure, structural stability and durability, adequate lighting, heating and ventilation, adequate basic infrastructure and services (water, sanitation).<sup>8</sup> Residents of Lusaka thus find themselves in a dire position with regards to adequate living space. When excluding structures that house only one occupant, the lack of adequate floor space per person is highlighted even more.

<sup>8</sup> UNCHS/World Bank, 1996

**06 Analysis**

**Table 6b: Square metres of floor space categorised available per person excluding structures with one occupant**

Square metres of floor space per person categorised	Frequency count	Percent	Cumulative percent
2sqm or less	5	0.95	0.95
2.01 - 5sqm	113	21.56	22.52
5.01 - 10sqm	227	43.32	65.84
10.01 - 15sqm	92	17.56	83.40
15.01 - 20sqm	42	8.02	91.41
20.01 - 25sqm	21	4.01	95.42
25.01 - 30sqm	7	1.34	96.76
30.01 - 35sqm	4	0.76	97.52
35.01 - 40sqm	3	0.57	98.09
40.01 - 50sqm	3	0.57	98.66
50.01 - 60sqm	1	0.19	98.85
Greater than 60sqm	6	1.15	100
<b>Total</b>	<b>524</b>	<b>100</b>	

Table 6b indicates that 83% of residents have access to less than 15sqm floor space, and 43% of residents have access to 5 to 10sqm floor space. A significant percentage of structures allows for even less floor space per person (5 square metres or less) for structures with more than 1 occupant. This can be seen in Table 6b where more than 20% of structures fall into this category.

Respondents were asked a question about the main use of their structure. Where they indicated uses other than residential, this was recorded in the database but is not reflected in this analysis. Table 7 provides the breakdown of structure use.

**Table 7: Main use of structures**

Structure main use	Frequency count	Percent
Residential only	798	95.68
Residential and Other	36	4.32
<b>Total</b>	<b>834</b>	<b>100</b>

The majority of respondents indicated that their structure was used for residential purposes only. Secondary uses of dwellings include spaza shops, places of worship, crèches, shebeens and hair salons.

## 06 Analysis

Residents were asked to indicate the age of dwellings, and this was transposed in GIS maps. This is reflected in figure 7 below.



**Figure 7: Map indicating age of structures categorised**

Figure 7 shows that a large number of structures (39%) were built between 11 to 15 years ago. The map also indicates that most structures are concentrated in a larger pocket of structures located in the northern part of the settlement. Three smaller pockets in the southern part appear to have been established more recently. The map also shows several structures falling in the age range of 21 to 30 years old, with some more than 30 years old. This reveals that residents were making homes for themselves in Lusaka as early as 1986 and some even before that. In Chapter 2, a section considered the settlement's history and context. The section indicated that the exact founding date of the settlement was uncertain. However, community accounts confirmed that informal dwellings existed on the land by 1989. Figure 7 seems to confirm the estimate that the settlement is at least 30 years old.

## 6.2. DEMOGRAPHICS OF LUSAKA POPULATION

### COMMUNITY VOICES

*"I don't think there's a best part about living here because I always experience bad things. People are dying, [there are] too many shebeens [and] there's no peace. This place is dirty and there's scarcity of water here sometimes. Even our children catch illnesses more easily. So I'm not happy about staying here. I'm just staying here because I have no other place to go to."*

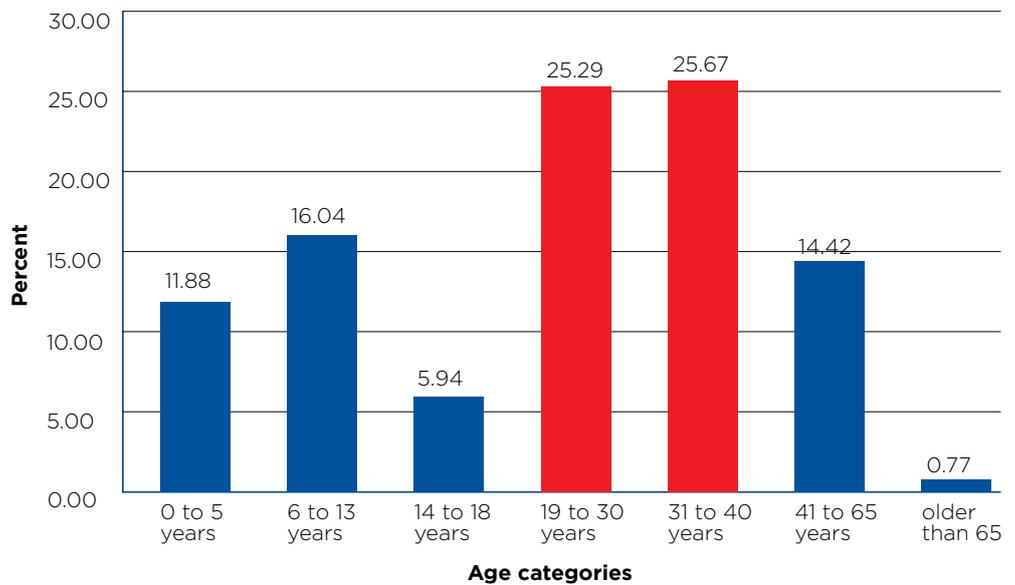


Lusaka has a predominantly young population

**06 Analysis**

**6.2.1. Age distribution**

Demographically, Lusaka is clearly dominated by young people. One third of the population is under the age of 18 while half of the population is between 19 and 40 years old.



**Figure 8: Age distribution of Lusaka population**

Figure 8 above indicates that the two largest age groups are 31 to 40 year olds (26%) and 19 to 30 year olds (25%). Jointly these two age groups account for 51% of all residents. Children younger than 18 years old account for 34% and those older than 41 years old for 15% of all residents. Residents of Lusaka can therefore be characterised as a youthful population. Table 8 provides further insight into the age distribution of single person households.

Age Categories	Frequency count	Percent	Cumulative percent
19 to 25 years	46	15,70	15,70
26 to 30 years	56	19,11	34,81
31 to 35 years	73	24,91	59,73
36 to 40 years	46	15,70	75,43
41 to 50 years	41	13,99	89,42
51 to 60 years	19	6,48	95,90
61 to 65 years	6	2,05	97,95
older than 65 years	6	2,05	100
<b>Total</b>	<b>293</b>	<b>100</b>	

**Table 8: Age distribution of single person households**

Table 2 confirmed that 41% of households are single people. Of these 293 structures, 65% of individuals are aged 40 and younger.

**06 Analysis**

**6.2.1.1 A profile of youth**

Figure 8 above presented data which confirms that 85% of Lusaka’s residents are younger than 40 years old. Of Lusaka’s residents, 25% fall into the age cohort 19 to 30. This section provides a profile of youth in Lusaka (aged 19 to 30) and unpacks characteristics related to employment status, gender breakdown and income. Table 9 summarises the gender break down and employment status for this youth cohort.

**Table 9: Employment status by gender for Lusaka residents aged 19 to 30 years**

Employment status	Gender		Total
	Male	Female	
Employed	103	72	175
Self-employed	4	4	8
Unemployed	119	222	341
<b>Total</b>	<b>226</b>	<b>298</b>	<b>524</b>

Approximately 43.1% of the cohort is male while 56.9% is female. Most of the youth in Lusaka (65%) are unemployed. However, a more detailed analysis of the data reveals that the unemployment rate among young women is so high that it distorts the statistics. The figures indicate that unemployment is more common amongst young females (aged 19 to 30): 53% of males are unemployed versus a staggering 74% of unemployed females. This is higher than the average of 56% for Lusaka as a whole. Employment figures confirm this data as 46% of the young male population is employed versus only 24% of females. Self-employment is low for both groups, including only 1.8% of males and 1.3% of females. Table 10 analyses the income distribution of youth aged 19 to 30 years old.



One of the few young, self-employed women in Lusaka

**06 Analysis**

**Table 10: Income distribution for age cohort 19 to 30 years old**

Income categories	Frequency count	Percent	Cumulative percent
No Income	34	16,43	16,43
R1 - R400	11	5,31	21,74
R401 - R800	20	9,66	31,40
R801 - R1500	48	23,19	54,59
R1501 - R3500	72	34,78	89,37
R3501 - R7500	21	10,14	99,52
R7501 - R15000	1	0,48	100,0
<b>Total</b>	<b>207</b>	<b>100</b>	

Above, indicates that only 207 individuals (39%) who fell in the age range 19 to 30 years answered questions on household income. Of this group 16% indicated not having any income, 67% indicated an income ranging from R801 to R3500 while 11% indicated an income over R3500.

**COMMUNITY VOICES**

*“The other problem we encounter is that there are no youth activities here. For years now there are no projects involving our youth and that destroys them. When our children drop out of school, they just sit and end up drowning in alcohol. So there is no encouragement into positive things for our youth.”*

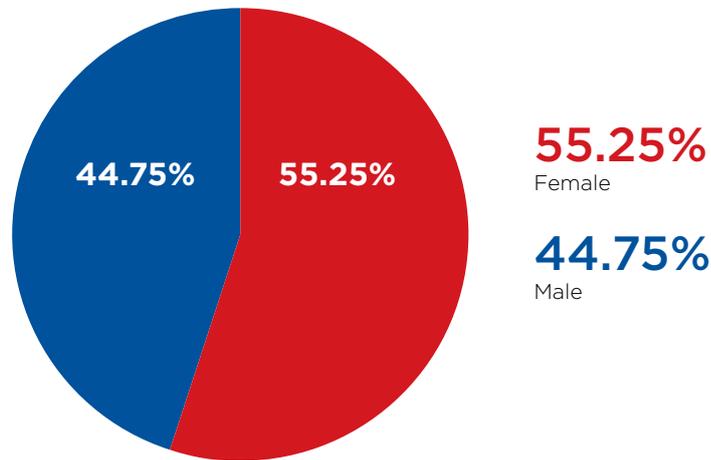


Children playing on the street in Lusaka

**06 Analysis**

**6.2.2. Gender breakdown**

The enumeration covered a broad spectrum of demographic data. Figure 9 provides us with the gender breakdown of the settlement population.



**Figure 9: Gender breakdown**

Lusaka shows a fairly even split in the gender composition of the settlement. This is reflected again in the gender breakdown of household heads for those individuals who indicated that they were the household head and responded to the enumeration questions. Figure 9 indicates that 55 out of every 100 people are women. Compared to the national average of 52 women per every 100 people (StatsSA, Census 2011), there are more women in Lusaka than the national average.

Table 11 provides important insight into the demographics associated with the settlement trend of small one-room shacks, which was established in the preceding section. In this table, gender split of the household size for all structures enumerated (816 structures) is presented.

Number of people enumerated per structure	Gender		Total
	Male (%)	Female (%)	
1	40,79	25,83	34,19
2	17,32	21,39	19,12
3	15,13	19,72	17,16
4	14,25	16,39	15,2
5	7,89	8,89	8,33
6	2,85	5,56	4,04
7	1,32	1,39	1,35
8	0,44	0,56	0,49
9	0	0,28	0,12
10	0	0,37	0,16
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>n=816</b>			

**Table 11: Number of people enumerated per structure by gender of household heads (column percentages)**

## 06 Analysis

Of all male household heads, 41% live on their own compared to only 26% of all female household heads. Female-headed households tend to have more people residing in their structures as 53% of all female-headed household structures contain 3 or more occupants. Over 61% of single person households are male.

In table 9, the employment status of people between 19 and 30 was presented. Table 12 takes a wider look at settlement dynamics related to employment.

**Table 12: Employment status by gender for respondents 16 years & older (row percentages)**

Employment status 16 years and older	Gender		
	Male	Female	Total
Employed	60,76	39,24	100
Self-employed	50	50	100
Unemployed	32,68	67,32	100
<b>Total</b>	<b>46,72</b>	<b>53,28</b>	<b>100</b>
n=1445			

In terms of employment status, gender breakdown indicates a particular dynamic: of all occupants identified as employed, 61% were male while only 39% were female. When examining occupants who were classified as unemployed, the difference was more acute since: 67% of unemployed respondents were female and only 33% were male.



**Lusaka resident runs his own carpentry business**

06 Analysis

6.2.3. Education enrolment and school attendance

Table 13 provides a cross tabulation of school going age by enrolment.

**Table 13: Age categorised by school enrolment for individuals aged 0 to 18 years old**

Age categorised	Pre-school	Primary school	Secondary school	Not in any school	Total
0 to 5 years	78	33	0	137	248
6 to 13 years	10	294	13	18	335
14 to 18 years	0	35	75	14	124
<b>Total</b>	<b>88</b>	<b>362</b>	<b>88</b>	<b>169</b>	<b>707</b>

**COMMUNITY VOICES**

*“Poverty is the major problem here because you can’t focus on your studies [when you have] an empty stomach and [when you don’t] have hope of whether you’ll have something to eat at home or not. That results in our children dropping out. Some don’t even have school equipment.”*



Children playing on the road in Lusaka

06 Analysis

COMMUNITY VOICES

*“Some of the girls, their problem are the sanitary towels. You will find that when the girl has been absent for more than two days at school, the principal will ask her to bring her parent. But the girl doesn’t do that because she knows the reason was that when she is [on her] period she cannot go to school because [she] doesn’t have pads.”*

As highlighted in the quotes above, poverty affects schooling in a multifaceted manner. A lack of equipment, hunger, an imbalanced diet and inadequate access to sanitary towels are factors that deepen existing challenges related to education. This can result in poor academic performance and school dropouts which can prevent students from being admitted to high schools or colleges.

Figure 10 below displays the educational enrolment of all individuals living in Lusaka.

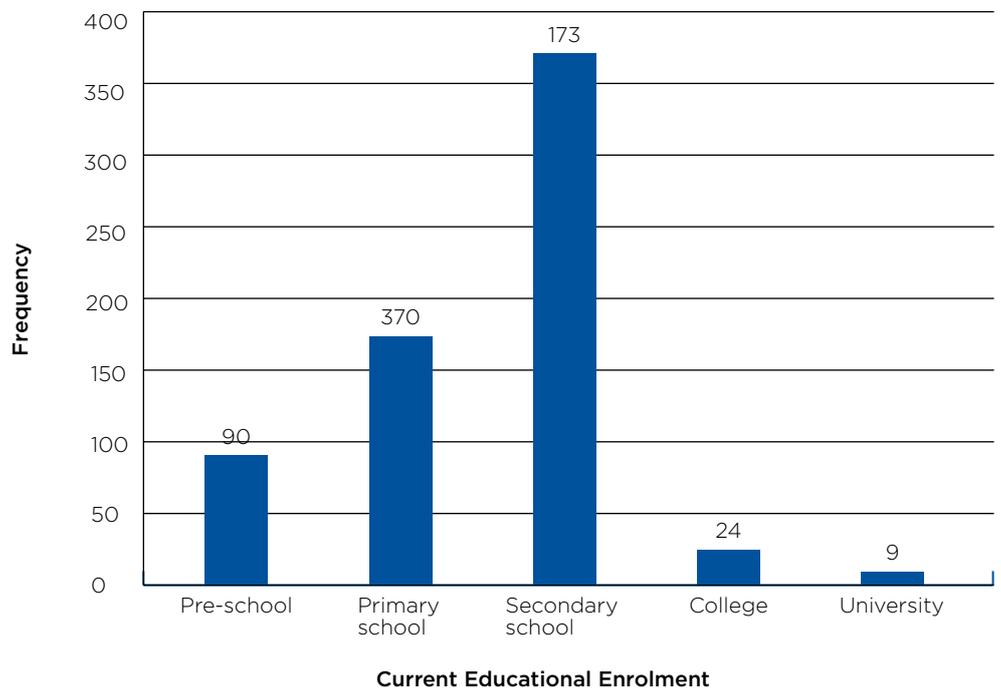


Figure 10: Frequency distribution of educational enrolment

The graph indicates a total of 33 individuals who have been recorded as enrolled in a form of tertiary education. Of all occupants recorded as enrolled in some form of education, 66% were recorded as attending school in the Nyanga area. When investigating the main mode of transport used by individuals enrolled in school, 78% indicated that they walk to school. The walking time ranged from less than 15 minutes (for 349 individuals) to 90 minutes (for 1 individual). The majority of individuals indicated a walking time of less than 15 to 30 minutes.

## 6.2.4. Employment

### COMMUNITY VOICES

*“There are many challenges and difficulties that unemployed people find themselves in. What would you do if you had no job, no business and no income but you have children? (...) This has resulted that when people are not working, they will go and steal because they and their families go to bed on an empty stomach.”*

In Lusaka, 1425 individuals would be classified as working age (15 to 64 years). Of these, 428 indicated that they were either employed or self-employed. Based on Statistics South Africa’s broad definition of the unemployment rate (the proportion of the labour force/working age population that is unemployed), Lusaka reflects an unemployment rate of 56%<sup>9</sup>. It must be noted that this figure is based on a very expanded definition of unemployment as the enumeration was not geared to analyse the strict definition. This does, however, paint a bleak picture as the unemployment rate in Lusaka is 2.1 times the national figure of 26.7%<sup>10</sup>.

<sup>9</sup> Stats SA, 2016

<sup>10</sup> Stats SA, 2016



Lusaka resident selling grilled meat

## 06 Analysis

Table 14 below provides a cross tabulation of age by self-assessed employment status to better understand unemployment trends within different age cohorts.

Age Categories	Employed	Self-employed	Unemployed	Total
14 to 18 years	1	0	69	70
Row %	1,43	0	98,57	100
19 to 25 years	69	3	218	290
Row %	23,79	1,03	75,17	100
26 to 30 years	106	5	123	234
Row %	45,30	2,14	52,56	100
31 to 35 years	132	15	153	300
Row %	44,00	5,00	51,00	100
36 to 40 years	121	9	102	232
Row %	52,16	3,88	43,97	100
41 to 50 years	122	12	86	220
Row %	55,45	5,45	39,09	100
51 to 60 years	26	4	35	65
Row %	40,00	6,15	53,85	100
61 to 65 years	3	0	11	14
Row %	21,43	0	78,57	100
Total	580	48	797	1425
Row %	40,70	3,37	55,93	100

**Table 14: Age by employment status (row frequencies & percentages)**

Data collected indicates that the majority (75%) of youth (aged 19 to 25 years old) are unemployed. This figure decreases between the ages of 26 to 60 and rises to 79% for residents between 61 and 66. Those aged between 41 and 50 recorded the lowest unemployment rate in Lusaka (39%). Of 797 recorded unemployed residents, 494 (62%) fall between the ages of 19 to 35 years. This indicates that unemployment significantly impacts South African youths.

Table 12 above provided a cross tabulation of employment status by gender but looking at row percentages allowing for comparison between different employment statuses. Table 15 provides the same cross tabulation but with column percentages allowing for a deeper comparison between genders with regards to employment status.

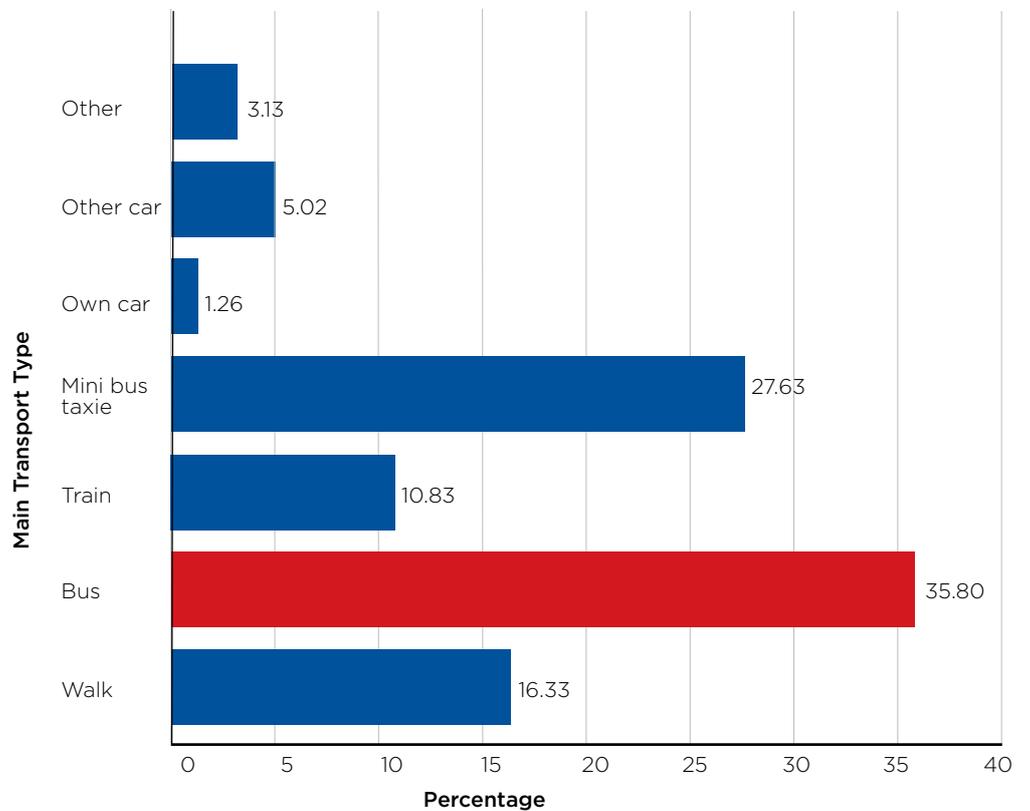
**06 Analysis**

**Table 15: Employment status by gender for respondents 16 years & older (column percentages)**

Employment status 16 years and older	Gender		
	Male	Female	Total
Employed	55,09	29,01	40,7
Self-employed	3,91	2,93	3,37
Unemployed	41	68,07	55,93
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>
n = 4787			

Table 15 indicates that unemployment among females is higher than among males. In Lusaka, just over 68% of females aged 16 years and older indicated that they were unemployed. This matches the trend among youth that females had higher unemployment rates than males (for the age cohort 19 to 30 years old).

Employed residents were asked about the locations of their work. The most prominent area of employment for Lusaka’s residents is Nyanga (18% of commuters). The next most prominent location for work was the Cape Town CBD, which accounted for 15% of individuals, followed by Bellville at 11%. Figure 11 provides the percentage split for different modes of transport used to travel to work.



**Figure 11: Percentage breakdown of main transport type to work**

## 06 Analysis

The main mode of transport used to reach work is the bus, which accounted for 36% of all responses. The mini bus taxi presented the second largest mode of transport while walking comprised the third largest category.

All residents who indicated that they worked were also asked to estimate the travel time to their place of employment. Table 16 provides a breakdown of this estimation.

Travel time to work	Frequency count	Percent	Cumulative percent
Less than 15 minutes	107	16,80	16,80
15 to 29 minutes (just under half an hour)	207	32,50	49,29
30 to 59 minutes (just under an hour)	274	43,01	92,31
60 to 89 minutes (just under an hour and a half)	34	5,34	97,65
90 minutes and more	9	1,41	99,06
Don't know	6	0,94	100
<b>Total</b>	<b>637</b>	<b>100</b>	

**Table 16: Travel time to work**

The majority of commuters (76%) travel between 15 minutes and one hour to work. This is linked to residents' tendency to work outside of the area, which requires them to utilise the train, bus or mini bus taxi to reach their place of work. Nearly 17% of individuals travel to work in less than 15 minutes while 7% spends between 60 to 90 or more minutes commuting.

## 06 Analysis

### 6.2.5. Household income and expenditure

Questions on household income were aimed at the household head. Where the household head was not available to provide information, the spouse or partner of the head was asked to estimate household income. Respondents were asked to take into account all sources of income and to add these up to attain the total household income. The same principle was applied to questions around expenses. Questions related to social security grants were asked of every individual in the structure.

Household income	Frequency count	Percent	Cumulative percent
No income	132	15,94	15,94
R1 - R400	39	4,71	20,65
R401 - R800	80	9,66	30,31
R801 - R1500	220	26,57	56,88
R1501 - R3500	272	32,85	89,73
R3501 - R7500	79	9,54	99,28
R7501 - R15 000	6	0,72	100
<b>Total</b>	<b>828</b>	<b>100</b>	

**Table 17: Monthly income distribution**

Table 17 indicates that the majority of households (60%) earn between R801 and R3500 per month. Nearly 16% of respondents indicated that there was no income for that particular household.

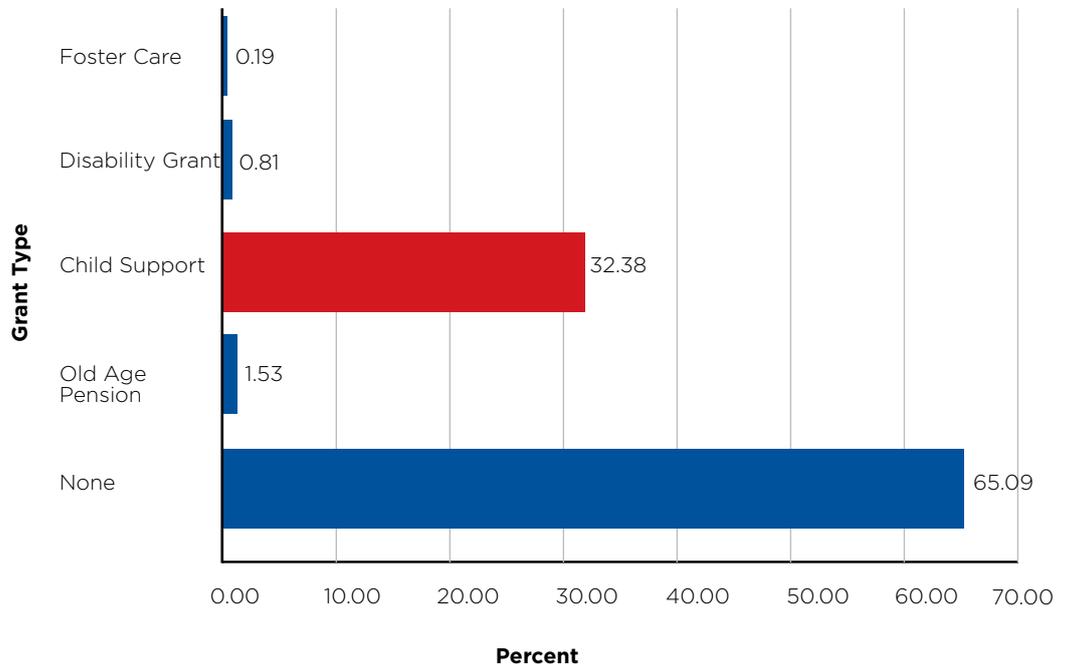
When examining expenses, 37 households indicated no expenses. This is approximately 10% less than households who indicated no income. This shows that even households that reported no income received money from some unknown source because they registered expenses. It should be noted that 87% of households in Lusaka recorded expenses between R401 and R3500.

Table 18 was produced using data on various expense categories for each household. This was then tallied up to produce a total household expenditure amount that was then categorised to match income categories in Table 17.

Expenses categorised	Frequency count	Percent	Cumulative percent
No expenses	37	4,53	4,53
R1 - R400	47	5,76	10,29
R401 - R800	154	18,87	29,17
R801 - R1500	318	38,97	68,14
R1501 - R3500	234	28,68	96,81
R3501 - R7500	26	3,19	100
<b>Total</b>	<b>816</b>	<b>100</b>	

**Table 18: Monthly expenses distribution**

**06 Analysis**



**Figure 12: Percentage distribution of grant type**

Figure 12 above reveals that the majority of residents in Lusaka (678 or 65%) do not access any form of social grants. Of the grants available, the child support grant is the most accessed grant (32% of instances). In Lusaka, 707 children fall under the age of 18. This means that of this total group a potential 96% receives child support grants. Currently the value of the child support grant is R350 per month, the foster child grant is R890 per month, the disability grant is R1500 per month and the old age pension grant is R1500 per month.

**06 Analysis**

**6.3. ACCESS TO SERVICES**

The residents of Lusaka have access to only 5 water taps. These are marked with pink dots in Figure 13 and with blue dots in Figure 14 below.



**Figure 13: Lusaka amenities**



One of the few water taps in Lusaka



One of the few water taps in Lusaka

**06 Analysis**

**6.3.1. Water access**

Figure 14 depicts a 25 metre radius around each water point. This reveals which households are located within 25 metres of water.



**Figure 14: Map of Lusaka water points with 25m radius**

In Figure 14, the majority of structures do not fall within 25 metres of a water point and three sections of informal areas are located far away from a water point. As indicated in 4.1, Lusaka is home to 847 households that live in 834 structures. This determines the household to water point ratio as 169,4 households to every 1 tap. This is almost four times the ratio that the City of Cape Town aims to provide.

Unless water is accessed elsewhere, long waiting periods for water access are likely to occur throughout the day and not only during peak times. The inability to access clean, fresh and safe drinking water on a daily basis means that the health of residents is negatively impacted. Residents have also reported occasional water scarcity.



**Long waiting times to access water**

### 6.3.2. Sanitation

#### COMMUNITY VOICES

*“People who are working with the bucket system [the service providers] collect the buckets at around 6pm instead of doing it when people are asleep. Our kids play there next to those buckets and as a result now they are sick, some have a rash. You cannot take buckets at that time because how do they [the service provider] know that we are done going to the toilet for the day? They say they can’t work at 10pm because that is the time for criminals.”*



Lusaka toilet block near Boarcherd’s Quarry interchange

#### COMMUNITY VOICES

*“I’m a cleaner from the EPWP. I clean the community every day but when I come back minutes later there is someone who threw a bucket of “number two”. And I have a meat stall next to the drain because there’s no space so people just throw their “number twos” there. It smells badly and I have to clean it.”*



Toilet block alongside the main road in Lusaka

Lusaka is serviced with 22 toilets. These include flush toilets, pit latrines, chemical toilets and bucket system toilets. Table 19 below shows that the most common sanitation system used in the settlement is the bucket system, which requires the City of Cape Town to come and empty the facilities.

	Frequency count	Percent	Cumulative percent
Full Flush toilet	157	18,94	18,94
Pit toilet	10	1,21	20,14
Chemical toilet	67	8,08	28,23
Bucket	593	71,53	99,76
Bush	1	0,12	99,88
Other	1	0,12	100
<b>Total</b>	<b>829</b>	<b>100</b>	

**Table 19: Main type of toilet the household uses**

In terms of household to toilet ratios the CoCT aims to ensure that every 1 toilet services 5 households. In Lusaka the average is 38.5 households per sanitation unit. In terms of the person per unit ratio, this is as high as 96 persons per sanitation unit. Overall, this does not compare favourably with the CoCT targets. However, the issue of limited access affects this ratio.

06 Analysis

Access to toilets	Frequency count	Percent	Cumulative percent
Communal use	535	64,15	64,15
Household use only	33	3,96	68,11
Limited to a few families	266	31,89	100
<b>Total</b>	<b>834</b>	<b>100</b>	

Table 20: Percentage distribution of sanitation access

Table 20 above indicates that 266 dwellings have some form of exclusive use of toilets, which means that the household and person to toilet ratios are even higher than indicated.

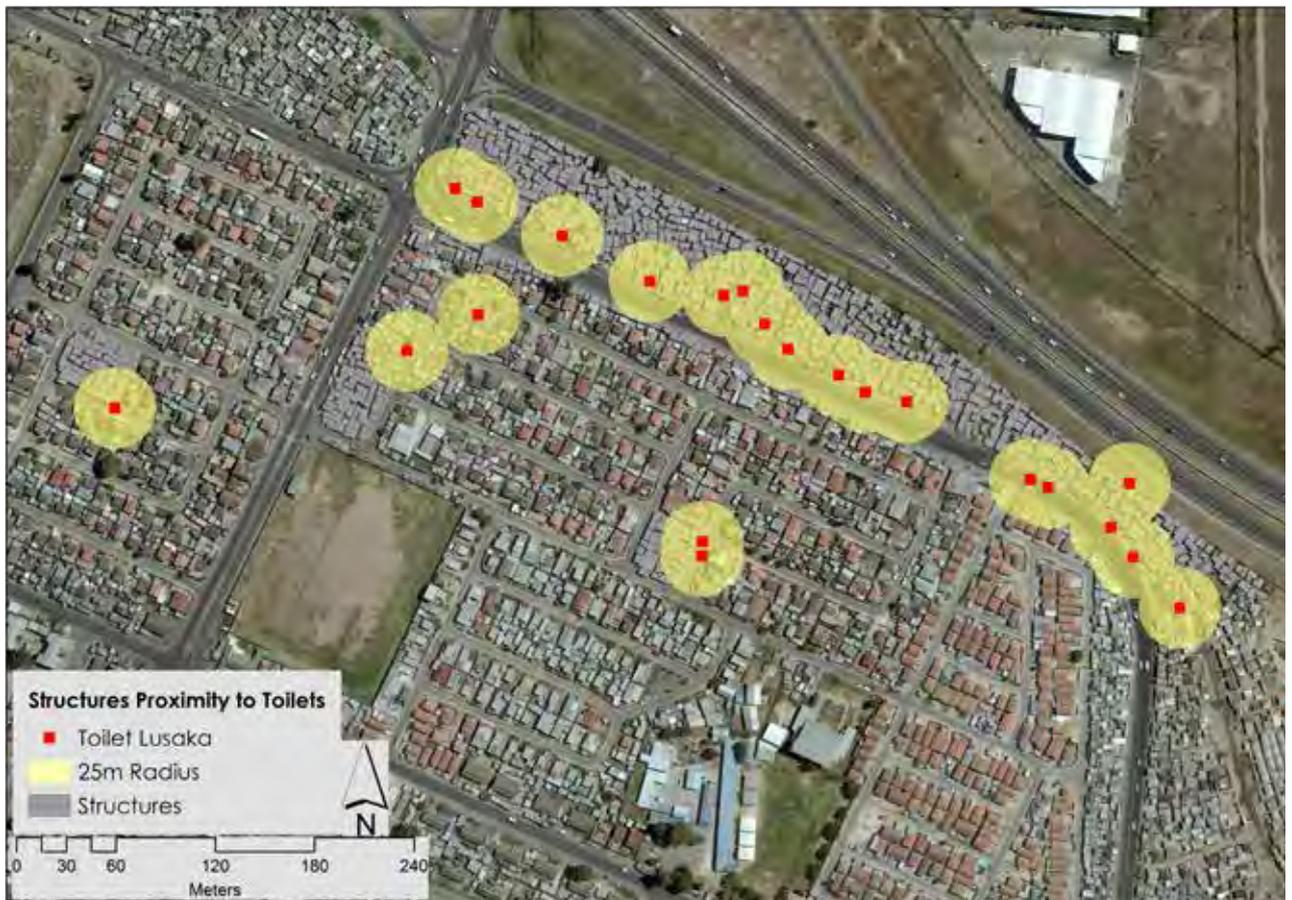


Figure 15: Map showing sanitation access with 25m radius

Figure 15 indicates that although toilets were found in each section of the informal settlement, most structures in the settlement fall outside a 25 metre distance from the toilets. This is especially noticeable in the northern part of the settlement. This means that people living in those areas would need to walk distances of greater than 25 metres to access a toilet. This becomes a problem at night due to badly lit streets and the isolated location of toilets.

## 06 Analysis

## 6.3.3. Electricity



Impression of electricity connection in Lusaka

## COMMUNITY VOICES

*“We do have electricity here in Borchards Quarry<sup>11</sup>. Other shacks don’t have meters so they connect to ours. Sometimes electricity goes off for about a week.”*

Electricity in Lusaka consists of a mixture of prepaid meters inside structures, neighbours connecting to structures with prepaid meters and many structures lacking electricity altogether.

## COMMUNITY VOICES

*“When an electricity box is faulty or damaged sometimes the people from the municipality tell you that they can’t fix it, so you have to pay someone to do it even though many of us don’t have an income. Some connection wires are lying on our roofs, so it’s very dangerous especially when it’s raining. Last month there was an incident here - on my roof I saw fire because there’s a wire that fell on my zinc because of wind. Fortunately we were there to notice it and we quickly put it out. So even now I’m scared at night because wind is always there.”*

<sup>11</sup> As indicated in section 2.1, some residents refer to the settlement as ‘Burcherd’s Quarry’

06 Analysis

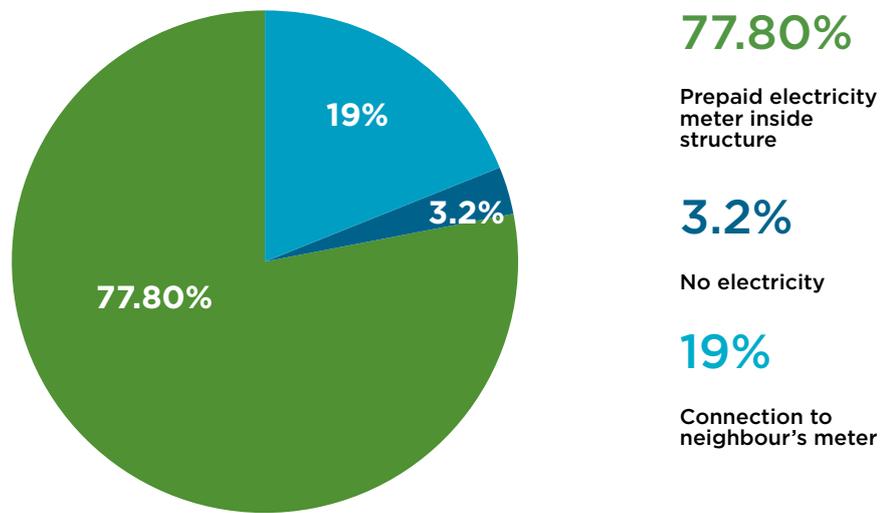


Figure 16: Percentage breakdown of electricity access

Figure 16 illustrates that the majority of structures are directly connected to the CoCT grid with prepaid meters. Of all structures, 19% obtain electricity by connecting to a neighbour’s meter. Only 3.2% of structures have no electricity.



Figure 17: Map showing electricity access in Lusaka

Figure 17 above indicates prepaid electricity meters inside structures were provided across four batches of structures. The row of informal structures located on the South of the main road, opposite the largest batch of informal structures, contained the most units connected to the neighbours’ meters. In summary, electricity coverage is fairly comprehensive. However, based on the CoCT’s definition of adequate electricity supply 22% of Lusaka’s households do not meet these standards.

### 6.3.4. Community services and local business

#### COMMUNITY VOICES

*"I sell alcohol but the police come and take my stock away because they claim that I don't have a liquor-selling license. How can I have that licence living in a slum?"*



Lusaka cash store

#### COMMUNITY VOICES

*"The loan sharks are not as friendly as we think when they collect their money. It can even result in death. I remember two weeks back a certain boy in Danoon was beaten to death by a loan shark because he had no money. So it's good business for them but danger to the borrowers."*

## 06 Analysis

Table 21 below reflects the usage of services inside or near Lusaka.

Type of service accessed	Number of structures accessing	Percentage of structures
Structures with occupants accessing community halls	666	79,86
Structures with occupants accessing crèche	331	39,69
Structures with occupants accessing spaza shops	670	80,34
Structures with occupants accessing shebeens	260	31,18
Structures with occupants accessing sport grounds	355	42,57
Structures with occupants accessing playgrounds	229	27,46
Structures with occupants accessing religious structures	523	62,71
Structures with occupants accessing health facilities	572	68,59

**Table 21: Accessing community facilities inside or within walking distance to settlement**

Spaza shops and the community hall are the most accessible facilities in Lusaka, considering that 80% of households access these. Crèches, sports grounds and playgrounds are accessed by less than half of the structures in the settlement, which indicates a strong need for childcare facilities and safe spaces for children to play.

### 6.4. HEALTH AND DISASTERS

#### COMMUNITY VOICES

*“Our community is too dirty. We get sicknesses and our children are suffering especially now that it’s summer time because there are mosquitoes.”*

Lusaka’s residents face an adverse situation regarding their health, general wellbeing and safety. The poor sanitary conditions mentioned in 6.3.2, risks caused by poorly maintained electricity infrastructure and an inefficient emergency response, places the health of residents in a vulnerable position. As highlighted in the quote above, waste in the settlement is perceived as a threat to the residents’ health

**06 Analysis**



**Children’s health is affected due to playing near the waste container**

When asked about where residents sought medical attention first, 76% of respondents said that they would go to a clinic outside the settlement. The fact that 18% of respondents indicate a clinic inside the settlement may be in reference to a mobile clinic, which seems to provide some medical services to Lusaka as reported by residents. The nearest clinic, Masincedane Clinic, is just under 1km away.

Accessing medical services	Frequency count	Percent	Cumulative percent
Clinic in settlement	149	17,87	17,87
Clinic outside settlement	637	76,38	94,24
Mobile clinic	25	3,00	97,24
Public hospital	18	2,16	99,40
Private doctor	5	0,60	100
<b>Total</b>	<b>834</b>	<b>100</b>	

**Table 22: First port of call for medical assistance**

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**06 Analysis****COMMUNITY VOICES**

*“The ambulance doesn’t respond quickly when we phone but I understand because some people call just to rob them [the ambulance]. Even the clinic is very far so when someone in your home is ill then you have to pay someone who has a car. In order for the car owner to start their engine, you have to pay R450 upfront. Otherwise if you don’t have money then the person will die”*



Structure materials are highly flammable

**COMMUNITY VOICES**

*“When there’s fire at night, usually the community tries to put the electricity off and you take your stuff out of the shack so that it doesn’t get burnt. Others, instead of helping out, they act like they’re helping but they are actually there to steal. So you’ll find that your things are not there. So you rather lock your shack let everything burn instead of your things getting stolen.”*

**06 Analysis**

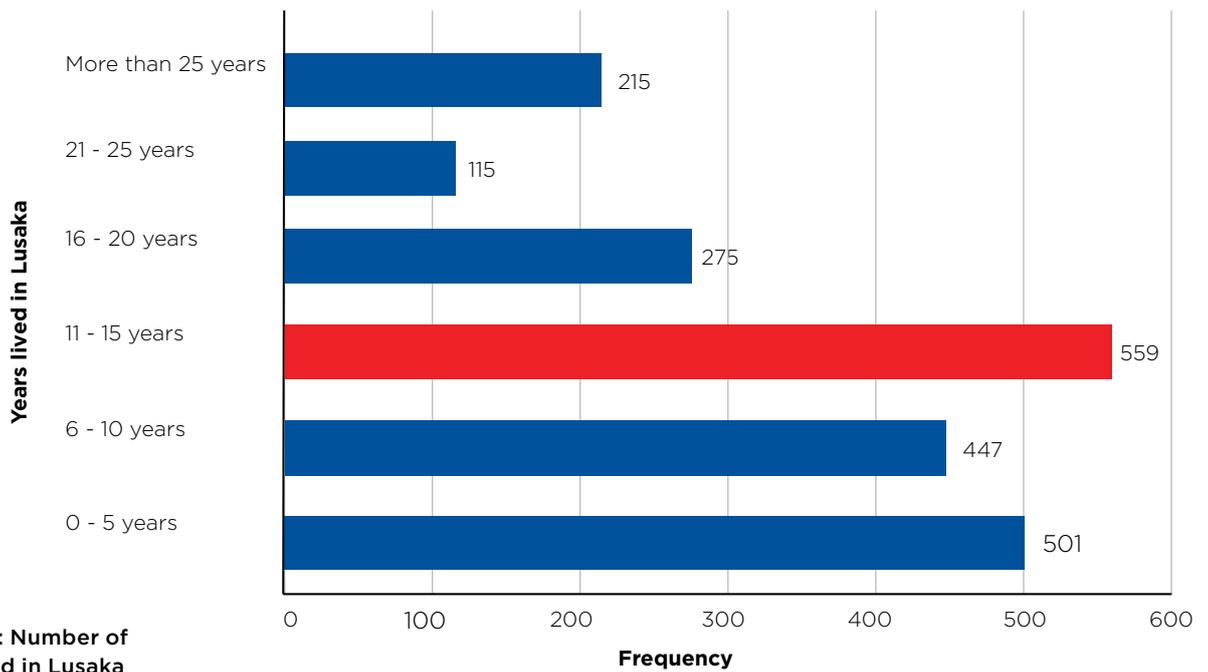
The settlement experienced a big fire in which 40 shacks were razed at some point during the last two years. Thanks to the mediation of the settlement leadership, residents whose shacks were razed received donated zinc from the municipality to rebuild their structures. As highlighted in the quote above, theft adds an extra challenge to shack fires.

Lusaka is also affected by flooding. Floods during the last two years do not seem to have taken any life, however they have damaged furniture inside the structures affecting children’s beds in particular, which often consist of a mattress on the floor.

**6.5. SETTLEMENT DYNAMICS**

The residents of Lusaka have made this settlement their home for a number of different reasons. Each structure had a respondent who indicated why they had moved to the settlement. Approximately 48% of all respondents indicated that they had been living in the settlement between 6 and 15 years.

Figure 18 provides an overview of the number of years lived in the settlement. This was asked of every structure occupant.



**Figure 18: Number of years lived in Lusaka categorised**

Approximately 24% or 501 residents in Lusaka have lived in Lusaka for less than 5 years. A further 29% of households reported to have lived in the settlement between 6 and 15 years. In a time when informal settlements are seen as temporary this data points to the longevity of some informal settlements and their residents who often lived in informality for decades. Figure 18 also points to some inflow into the settlement in addition to the natural growth rate of the settlement due to the children of longer-term residents.

**06 Analysis**

**6.6. SETTLEMENT PRIORITIES**

Respondents in Lusaka were asked to identify current priorities in the settlement by ranking these priorities in order of importance. This was designed to determine which current physical factors needed urgent addressing and could point to values that residents had formed around their current needs. Table 23 provides an overview of the priorities of Lusaka residents as ranked by the structure level respondents.

Household main priorities	1	2	3	4	5	Total
Waste collection	16,18	26,14	21,58	14,94	21,16	100
Access to toilets	18,77	29,18	25,08	13,72	13,25	100
Access to formal housing	69,03	14,57	7,87	4,07	4,46	100
Access to water	9,52	32,87	29,07	18,34	10,21	100
Access to health care	3,91	13,15	18,62	35,52	28,79	100
Addressing crime	6,72	16,18	20,59	26,68	29,83	100
Access to electricity	3,88	17,83	20,93	23,51	33,85	100
Addressing flooding	3,83	11,00	24,88	27,27	33,01	100
Preventing shack fires	11,28	13,33	17,95	28,21	29,23	100
Addressing evictions	25,00	0,00	25,00	50,00	0,00	100
Total	20,57	20,08	20,13	19,67	19,55	100

**Table 23: Main household priorities by ranking (row percentages)**

Access to formal housing again appears as a major priority, ranked at number one by 69% of the respondents. With regards to basic services, access to water, toilets and waste collection emerged as major priorities.

In terms of access to water, the residents had reported no major concerns. However, the ratios of household per tap and the distance to the taps could explain the prioritisation of access to water.

In terms of disasters, the prevention of shack fires seem to be a greater concern than flooding. This again confirms what had been discussed under the electricity and health and disasters section. Access to health care appears as the second highest priority number 4.

As part of the study design, questions were developed to determine under which conditions people would be willing to move from Lusaka. Respondents at the structure level were asked to rank their main reasons for wanting to move out of the settlement. The ranking system employed ranged from 1 to 5 with 1 seen as the most important reason. Table 23 provides the main reasons to move out of the settlement against the ranking scored by respondents.

**06 Analysis**

**Table 24: Reasons to move out of settlement by ranking order**

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	176	214	135	102	96	723
To access better education facilities	30	97	200	147	124	598
To access better health facilities	39	241	230	161	77	748
To access a formal house	542	106	52	60	39	799
Improved transport access	28	76	91	173	222	590
Family or relationship reasons	20	66	89	140	200	515
Total	835	800	797	783	758	3973

Access to a formal house was ranked as the number one reason to move out of Lusaka, featuring 542 times out of a possible 835. The next highest count in terms of a number one ranking was 176 respondents ranking access to work opportunities as most important.

**Table 25: Reasons to move out of settlement by ranking (row percentages)**

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	24,34	29,60	18,67	14,11	13,28	100
To access better education facilities	5,02	16,22	33,44	24,58	20,74	100
To access better health facilities	5,21	32,22	30,75	21,52	10,29	100
To access a formal house	67,83	13,27	6,51	7,51	4,88	100
Improved transport access	4,75	12,88	15,42	29,32	37,63	100
Family or relationship reasons	3,88	12,82	17,28	27,18	38,83	100
Total	21,02	20,14	20,06	19,71	19,08	100

When looking at the row percentages for reasons to move by ranking, it can be seen that accessing health facilities and accessing better education facilities also featured higher in terms of ranking priority. To access better health facilities was ranked at two for 32.22% of the time. To access education facilities was ranked at three for 33.44% of the time. It must be noted that only 40 structure respondents indicated that they were not willing to move. It points to residents in Lusaka being open to moving if it improves their physical condition in the form of housing or their access to better employment opportunities and health facilities.

## 06 Analysis

### 6.7. IMPLICATIONS OF FINDINGS FOR HUMAN SETTLEMENTS

One of the ultimate objectives of the enumeration study was to gather data that could affect the future planning of human settlements in the area. Respondents were asked a number of questions related to the housing subsidy and other human settlement factors and this section will unpack some of the information collected in this regard.

#### 6.7.1. Planning considerations

##### Single-person households

85% of persons living on their own indicated that they had never been married but 50% of these single person households had indicated that they have financial dependents who live outside the structure.

##### Household size

In Lusaka informal settlement pocket, approximately 847 households live in 834 enumerated structures. The total population is 2108, which means that the average household size is 2,5 persons. When taken into account that 313 structures contain single person households, the remaining 521 structures have an average of 3,4 persons per structure.

##### Age profile

The age profile of Lusaka points to a relatively young population of which 85% is 40 years and younger. From a planning perspective this is significant as the Department of Human Settlements has indicated that it would prioritise persons 40 years and older in terms of housing opportunities. This means that, according to age criteria, only 15% of the population qualifies, as 48% of household heads are 35 years old or younger.

##### Social cohesion

The residents of Lusaka show a very strong link to the local area as 66% of school or college going residents attend school or college in Nyanga. Of these, the largest portion of learners attends primary school (56%) and secondary school (26%). 78% of these residents walk to school or college and over 88% do so within 30 minutes or less. This highlights that school going children tend to attend school in the nearby vicinity. Residents in Lusaka also indicated the use of facilities inside or near to the settlement. The number of residents accessing facilities inside or near the settlement varies according to the type of facility. While community halls and spaza shops are accessed by about 80% of the structures, playgrounds, sport grounds, shebeens and crèches are only accessed by about 40% or less.

##### Income and expenditure

While 16% of households indicated no income, 90% of households indicated incomes of R3500 or less and 97% of households indicated expenditure of R3500 or less. This data points to the overall income profile of Lusaka's residents as falling within the housing subsidy qualification range.

**06 Analysis**

**6.7.2. Pathway to qualification**

This section provides information about the process followed for subsidy qualification and highlights what criteria is considered by the Department of Human Settlements.

**Subsidy qualification criteria**

You qualify for a housing subsidy if:

- You are a South African citizen or have a permanent residence permit
- You are 18 years or older
- You are married or living with a partner
- You are single or divorced and have proven financial dependents permanently residing with you (military veterans without any financial dependents can apply)
- Your maximum monthly household income is R3500 or less before deductions (military veterans earning up to R10416 per month can apply)
- You or your partner are not current or previous property owners
- You or your partner have never received a subsidy from the government

The following section provides information on the various subsidy programmes offered by the Department of Human Settlements.

**Subsidy programmes**

Housing and services are delivered under subsidy programmes. Potential beneficiaries may apply directly to the Department for an individual subsidy or a Finance Linked Individual Subsidy (FLISP).

Subsidy Programme	Gross Monthly Household Income Category	Subsidy Amount
<b>Individual Subsidy</b>		
The subsidy can be used to:	R0 - R3 500	R160 573
<ul style="list-style-type: none"> <li>• Buy an existing house</li> <li>• Buy a house on a plot-and-plan basis; or</li> <li>• To finish an incomplete house</li> </ul>	Aged, disabled or medical condition:	Purchase price up to R160 573
You must have been on the municipal housing demand database for a minimum period of 10 years.	R0 - R3 500	plus disability variance
<b>Finance Linked Individual Subsidy (FLISP)</b>		
<ul style="list-style-type: none"> <li>• Assists you by providing a subsidy to reduce your home loan and therefore makes your monthly instalment lower.</li> <li>• Please refer to the table at the end of the document for the FLISP scales.</li> </ul>	R3 501 - R15 000	R20 000 - R87 000  on a fixed scale, depending on your income.

Potential beneficiaries cannot apply directly to the Department for subsidies for the programmes below. These programmes are used by a developer (who may either be the Municipality or the Province) to deliver houses and services. Grant funding is made available to the developer for each project. The developer will apply for a subsidy on behalf of the beneficiaries.

**UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME (UISP)**

This programme seeks to upgrade the living conditions of poor families living in informal settlements by providing secure tenure and access to basic services and housing.

Subsidy Programme	Gross Monthly Household Income Category	Subsidy Amount
<b>Individual Subsidy</b>		
<ul style="list-style-type: none"> <li>• It provides funding for the construction of houses on those serviced sites that were received before 1994.</li> <li>• You can apply for this subsidy if you already own a serviced site and wish to construct a house, or upgrade/complete a non- subsidised house.</li> <li>• An application must be done on a project basis via your municipality.</li> </ul>	R0 - R3 500	R109 947
<b>Enhanced Peoples Housing Process (EHPH)</b>		
<ul style="list-style-type: none"> <li>• Assists households who want to participate in building their own home.</li> <li>• The consolidation subsidy (see above) can be accessed through EPHP.</li> <li>• Community contribution before and during the project includes, but is not limited to sweat equity.</li> <li>• Technical assistance to build the house is available as facilitation and establishment grants.</li> </ul>	R0 - R3 500	R110 947
<b>Integrated Residential Development Programme (IRDP)</b>		
<ul style="list-style-type: none"> <li>• Provides for the acquisition of land, servicing of stands and construction of houses.</li> </ul>	R0 – R3 500 (abled persons)	R160 573 – qualify for a serviced site and a 40 m2 house.
	R0 – R3 500 (disabled persons)	R160 573 plus disability variance- qualify for a serviced site and a 45 m2 house.
	R3 501 – R7 000	Persons who are unable to qualify for a home loan may receive a free serviced site.

Subsidy Programme	Gross Monthly Household Income Category	Subsidy Amount
<b>Military Veterans Subsidy</b>		
<ul style="list-style-type: none"> <li>This programme is a joint venture between the Departments of Human Settlements and Military Veterans.</li> <li>You must be on the Department of Military Veterans' (DMV) database.</li> </ul>	R0 - R10 416	R188 884  (R110 947 + DMV contribution)
<b>Enhanced Extended Discount Benefit Scheme (EEDBS)</b>		
<p>Supports the transfer of pre-1994 housing stock to qualifying occupants that:</p> <ul style="list-style-type: none"> <li>have a direct housing arrangement with the provincial department or municipality;</li> <li>have not benefited from any other housing subsidy or programme; or</li> <li>have an outstanding debt with the municipality or the provincial department.</li> </ul>	<p>R0 - R3 500</p> <p>R3 501 - R7 000</p> <p>R 7001 - R15 000</p>	<p>The entire debt is written off.</p> <p>R7 500 + 50% of the debit is written off.</p> <p>A maximum of R7 500 is written off.</p>
<b>Social, Institutional and Community Residential Unit Programmes</b>		
<ul style="list-style-type: none"> <li>These programmes cater for persons opting to rent.</li> <li>Institutional programme makes provision for a rent-to-buy option.</li> </ul>	R1 501 - R7 500	Rental amount varies in terms of programme and income.

<b>FLISP scale:</b>			
Upper limit	R 87 000		
Lower limit	R 20 000		
Subsidy increment	R 1 175		
<b>Step</b>	<b>Increment band</b>		
	Lower	Higher	Amount
1	3 501	3 700	87 000
2	3 701	3 900	85 825
3	3 901	4 100	84 650
4	4 101	4 300	83 475
5	4 301	4 500	82 300
6	4 501	4 700	81 125
7	4 701	4 900	79 950
8	4 901	5 100	78 775
9	5 101	5 300	77 600
10	5 301	5 500	76 425
11	5 501	5 700	75 250
12	5 701	5 900	74 075
13	5 901	6 100	72 900
14	6 101	6 300	71 725
15	6 301	6 500	70 550
16	6 501	6 700	69 375
17	6 701	6 900	68 200
18	6 901	7 100	67 025
19	7 101	7 300	65 850
20	7 301	7 500	64 675
21	7 501	7 700	63 500
22	7 701	7 900	62 325
23	7 901	8 100	61 150
24	8 101	8 300	59 975
25	8 301	8 500	58 800
26	8 501	8 700	57 625
27	8 701	8 900	56 450

Step	Increment band		
	Lower	Higher	Amount
28	8 901	9 100	55 275
29	9 101	9 300	54 100
30	9 301	9 500	52 925
31	9 501	9 700	51 750
32	9 701	9 900	50 575
33	9 901	10 00	49 400
34	10 101	10 300	48 225
35	10 301	10 500	47 050
36	10 501	10 700	45 875
37	10 701	10 900	44 700
38	10 901	11 100	43 525
39	11 101	11 300	42 350
40	11 301	11 500	41 175
41	11 501	11 700	40 000
42	11 701	11 900	38 825
43	11 901	12 100	37 650
44	12 101	12 300	36 475
45	12 301	12 500	35 300
46	12 501	12 700	34 125
47	12 701	12 900	32 950
48	12 901	13 100	31 775
49	13 101	13 300	30 600
50	13 301	13 500	29 425
51	13 501	13 700	28 250
52	13 701	13 900	27 075
53	13 901	14 100	25 900
54	14 101	14 300	24 725
55	14 301	14 500	23 550
56	14 501	14 700	22 375
57	14 701	14 900	21 200
58	14 901	15 000	20 000

## 7. CONCLUSION

### 07 Conclusion

In terms of the wider enumeration study, Lusaka is the third smallest settlement but has been in existence for more than 30 years with several infill pockets built in the last 2 decades. The majority of residents (55%) have been living in Lusaka for more than a decade. This illustrates a picture of Lusaka not as a temporary place but one in which movement has occurred in and out of the settlement while also providing long term dwelling to a core group of people who have called Lusaka their home for many years.

Single person households account for 37,5% of all the structures enumerated in Lusaka. The enumeration study revealed that 67% of these single person households were in fact male. 60% of these single person households also fell within the age group of 35 years or younger.

Overall the economic situation in Lusaka is dire with high unemployment rates especially amongst the youth. Residents indicated that alcohol abuse and crime was the only outlet for youth and that even though programmes for youth seem to be identified, these were not being accessed fully by relevant residents. The people of Lusaka have taken their own steps to create employment and run small businesses in their areas. However, this is not enough to cater for all residents. The child grant is also a major factor for income in the area.

Overall the settlement has a clear leadership structure and residents are able to take charge of initiatives as indicated through this data collection exercise. Lusaka's leadership has a good relationship with the Councillor and reported having worked with him around addressing problems in the informal settlement. These problems have, however, proved numerous, particularly with regard to issues of waste management and sanitation. Residents are hopeful that in the future they will have access to formal housing and good basic services.

#### COMMUNITY VOICES

*"I see myself in my brick house where there is water, electricity and a toilet inside because it is really dangerous to walk to a toilet at night here. My shack is pouring rain on the roof, so I want a proper and safe home for myself and my kids."*

## 8. REFERENCES

### 08 References

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## 9. LIST OF CORE TEAM MEMBERS

### 09 List of core team members

Team Member	Institution
Mr. Thando Mguli	HOD: WC Department of Human Settlements
Ms. Tracy Jooste	WC Department of Human Settlements
Ms. Pamela Masiko-Kambala	WC Department of Human Settlements
Ms. Susan Nel	City of Cape Town
Ms. Levona Powell	City of Cape Town
Mr. Greg Exford	City of Cape Town
Mr. Jeffrey Williams	City of Cape Town
Mr. Michael Webster	WC Department of Human Settlements
Mr. Mbongi Gubuza	WC Department of Human Settlements
Mr. Kenneth Kirsten	WC Department of Human Settlements
Mr. Bongani Ngcombolo	City of Cape Town: Councillor Ward 40
Mr. Siphiso Nqamnduku	City of Cape Town: Councillor Ward 88
Mr. Sithembiso Mzobe	City of Cape Town: Councillor Ward 33
Mr. Khaya Yozi	City of Cape Town: Councillor Ward 39
Mr. Anthony Moses	City of Cape Town: Councillor Ward 44
Mr. Mzwakhe Nqavashe	Previous Ward Councillor Ward 40
Mr. Nico Mzalisi	Previous Ward Councillor Ward 88
Ms. Noxolo Kabane	WC Department of Human Settlements
Mr. Lindilizwi Mngxekeza	Housing Development Agency
	Federation of the Urban and Rural Poor
	Informal Settlement Network
	Community Organisation Resource Centre



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