Enumeration Report

Thabo Mbeki Informal Settlement Pocket

MARCH 2017

A member of the SA SDI Alliance

CITY OF CAPE TOWN
ISIXEKO SASEKÁPA
STAD KAAPSTAD

Making progress possible. Together.

Western Cape
Government
Human Settlements

CO·R·C
COMMUNITY ORGANISATION
RESOURCE CENTRE

SA SDI ALLIANCE

CONTENTS

LIST OF TABLES

LIST OF FIGURES

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 responsiboIty 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.

CORC supervisor with Thabo Mbeki residents

EXECUTIVE SUMMARY

Thabo Mbeki informal settlement has an east and a west section, which is separated by Sheffield Road. The southern boundary is formed by Govan Mbeki / Japhta Masemola Road, to the west lies Klipfontein Glebe informal settlement, and to the east lies the Spanner Crescent Industrial Park. Jointly, the settlements extend over 10,3 hectares at a density of 131 dwellings per hectare. The population size is 3150 residents who make up 1215 households. This results in an average household size of 2,6 people per household.

The Western Cape Government Department of Human Settlements appointed Community Organisation Resource Centre (CORC), through a competitive tender process, to conduct an in-depth enumeration of Thabo Mbeki, 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 Thabo Mbeki community members to act as enumerators in this study.

Data collection took place over 26 days in January and February 2017. 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, 82 short-term employment opportunities were created in Thabo Mbeki during this study.

A total of 1349 dwellings were numbered of which 1162 dwellings were enumerated, resulting in a response rate of 86%. During the enumeration, nine out of ten times household heads were the primary respondent to questions, followed by those closely associated to the affairs of the household such as a spouse or partner (2,1%). This means that the most reliable sources of information related to households were obtained.

Impression of Thabo Mbeki with airplane above

Single people account for 28% of all households, of which 71% are male, 80% are younger than 40 years old, and 89% have never been married. Those with financial dependents living elsewhere numbered 41% of single households. The dwellings of single households in Thabo Mbeki can be characterised as small (48% of all dwellings are less than 30 square metres), single room (one third of all dwellings), and recently occupied (31% of residents reported to have lived in their dwellings for less than five years). Almost half (44,5%) of residents have access to less than 15sqm of floor space, and 15% of dwellings are categorised as 5 to 10sqm. Thabo Mbeki settlement therefore has a mix of dwellings ranging from 10 to 15 sqm, 40 to 50sqm and those larger than 60sqm. On average, residents have about 10 to 15 sqm to themselves. Although 91% of respondents asserted to own the dwelling they live in, 109 households (9% of total households) are subordinate to a lessor or do not own the dwelling but live rent free. It is therefore important to take the informal property market into account when planning settlement upgrading.

The majority of Thabo Mbeki residents face economic hardship. According to community responses the unemployment rate is 61%. The majority of households (97%) earn less than R3500 per month while 29% of households report to have no income at all. The most economically active groups are 36 to 40 year olds, followed by 31 to 35 year olds. Youth aged 19 to 30 years, who make up 25% of the total population, are particularly affected. A total of 68 in every 100 youth are unemployed. Women are particularly affected by the shocks related to unemployment since 60% of the unemployed youth are female. Only 2,2% of youth are reportedly self-employed and 37% of youth earn no income. According to the enumeration data, 1106 people receive the child support grant, 42 pensioners receive the old age grant, and 31 people receive the disability grant.

In Thabo Mbeki there are 1270 children younger than 18 years old who account for 41% of the settlement's population. Of these children, half are in primary school, 20% are enrolled in pre-school and 17% are enrolled in secondary school. However, 54 (or 6%) of potential school-goers do not attend school. In total, 22 of 100 children attend schools in Crossroads, one fifth in Khayelitsha and another fifth in Phillipi.

Households reported that their access to electricity is 63% prepaid meters, 24% connections to neighbours' meters while 12% have no access to electricity. At current levels, there are 14 taps resulting in a ratio of 87 households per water tap. Access to sanitation has improved considerably in the last few years. In the eastern section, almost all dwellings have been provided with a portable toilet and 564 toilets were mapped for 577 households, resulting in 97% coverage. In the western section, 164 'bucket toilets' have been delivered to 638 households resulting in a ratio of 3,9 households per toilet. On average, the ratio of toilets to households is 1,6 households per toilet. The CoCT aims to provide one toilet between five households.

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 to act as central partners in upgrading initiatives.

STRUCTURES		DISASTERS AND RISKS	Crime and flooding
NUMBERED	1349[1]		
ENUMERATED	1162	UNEMPLOYMENT RATE	61%
HOUSEHOLDS	1215		
SANITATION	1:2 Toilet to household ratio	MAIN PRIORITIES	Housing, sanitation and water access
WATER	1:87 Tap to household ratio	UPGRADING CATEGORY (City of Cape Town)	Provincial or National Government land. Some constraints
ELECTRICITY		MAJOR CONSTRAINTS	Partly private land and proximity to major metro roads.
PREPAID	64%		
ILLEGAL CONNECTION	24%		
NO ELECTRICITY	12%		

1   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.[2] 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.[3]

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). 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).

2   HDA. 2013b. South Africa: Informal Settlements Status.
3   Todes, A. et al. 2010. Contemporary South African Urbanisation Dynamics. Urban Forum, 21:331–348

01   Introduction

Thabo Mbeki's proximity to the N2 highway

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 Borcherds 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 government contract.. Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village were enumerated in the second phase, and also form part of the Airport Precinct. 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

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

COMMUNITY VOICES

"The reason we named this place Thabo Mbeki is after our president at the time. We debated the name and finally decided on Thabo Mbeki."

Impression of Thabo Mbeki

Process undertaken in the enumeration of Thabo Mbeki

The study was conducted by CORC. The Thabo Mbeki enumeration process unfolded over a period of one month started with shack numbering and mapping, which was conducted in January 2017. The enumeration training occurred on 25 January 2017 and occurred from 26 January to 21 February 2017 lasting for 26 days. Settlements enumerated in this government contract 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 across the settlements studied could be compared. 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 Thabo Mbeki informal settlement pocket.

2. LOCATION AND CONTEXT OF THE SETTLEMENT

02   Location and context of the settlement

COMMUNITY VOICES

"When Thabo Mbeki started it was an open field and people's homes were far from each other. People cut the trees that surrounded Thabo Mbeki. Many people moved here from Site C. Some were struggling to pay rent. Others moved because of the size of their family."

Thabo Mbeki informal settlement has an east and a west section, which is separated by Sheffield Road. The southern boundary is formed by Govan Mbeki / Japhta Masemola Road, to the west lies Klipfontein Glebe informal settlement, and to the east lies the Spanner Crescent Industrial Park.

02 Location and context of the settlement

The community has a leadership structure of 10 members:

- Chairperson – Bulelani Ndabeni
- Treasurer – Bulelwa Zamekile
- Secretary – Nomziyanda Buso
- Organiser – Buzwe Kali
- Additional member – Nomawethu Bangelo
- Additional member – Babalwa Thomas
- Additional member – Esther Mlilo
- Additional member – Nosicelo Nxana
- Additional member – Ntombiyakhe Jaca
- Additional member – Nosizwe Skeyi

As Thabo Mbeki informal settlement is split into east and west sections, the settlement falls within the jurisdiction of two wards. Thabo Mbeki East is located on erf CA598-2-RE, which is currently zoned as General Business 1 and falls within Ward 35 where Mboniswa Chitha is the ward councilor. Ward 35 is part of Sub-council 13 where Lunga Bobo is the SC manager and Rhoda-Ann Bazier is the SC chairperson. Thabo Mbeki West is located on land that is zoned agricultural and falls within Ward 114 where Themba Honono is the ward councillor. SC 22 consists of four wards including Ward 114. Ernest Sonnenberg is the SC manager and Chantal Cerfontein is the SC chairperson. Councilors and SC managers mentioned in this report are those elected to their positions after the local government elections in August 2016. CORC engaged councillors and SC managers to make initial contact with community structures.

COMMUNITY VOICES

"Everyone living in Thabo Mbeki elects our community leaders. If we want to brief the community we call someone with a loudhailer so that everyone can know. We have a meeting every Monday that we hold at a crèche."

Residents and some leadership members in Thabo Mbeki

02 Location and context of the settlement

The growth of Thabo Mbeki informal settlement pocket is illustrated in the Google Earth satellite images below. The earliest satellite imagery available on Google Earth dates from 2001. At this time, the informal settlement to the east and west was already founded. This predates the construction of the industrial park, since only the building which now accommodates the Metro Cash Carry Khayelitsha was constructed. As the settlement grew from 2002 to 2007, it appears that the internal access roads became more prominent as residents respected the widths of the roads. By 2009 the construction of the industrial park at Spanner Crescent commenced, which appears to have been completed by 2013. Between 2012 and 2016, an intensification of dwellings can be observed as remaining open spaces were populated. At the time of the enumeration, the settlement covers 10,3ha at an average density of 131 households per hectare. Thabo Mbeki east covers a 5,53ha of land and the western section covers 4,77ha of land.

August 2002

March 2003

May 2004

Feb 2007

Feb 2009

Dec 2012

May 2014

June 2015

May 2016

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.[4] This is summarised in figure 1: Figure 1: SA SDI Alliance stakeholder participation & engagement strategy

[4] A detailed stakeholder participation and engagement plan has been prepared by CORC and contains the finer details of this phase of the project.
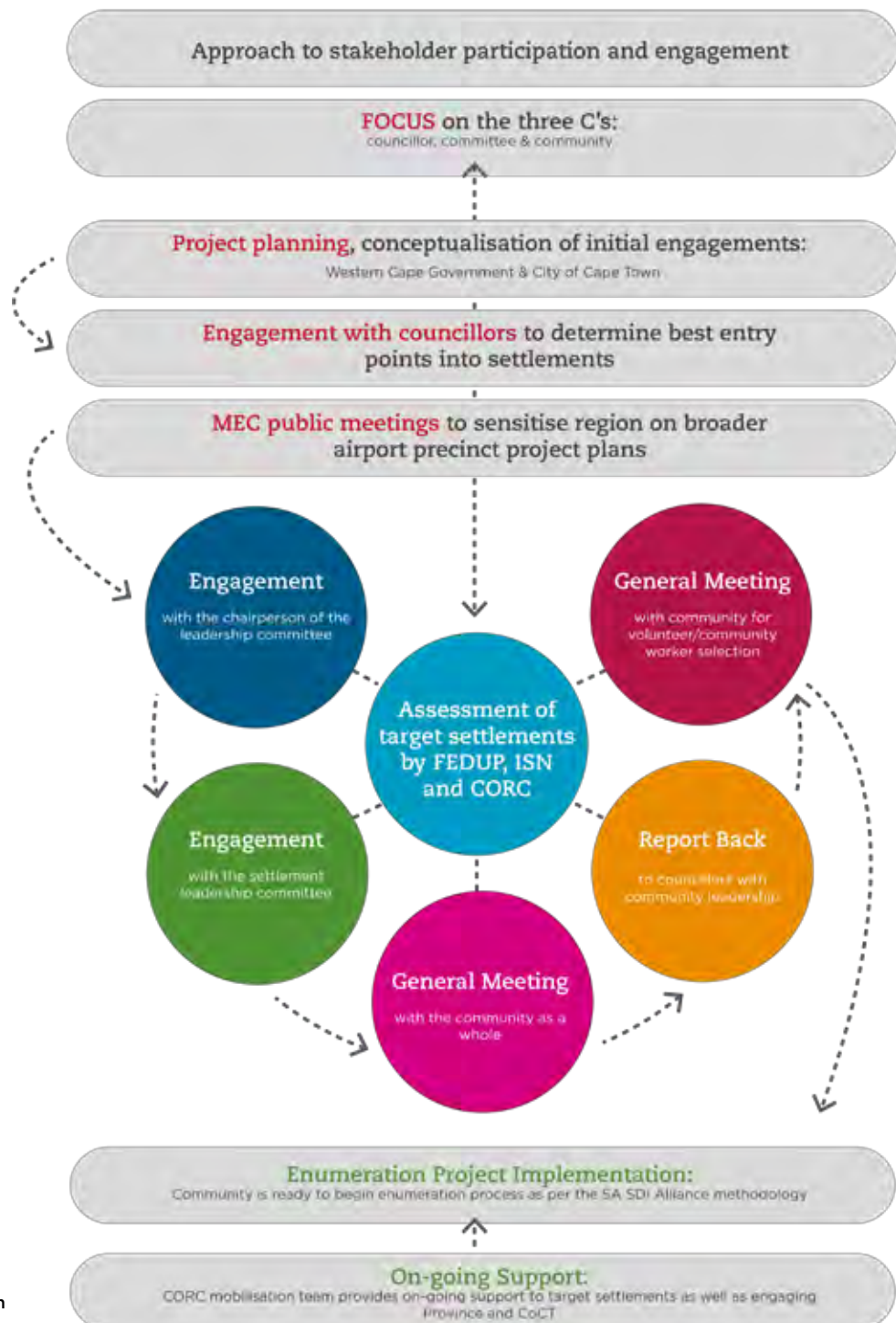
Figure 1: SA SDI Alliance stakeholder participation & engagement strategy

03   Methodology

3.2. PRE-IMPLEMENTATION AND FIELD WORK

This section describes the methodology utilised in the enumeration study.[5] The following diagram connects with the previous process at engagement level. The diagram outlines the process followed once implementation and field work 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.

5   A detailed pre-implementation and field work plan has been prepared by CORC containing the details of this phase of the project.

PREPARATION

Carry out field visits in order to identify stakeholders, hold discussions and understand settlement layout.

Hold stakeholder meetings on enumeration, identify community enumeration team, define roles, questionnaire review and design

Training workshop and settlement familiarisation through satellite images

Build awareness within the settlement through general meetings, or sectional/block meetings and an event launch. Community familiarises with the enumeration questionnaire

Prepare field maps (creating sections on the map), questionnaires, stationery etc.

DATA COLLECTION FIELDWORK: ENUMERATION

Number all structures and indicate on field maps, update new structures on map

Administer house to house questionnaires

Record all disputes and issues requiring clarification or adjudication

Collect spatial data using the GPS device.

Collect household information using the android and create a household database

Hold community meeting to discuss data outcomes and rectify on data disputes

Consolidate spatial data, household data onto a settlement register, link enumeration data and GIS maps

Preliminary data analysis, create data tables for verification

DATA VERIFICATION

Display data publicly within the settlement, issue house to house data verification forms

Final enumeration report, settlement maps and final datasets, engagement with stakeholders

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

03   Methodology

3.3. VALUE ADD TO THE PROJECT – EMPLOYMENT OPPORTUNITIES

A key approach used by CORC and the SA SDI Alliance is that community members form the main teams for mapping, data collection, shack numbering and verification in their settlement. This approach improves data accuracy and allows for wider coverage as residents are more open to members of their own settlement. In the case of Thabo Mbeki, the enumeration study created short-term employment opportunities for community members.

A team of 12 residents carried out the critical numbering process over a course of seven days. Each numbered structure was linked to digitised GIS data, which meant that all information collected per structure could be mapped spatially. The data collection exercise was implemented over a period of 26 days during January and February 2017 by a team of 30 residents who were employed by CORC and a further 30 residents employed by the CoCT through the Expanded Public Works Programme to handle the Trimble devices under the supervision of six CORC employed supervisors and four community leaders. At the end of the exercise, a total of 82 employment opportunities of varying lengths (three days up to 45 days) were created in Thabo Mbeki.

Residents verify the accuracy of their own data

4. COVERAGE OF THE ENUMERATION AND RESPONSE RATES

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

The following section details the coverage of the enumeration with respect to the estimated structure counts and estimated population from the CoCT, compared to information that was collected in the settlement. The aim of this section is to provide the reader with a picture of the extent of the enumeration as well as deliver response rates on a few key variables. Together, this provides a view of the enumeration as a fair and accurate representation of the settlement at this particular point in time. Response rates will also be reflected again to provide the reader with a sense of how well or poorly people responded to questions during the enumeration.

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 Thabo Mbeki.

Structures Enumerated
- Residential only (72,3%)
- Residential and Other
- No Information/Not Emunerated
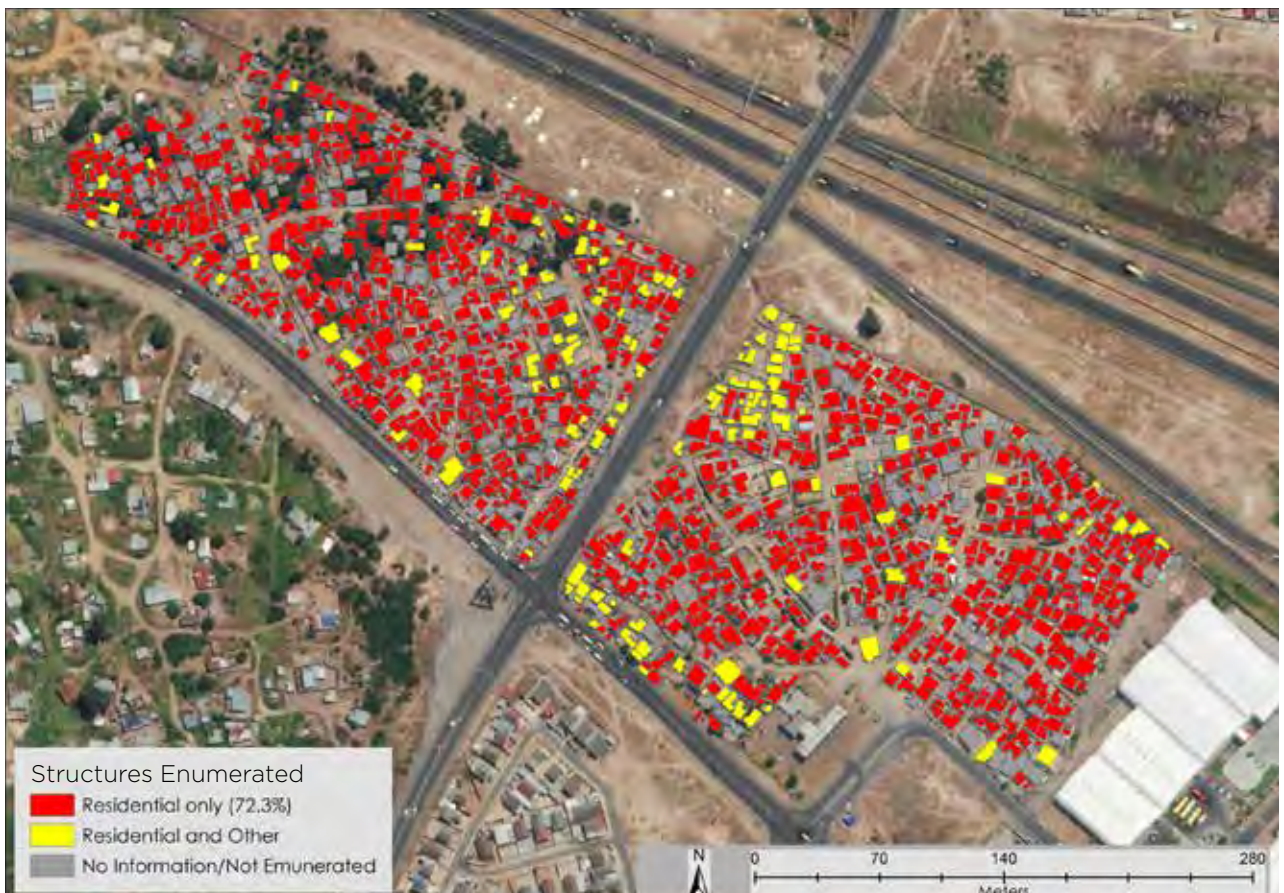
Figure 3 illustrates the spread of dwellings enumerated in Thabo Mbeki informal settlement pocket. In total, 1349 dwellings were counted of which 1162 were enumerated. The rate of coverage was therefore 86%. The reason why 187 dwellings were not enumerated can be attributed to the unavailability of occupants and/or the unwillingness of occupants to participate in the enumeration. For the rest of this report, wherever structure-level data is presented, it will reference the 1162 structures stated above.

04 Coverage of the enumeration and response rates

Data was collected house-to-house, and through an interviewing process, enumerators spoke to the household head. CORC is of the view that the household head or a person closely associated with the affairs of the household (e.g. spouse or partner) has the best understanding of the households. Therefore, this was a measure to ensure that the best quality of information about the household could be collected. Figure 4 illustrates the percentage breakdown of respondents.

Persons responding to the enumeration questions

Respondent type	Percent
Boarder	1.81
Dependent of household	0.86
Child of household head	0.95
Partner of household head	0.95
Spouse of household head	1.29
Household head	93.89
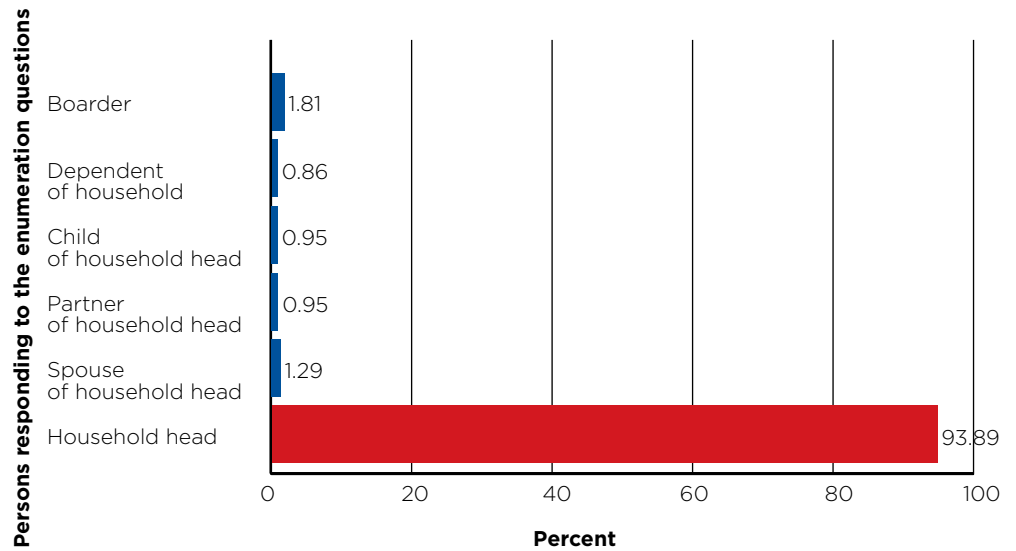
Percent

Figure 4: Percentage breakdown per respondent type for Thabo Mbeki informal settlement

The majority (94%) of respondents considered themselves the head of the household, as figure 4 above shows. Boarders (or tenants) accounted for 1,8% of respondents, followed by the household spouse (1,3%). The high frequency of household heads as primary respondents to the enumeration means that the likelihood of information supplied is the most accurate information of conditions related to people living in a particular structure.

Impression of structure numbering

04 Coverage of the enumeration and response rates

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 Thabo Mbeki based on per structure resident estimates.

People living in structure stated	Frequency count	Percent	Cumulative percent	People count
1	266	22,89	22,89	266
2	322	27,71	50,60	644
3	207	17,81	68,42	621
4	183	15,75	84,17	732
5	110	9,47	93,63	550
6	37	3,18	96,82	222
7	16	1,38	98,19	112
8	11	0,95	99,14	88
9	7	0,60	99,74	63
10	2	0,17	99,91	20
11	1	0,09	100	12
Total	**1162**	**100**		**3330**

Table 1: Total population of Thabo Mbeki derived from stated number of people living inside each structure

From the tabulation, the occupant count per structure varied from one person up to a maximum of 12 people. By multiplying the number of occupants per structure by the frequency, the resultant "people count", or derived population count, is 3330 people living in Thabo Mbeki settlement.

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.

People enumerated	Frequency count	Percent	Cumulative percent	People count
1	324	27,88	27,88	324
2	306	26,33	54,22	612
3	200	17,21	71,43	600
4	166	14,29	85,71	664
5	96	8,26	93,98	480
6	37	3,18	97,16	222
7	15	1,29	98,45	105
8	11	0,95	99,40	88
9	5	0,43	99,83	45
10	1	0,09	99,91	10
11	1	0,09	100	11
Total	**1162**	**100**		**3161**

Table 2: Total population of Thabo Mbeki based on actual number of persons enumerated per structure

04 Coverage of the enumeration and response rates

Table 2 above illustrates the actual number of people recorded in the enumeration as 3161. A small variance of 0,5% is observed between the number of occupants per structure (3330) and the number of people recorded (3161). This small variance can be attributed to respondents incorrectly indicating the number of occupants per structure. For the purposes of this analysis, the figures and population count reflected in table 2 will be used, which confirms the population of Thabo Mbeki to be 3161 people.

Each respondent was asked to indicate how many households live inside each structure. This was based on the definition of a household as 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.

Table 3: Total households for Thabo Mbeki derived from stated number of households

Households stated	Frequency count	Percent	Cumulative percent	Household count
1	1119	96,38	96,38	1119
2	30	2,58	98,97	60
3	12	1,03	100	36
Total	**1161**	**100**		**1215**

According to residents, 1215 households reside in 1162 structures. One household per dwelling is the most prevalent case and constitute 96,4% of al dwellings. There are 42 dwellings with more than one household.

4.2. RESPONSE RATES

It was established that houesholds heads were the majority respondent (94%) to enumeration questions. This means that the best possible data was collected at the household level. Questions around structure ownership, main reasons for moving to the settlement, main use of the structure, electricity supply, sanitation usage, water access, health access and number of people and households had 100% response rates. Other questions were not fully responded to:

- 77% responded to questions related to reasons why people have moved out of the settlement
- 90% responded to the question household income
- 98% responded to grants question
- 98% responded to current educational enrolment
- 98% responded to marital status

5. SUMMARY FINDINGS

This section presents a high-level summary of the findings and the analysis of the data gathered in the enumeration study.

Residents refer to toilets in Thabo Mbeki 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 liters 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.[6]

6   COGTA 2005.

THABO MBEKI SUMMARY FINDINGS	
Age of settlement	20 years (founded around 1996)
Types of structures	Shacks built predominantly from zinc, wood and plastic
Total land occupied	10,3 hectares (east: 5,53 ha; west: 4,77 ha)
Population density	131 dwelling units per hectare
Population	3150
Average household size	2,6
Total structures numbered	1349
Total structures enumerated	1162
Total Males	1282 (62 instances of gender not recorded)
Total Females	1806
Female household heads	45,7%
Total Children under 18 years of age	1222
Number of toilets	728
Toilet to people ratio	1:4
Toilet to household ratio	1:2
Number of taps	14
Tap to people ratio	1:225
Tap to household ratio	1:87
Electricity coverage	64% prepaid meters, 24% connection to neighbours' meters, and 12% have no electricity
Unemployment rate	61% (expanded definition)
Main priorities	Housing, sanitation access, and water access
Disasters experienced by residents	Flooding, crime
South African Residents	96%
Non-South African Residents	2%

6. ANALYSIS

06   Analysis

In this section, a more detailed analysis of the enumeration data for Thabo Mbeki is presented. The focus of this section is on data collected at the individual level, priorities and migration. Data on access to various basic services and ranking of priorities is also presented. Finally, the last part of this section presents data on demographics of the population and potential implications for human settlements.

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.

90.6%
Own the structure

0.9%
Pay rent

8.5%
Living rent free
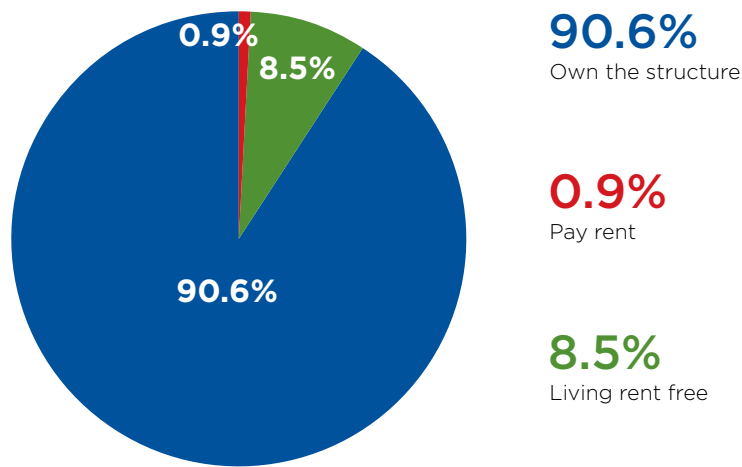
Figure 5: Percentage breakdown of structure ownership

Nine out of ten current occupants declared to own their structures, as figure 5 illustrates, while 9% live rent-free and and 1% is paying rent.

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

Number of rooms	Frequency count	Percent	Cumulative percent
1	380	32,70	32,70
2	286	24,61	57,31
3	271	23,32	80,64
4	180	15,49	96,13
5	37	3,18	99,31
6	6	0,52	99,83
7	1	0,09	99,91
8	1	0,09	100,00
Total	**1162**	**100**	

Table 4: Number of rooms per structure

06   Analysis

A high variability in the composition of living spaces in shacks was reported. Table 4 above reveals that a third of dwellings had one room. Of the remaining dwellings, a quarter of dwellings have two rooms and another quarter have three rooms. Therefore, one, two and three room dwellings make up 80% of all dwellings.

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	324	27,88	27,88
2	306	26,33	54,22
3	200	17,21	71,43
4	166	14,29	85,71
5	96	8,26	93,98
6	37	3,18	97,16
7	15	1,29	98,45
8	11	0,95	99,40
9	5	0,43	99,83
10	1	0,09	99,91
11	1	0,09	100,00
Total	1162	100	

Table 5: Number of people per structure

A close correlation exists between single-person households at 29% shown in table 5, and one-room dwellings at 33% in table 4. Single households in one-room dwellings could be an indication of the growth of the settlement in the last decade. That said, the high prevalence of two, three and four person households indicates that Thabo Mbeki is an established community, with a healthy balance between single person households and families.

The floor area of the dwellings was 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.

06 Analysis

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.

Square metres of floor space per person categorised	Frequency count	Percent	Cumulative percent
2sqm or less	2	0,17	0,17
2.01 - 5sqm	6	0,52	0,69
5.01 - 10sqm	54	4,66	5,34
10.01 - 15sqm	174	15,00	20,34
15.01 - 20sqm	103	8,88	29,22
20.01 - 25sqm	112	9,66	38,88
25.01 - 30sqm	110	9,48	48,36
30.01 - 35sqm	94	8,10	56,47
35.01 - 40sqm	72	6,21	62,67
40.01 - 50sqm	153	13,19	75,86
50.01 - 60sqm	98	8,45	84,31
greater than 60sqm	182	15,69	100
Total	**1160**	**100**	

Table 6a: Square metres of floor space categorised

In Thabo Mbeki, 48% of all residents live in structures smaller than 30sqm. Another 37% 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.

Structures in Thabo Mbeki

06   Analysis

In figure 6, total floor space per dwelling was divided by the number of occupants to arrive at a floorspace per person ratio.
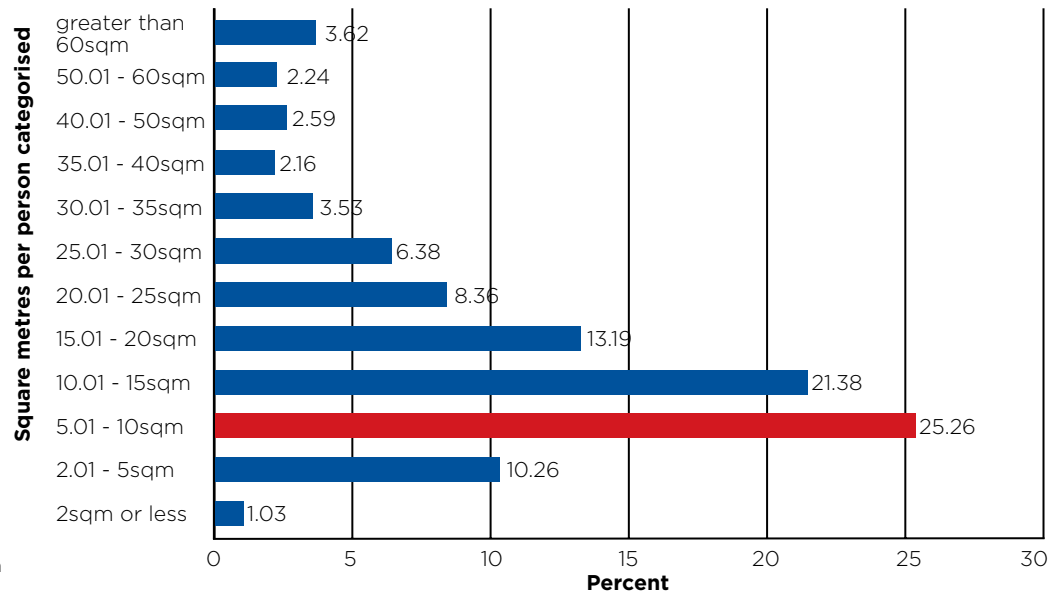
Figure 6: Percentage breakdown for square metres per person of floor area provided by a structure, categorised

This analysis indicates that 44,5% of residents have access to less that 15sqm floorspace, and 15% of dwellings are categorised as 5 to 10sqm. In Thabo Mbeki settlement there is therefore a mix of dwellings ranging from 10 to 15 sqm, 40 to 50sqm and larger than 60sqm. Residents on average have about 10 to 15 sqm to themselves.

Table 6b excludes structures with only one occupant to better reflect square metres per person in structures with multiple occupants.

Square metres of floor space per person categorized	Frequency count	Percentage	Cumulative percentage
2sqm or less	11	1,23	1,23
2.01 - 5sqm	118	13,18	14,41
5.01 - 10sqm	269	30,06	44,47
10.01 - 15sqm	196	21,90	66,37
15.01 - 20sqm	115	12,85	79,22
20.01 - 25sqm	65	7,26	86,48
25.01 - 30sqm	38	4,25	90,73
30.01 - 35sqm	22	2,46	93,18
35.01 - 40sqm	15	1,68	94,86
40.01 - 50sqm	16	1,79	96,65
50.01 - 60sqm	12	1,34	97,99
greater than 60sqm	18	2,01	100
Total	**895**	**100**	

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

06 Analysis

When the total floor space of a dwelling is divided by the number of occupants, more than half of all households (excluding single households) have about 5 to 15 sqm to themselves.

Respondents were asked 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.

Structure main use	Frequency count	Percent
Residential only	1024	88,12
Residential and Other	138	11,88
Total	**1162**	**100**

Table 7: Main use of structures

The majority (88%) of respondents indicated that their dwellings were used for residential purposes only. Secondary use of dwellings ranged from spaza shops, places of worship, crèches, shebeens and hairdressers.

COMMUNITY VOICES

"In Thabo Mbeki I would change the shacks to be houses. Then the other things will follow that. At least when people are living in formal houses there are less problems."

A structure is used as a spaza shop

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.
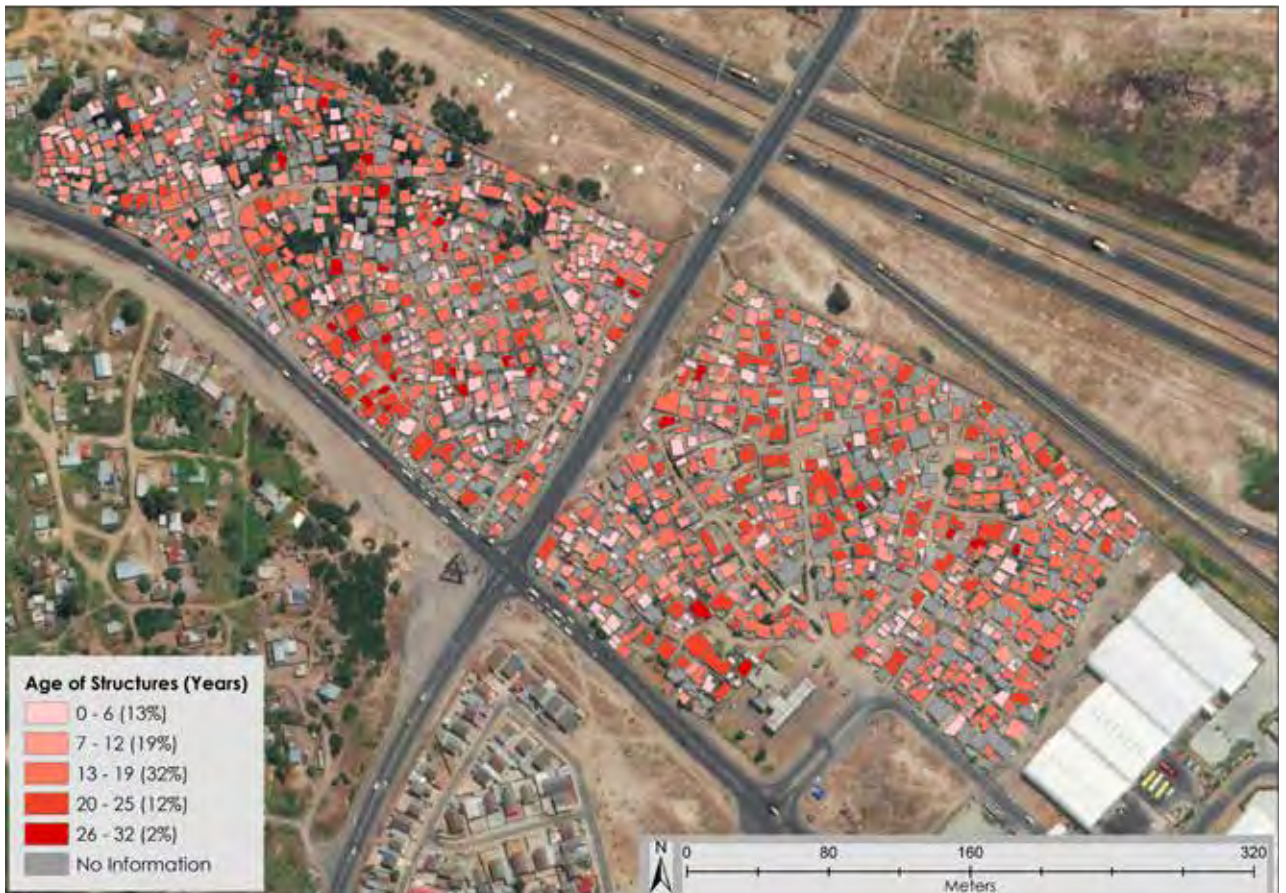
Figure 7: Map indicating age of structures categorised

Figure 7 above indicates that a high proportion of dwellings was constructed in the last five years. Despite this recent spate of new builds, data confirms that residents were making homes for themselves in Thabo Mbeki by the early 1980s.

Dwellings are made up of a collection of various materials, such as wood, plastic and zinc sheets. The structures are not in a good condition and reveal the effects of many years of exposure to adverse weather, flooding and fire (in some cases).

06   Analysis

6.2. DEMOGRAPHICS OF THABO MBEKI POPULATION

6.2.1. Age distribution

The enumeration data confirms that the majority of Thabo Mbeki residents are people younger than 30 years old. One in four residents can be classified as youth aged 19 to 30 years old. Children under the age of 18 years old also account for a significant portion of the population since four out of ten residents are children.
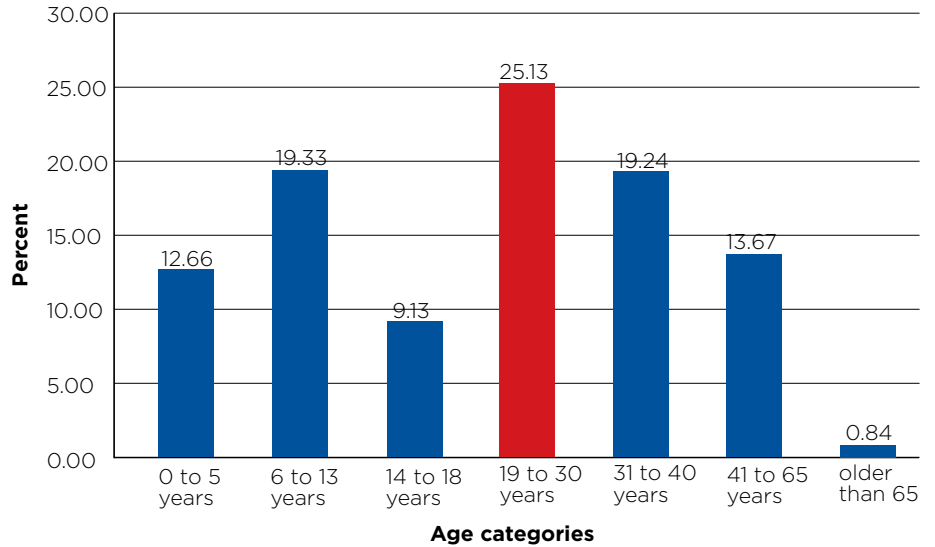
Figure 8: Age distribution of Thabo Mbeki population

The residents of Thabo Mbeki can therefore be classified as a youthful population since 65% of residents are younger than 30 years old, as data presented in figure 8 indicates.

Due to the significant number of single person households, it was necessary to examine the age distribution of this population. Table 8 below provides the age distribution of single person households categorised.

Age categories	Frequency count	Percent	Cumulative percent
14 to 18 years	10	4,00	4,00
19 to 25 years	66	26,40	30,40
26 to 30 years	49	19,60	50,00
31 to 35 years	44	17,60	67,60
36 to 40 years	31	12,40	80,00
41 to 50 years	33	13,20	93,20
51 to 60 years	11	4,40	97,60
61 to 65 years	4	1,60	99,20
older than 65 years	2	0,80	100
Total	**250**	**100**	

Table 8: Age distribution of single person households

In table 8, the age split of single households is presented, which confirms that 67% of single households are younger than 35 years old, and most significantly, 26,4% are aged between 19 and 25 years old.

06   Analysis

6.2.1.1 A profile of youth

Since 65% of residents are younger than 30 years old, it becomes necessary to examine youth in the settlement in more detail. Table 9 explores self-assessed employment status of respondents aged 19 to 30 years old.

Employment status	Gender		
	Male	Female	Total
Employed	114	110	224
Self-employed	9	8	17
Unemployed	211	318	529
Total	**334**	**436**	**770**

Table 9: Employment status by gender for Thabo Mbeki residents aged 19 to 30 years

Table 9 shows that 69% of youth, who make up 65% of the settlement's population, are unemployed. Women are particularly vulnerable since 60% of the unemployed youth are females.

A young population, high unemployment, and precarious livelihoods create conditions of vulnerability, especially for women. In other circumstances, this could be an opportunity for entrepreneurial activity, but only 2% of working youth reported being self-employed.

This is further explored in table 10 where the income distribution of youth aged 19 to 30 years old is analysed.

Income categories	Frequency count	Percent	Cumulative percent
No Income	167	36,54	36,54
R1 - R400	46	10,07	46,61
R401 - R800	64	14,00	60,61
R801 - R1500	82	17,94	78,56
R1501 - R3500	85	18,60	97,16
R3501 - R7500	12	2,63	99,78
R7501 - R15000	1	0,22	100,00
Total	**457**	**100**	

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

Table 10 shows that more than 79% of the working youth aged 19 to 30 years earn less than R1500 per month, and 19% earn between R1501 – and R3500. A large number (37%) of youth earn no income.

06   Analysis

COMMUNITY VOICES

If I can have the power to change Thabo Mbeki I'd like to start with schools and clinics. I would also like the youth of our settlement to be busy with something like a job so that they stop sitting in the sun and stop gossiping about others. Or we can build an old age home where there can be jobs for the youth of our settlement.

Children playing in Thabo Mbeki

COMMUNITY VOICES

"During the week the settlement is very quiet because the children are at school and other people are working."

06 Analysis

6.2.2. Gender breakdown

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

58.48%
Female

41.52%
Male
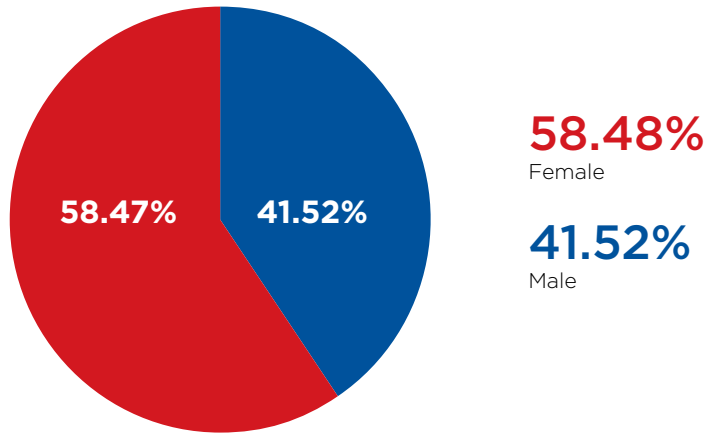
Figure 9: Gender breakdown

Overall, 58 out of every 100 people are women, which is higher than the national average of 52 women per every 100 people (StatsSA, Census 2011).

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 enumerated structures is presented.

Number of people enumerated per structure	Gender		
Employment status	Male (%)	Female (%)	Total
1	28,01	11,94	20,66
2	25,21	28,77	26,83
3	14,83	23,29	18,69
4	16,31	16,24	16,28
5	7,74	12,33	9,84
6	4,12	3,91	4,03
7	2,14	0,98	1,61
8	0,99	1,37	1,16
9	0,33	0,98	0,63
10	0,16	0,2	0,18
11	0,16	0	0,09
Total	**100**	**100**	**100**
n=1118			

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

06   Analysis

Single households are predominantly male, while females make up the majority of two-, three-, and four-person households. Females account for 46% of all household heads.

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.

Employment status 16 years and older	Gender		
	Male	Female	Total
Employed	54,85	45,15	100
Self-employed	52,31	47,69	100
Unemployed	39,27	60,73	100
Total	**45,13**	**54,87**	**100**
n=1952			

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

Women are the least economically active with a high prevalence of unemployment at 61%. Of all respondents who identified their status as "employed", 55% were males and 45% were females.

6.2.3. Education enrolment and school attendance

In keeping with the young age profile of Thabo Mbeki residents, it is not surprising that the majority of children are currently enrolled in primary school. Table 13 provides a cross tabulation of school going age by enrolment.

Age categorised	Pre-school	Primary school	Secondary school	College	University	Not in any school	Don't know	Total
0 to 5 years	148	51	0	0	0	191	1	391
6 to 13 years	18	535	34	0	0	10	0	597
14 to 18 years	0	48	183	4	2	44	1	282
Total	**166**	**634**	**217**	**4**	**2**	**245**	**2**	**1270**

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

Almost half of all children are enrolled in primary school, and 17% of children attend secondary school. Of those children of potential school-going age (6 to 18 years old), 6% do not attend any school. A priority programme could be to focus on understanding and solving the situations that result in 54 children not attending school. Children attend school in the nearby vicinity. Respondents were asked where children attend school and 45% reported Khayelitsha, Gugulethu and Phillipi while 22% reported Crossroads. One in ten children (or 133 children) attend school outside Cape Town.

06   Analysis

6.2.4. Employment

There are 1927 residents in Thabo Mbeki who can be classified as working age (19 years old to 64 years old). The majority of residents(61%) are unemployed. Unemployment in Thabo Mbeki is more than double the national figure of 26.7%.[7]

In table 9, it was established that youth unemployment is extremely worrying as more than 65% of people aged 19 to 30 years old are unemployed. Table 14 provides a cross tabulation of age by self-assessed employment status to better understand unemployment trends within different age cohorts.

7   StatsSA, 2016

Age categories	Employed	Self-employed	Un-employed	Total
14 to 18 years	1	1	152	154
Row %	0,65	1	98,70	100
19 to 25 years	85	3	349	437
Row %	19,45	0,69	79,86	100
26 to 30 years	139	14	180	333
Row %	41,74	4,20	54,05	100
31 to 35 years	147	13	150	310
Row %	47,42	4,19	48,39	100
36 to 40 years	136	13	127	276
Row %	49,28	4,71	46,01	100
41 to 50 years	129	17	144	290
Row %	44,48	5,86	49,66	100
51 to 60 years	39	4	69	112
Row %	34,82	3,57	61,61	100
61 to 65 years	2	0	13	15
Row %	13,33	0	86,67	100
Total	678	65	1184	1927
Row %	35,18	3,37	61,44	100

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

Table 14 indicates that the youth (19 to 25 years old) make up the age group with the highest number of unemployed people (349 of 437, or 79%). Residents aged 31 to 35 years old are the most economically active, followed by 26 to 30 year olds.

06 Analysis

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.

Employment status 16 years and older	Gender		
	Male	Female	Total
Employed	42,56	29,06	35,18
Self-employed	3,89	2,94	3,37
Unemployed	53,55	68	61,44
Total	100	100	100
n = 1927			

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

Table 15 shows that the majority of Thabo Mbeki residents are unemployed (62%). Women are worse affected by low incomes (68% of women are unemployed compared to 54% of males). It was established that youth (younger than 30 to 35 years old) unemployment stands at 65%.

All residents who indicated that they worked were also asked to provide their area of work as well as the main transport type used to get to work. Figure 10 provides the percentage split for different modes of transport used to travel to work.
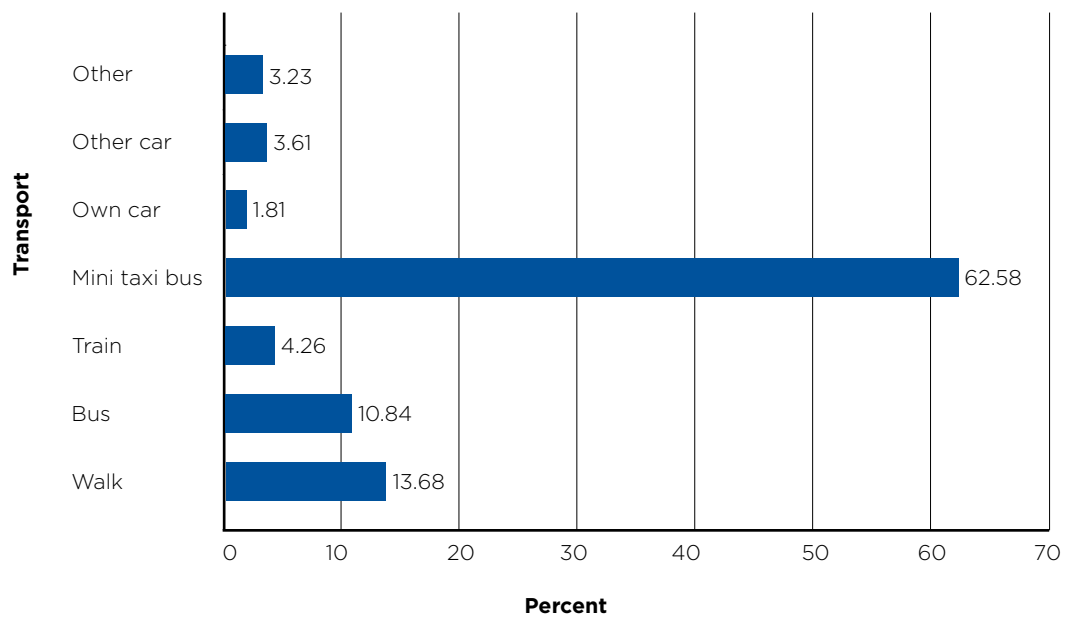Figure 10: Percentage breakdown of main transport type to work

Figure 10: Percentage breakdown of main transport type to work

06   Analysis

Earlier, it was observed that Thabo Mbeki is located in close proximity to industries. Other areas of employment include Cape Town central (13%), Phillipi (11%) and Bellville (13%). The majority of commuters travel by bus, followed by minibus taxi and train. Residents in employment were also asked to estimate the travel time to their work place. Table 16 provides a breakdown of this estimation.

COMMUNITY VOICES

"The transport for us to reach our work places is not far. At least we have buses and taxis."

Travel time to work	Frequency count	Percent	Cumulative percent
Work form home	22	2,92	2,92
Less than 15 minutes	60	7,96	10,88
15 to 29 minutes (just under half an hour)	272	36,07	46,95
30 to 59 minutes (just under an hour)	307	40,72	87,67
60 to 89 minutes (just under an hour and a half)	63	8,36	96,02
90 minutes and more	28	3,71	99,73
Don't know	2	0,27	100
Total	**754**	**100**	

Table 16: Travel time to work

Table 16 illustrates that the largest number of commuters travel between 30 minutes and an hour, while a large proportion travels less than that. Thabo Mbeki residents are therefore located in relatively close proximity to their places of work.

Hairdressing as income generation

06   Analysis

6.2.5. Household income and expenditure

Questions about household income were aimed primarily at the household head. It was established that 94% of respondents were the household head. In the cases where the household head was not the primary respondent, people close to the day-to-day activities, such as the spouse or partner, accounted for the questions related to income and expenditure. Questions related to social grants were directed at all household members.

Household income	Frequency count	Percent	Cumulative percent
No Income	325	29,07	29,07
R1 - R400	89	7,96	37,03
R401 - R800	142	12,70	49,73
R801 - R1500	269	24,06	73,79
R1501 - R3500	260	23,26	97,05
R3501 - R7500	31	2,77	99,82
R7501 - R15 000	2	0,18	100,00
Total	**1118**	**100**	

Table 17: Income distribution

Table 17 above provides important information about the income levels of the settlement. Overall, 1118 responses were tabulated to produce this data table which reveals that 74% of respondents earn less than R1500 per month, 97% earn less than R3500 per month while a large proportion of 29% earn no income.

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	190	16,99	16,99
R1 - R400	66	5,90	22,90
R401 - R800	157	14,04	36,94
R801 - R1500	324	28,98	65,92
R1501 - R3500	343	30,68	96,60
R3501 - R7500	33	2,95	99,55
Greater than R7500	5	0,45	100
Total	**1118**	**100**	

Table 18: Expenses distribution

06   Analysis

The majority of respondents (66%) reported spending up to R1500 per month while 97% spend less than R3500 per month. There is a close connection with the previous data set in table 18. Therefore it is likely that Thabo Mbeki residents break even every month, with no money left over for savings. It should be noted that 190 households reported having no expenses, which can be seen as an indicator that such households could be dependent on other households for basic goods.
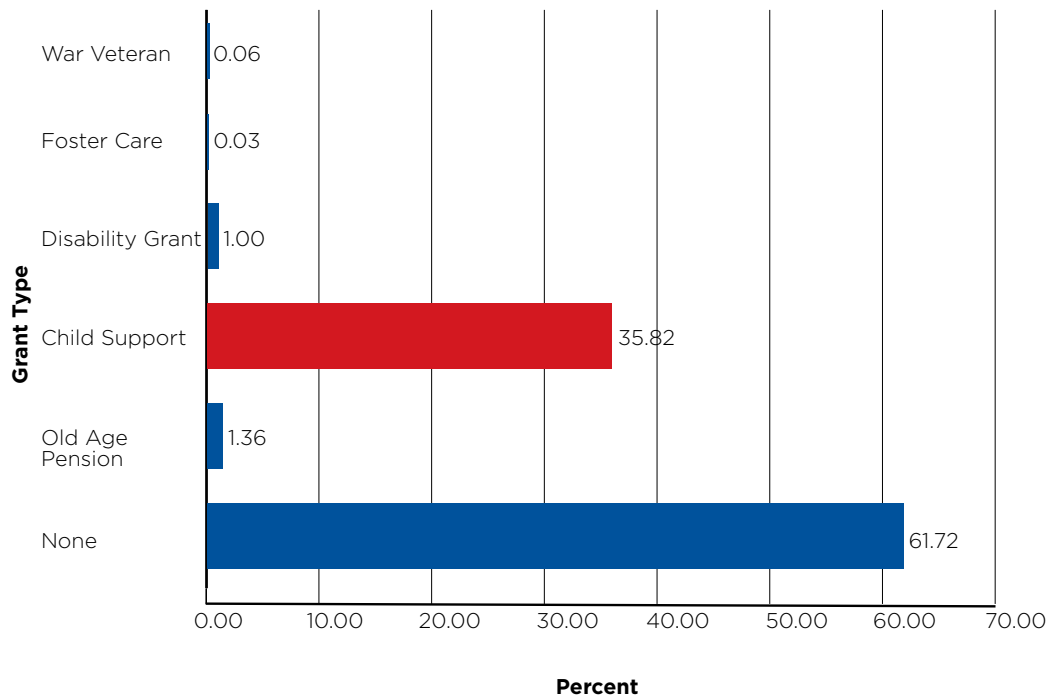

Figure 11: Percentage distribution of grant type

Figure 11 shows that a high proportion of residents receive a child support grant from government while 1106 people reported receiving the monthly grant. Earlier it was established that the settlement has a population of 1270 children younger than 18 years old, and 988 children younger than 13 years old. The child support grant is R350 per month, the foster child grant is R890, the disability grant is R1500 and the old age pension grant is R1500. Moreover, 42 pensioners receive the old age grant while 31 people receive the disablility grant.

COMMUNITY VOICES

"The best part of living in Thabo Mbeki is that I am not paying rent like before and now I can use that money for something else. We can also get paraffin at the garage and even the shops are very near to us."

6.3. ACCESS TO SERVICES
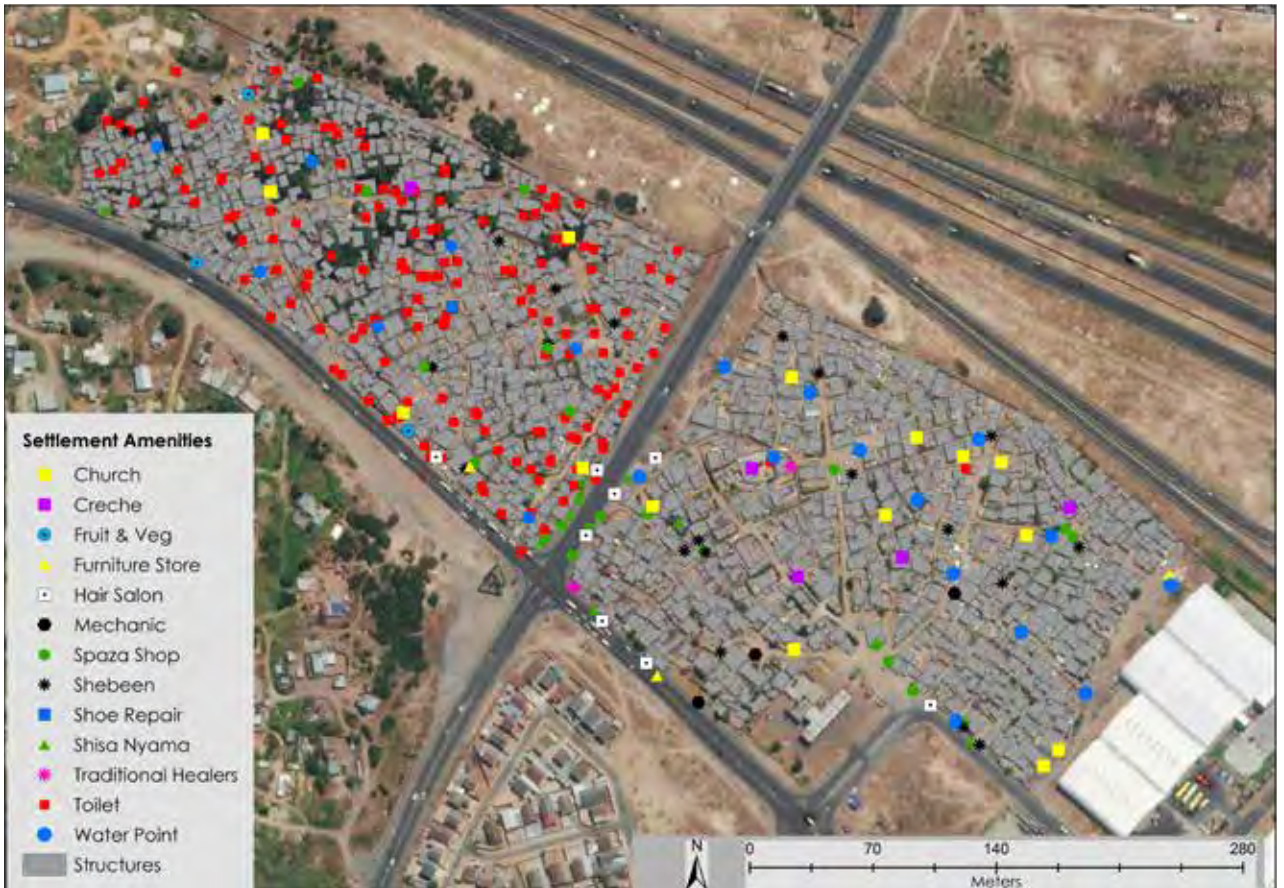
06   Analysis

Figure 12: Thabo Mbeki amenities

06   Analysis

6.3.1. Water access

In total, 14 taps were mapped in Thabo Mbeki settlement. This results in a ratio of 87 households per tap. The City of Cape Town has a standard of providing one water tap for 25 households. Thabo Mbeki is underserviced in terms of access to clean water. Water points are marked in blue with a 25m radius circle in figure 12 above and figure 13 below. Based on the spatial analysis, it is clear that there is a need for access to clean water in the central parts of the settlement, where very few services are located.

Figure 13: Map of Thabo Mbeki water points with 25m radius

Children around a water tap in Thabo Mbeki

06   Analysis

6.3.2. Sanitation

In Thabo Mbeki informal settlement, access to sanitation services is varied. In the eastern section, almost all dwellings have been provided with a portable toilet. Overall, 564 toilets were mapped for 577 households, which results in 97% coverage. In the western section, 164 'bucket toilets' have been delivered to 638 households, which results in a ratio of 3,9 households per toilet. On average, the ratio of toilets to households is 1:1,6. The CoCT aims to provide one toilet between five households. In terms of the service provision ratio the settlement more than meets the national service provision goal. However, the adequacy of existing sanitation needs to be questioned in terms of national norms for adequate service levels .

Table 19: Percentage distribution of sanitation access

Access to toilets	Frequency count	Percent	Cumulative percent
Communal use	328	28,23	28,23
Household use only	606	52,15	80,38
Limited to a few families	228	19,62	100
Total	**1162**	**100**	

Given the high rate of sanitation service delivery in Thabo Mbeki, it is unsurprising that 68,7% of households report exclusive access to toilets, as Table 19 indicates. In the western section, where fewer toilets are provided and more residents are expected to share, the exclusivity of toilet use has positive and negative consequences. On the positive side, households who retain control over the use of the toilets can maintain them better. A negative aspect is that conditions may arise where some households are denied access to decent sanitation, which can cause conflict.

Portable toilets in Thabo Mbeki

06   Analysis
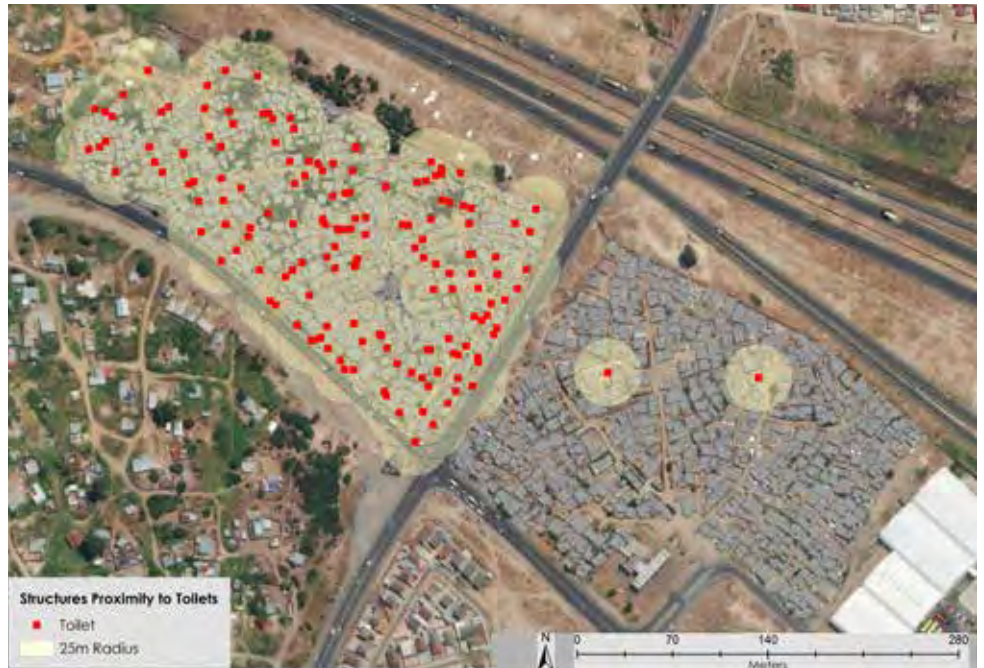
Figure 14: Map showing sanitation access with 25m radius

The location of toilets is presented in figure 14, with the same 25m radius circles. This shows that Thabo Mbeki residents have better access to sanitation than water services. It could be an option to install standpipes in close proximity to clusters of toilets. The perimeter could be secured through adequate lighting and other safety measures.

Bucket toilet in Thabo Mbeki

06   Analysis

6.3.3. Electricity

63.60%
Prepaid
electricity meter
inside structure

24.01%
Connection to
neighbour's meter

11.96%
No electricity

0.43%
Other
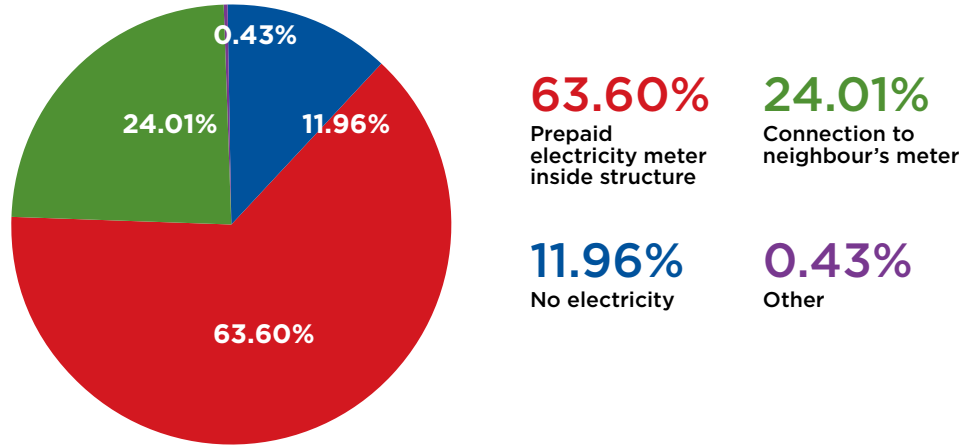
**Figure 15: Percentage
breakdown of electricity
access**

The data reveals that access to energy is mixed. More than half of the settlement (64%) makes use of prepaid meters installed in their dwellings, 24% of households have connections to neighbours' meters while 12% have no access to electricity. Figure 15 provides a split of access to energy and figure 16 indicates the spatial distribution of access to electricity.

Impression of electricity in Thabo Mbeki

06 Analysis
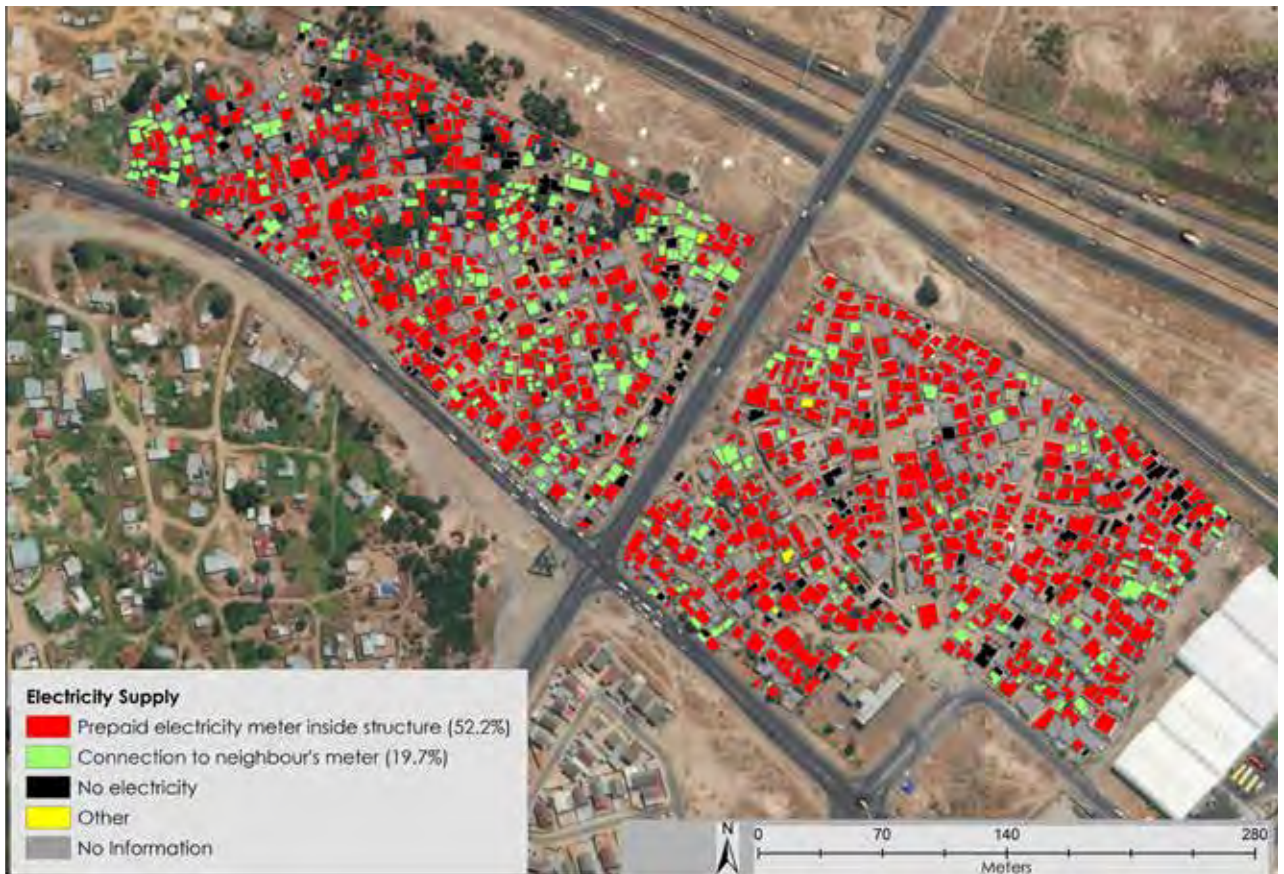
Figure 16: Map showing electricity access in Thabo Mbeki

The electricity grid has been extended deep into Thabo Mbeki, as the spatial analysis in figure 16 illustrates. Some central areas reported no access to electricity.

06   Analysis

6.3.4. Community services and local business

Table 20 below shows that the majority of residents are able to access local services by foot. It is also clear that the density of the settlement does not allow for ease of access to sports/playgrounds and there appears to be a lack of assembly/community hall facilities in the near vicinity.

Type of service accessed	Number of structures accessing	Percentage of structures
Structures with occupants accessing community halls	262	22,55
Structures with occupants accessing crèche	828	71,26
Structures with occupants accessing spaza shops	1081	93,03
Structures with occupants accessing shebeens	801	68,93
Structures with occupants accessing sport grounds	46	3,96
Structures with occupants accessing playgrounds	24	2,07
Structures with occupants accessing religious structures	624	53,70
Structures with occupants accessing health facilities	136	11,70

Table 20: Accessing community facilities inside or within walking distance to settlement

Shop in Thabo Mbeki

06 Analysis

Thabo Mbeki located right next to wholesaler
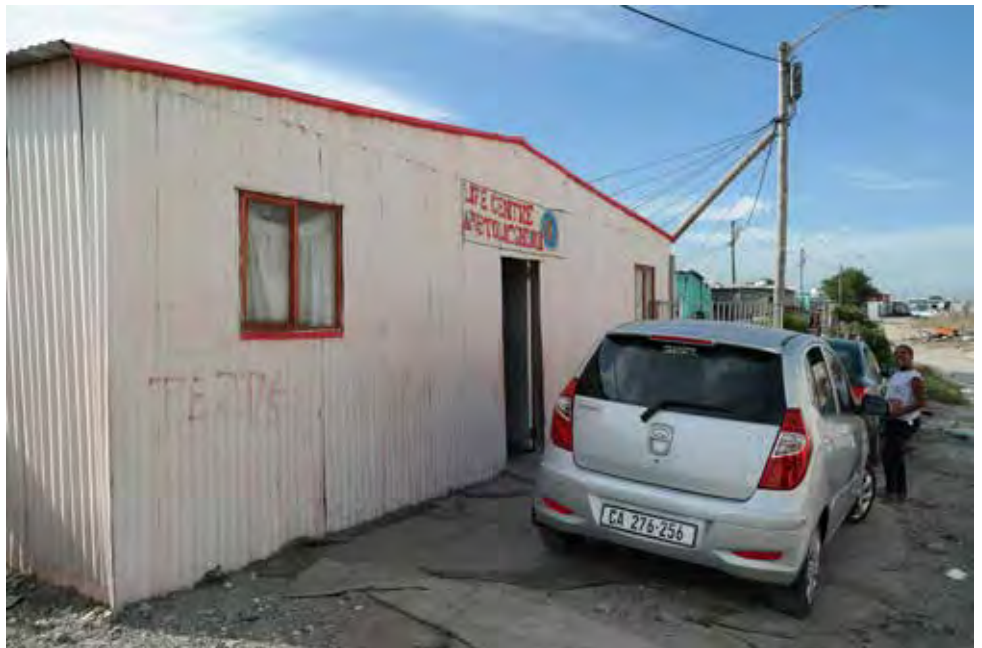
Structure used as church and community hall

06   Analysis

6.4. HEALTH AND DISASTERS

Residents were asked to respond to which medical facilities were most frequently visited. Table 21 presents this data cumulatively.

Accessing medical services	Frequency count	Percent	Cumulative percent
Mobile clinic	81	6,97	2,12
Public hospital	45	3,87	79,61
Private doctor	11	0,95	79,84
Sangoma	4	0,34	99,07
Other	1021	87,87	99,77
Total	**1162**	**100**	

Table 21: First port of call for medical assistance

The majority of residents (88%) access health services outside the settlement and a further 7% access a mobile clinic. Crossroads Community Health Centre is located 3km westwards on Govan Mbeki Road.

Waste removal area with portable toilets

06   Analysis

6.5. SETTLEMENT DYNAMICS

Respondents were asked how long they have lived in Thabo Mbeki informal settlement. Figure 17 provides an overview of the number of years lived in the settlement. Every resident answered this question.
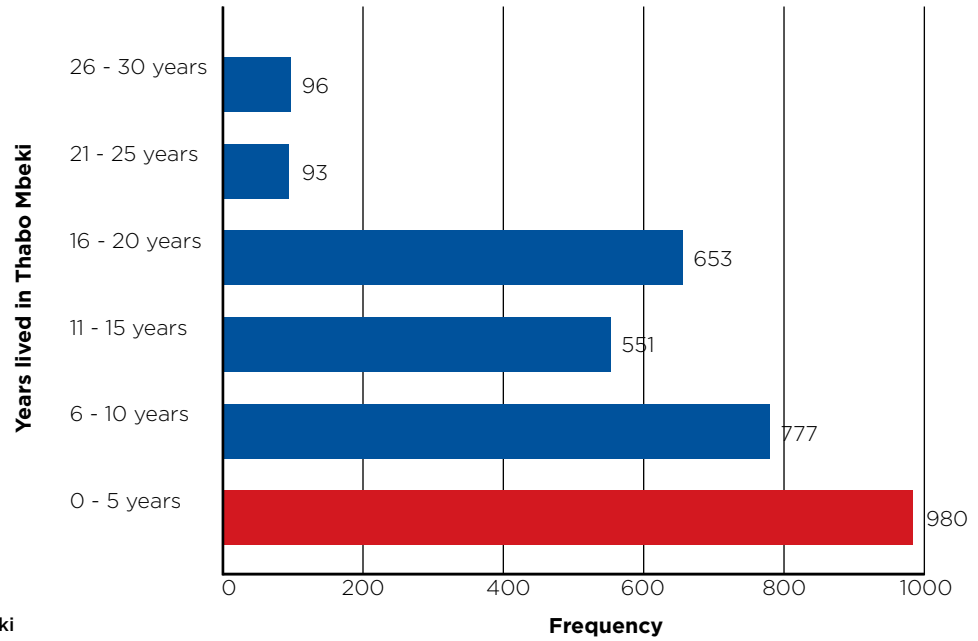
Figure 17: Number of years lived in Thabo Mbeki categorised

Of the categories measured, the majority of residents reported to have moved into Thabo Mbeki settlement in the past five years. However, it was established earlier that by 2001 the majority of dwellings were already constructed in the eastern and western sections of the settlement. The majority of residents (63%) reported to have lived in the settlement between 6 and 20 years.

COMMUNITY VOICES

"During the weekend there is a lot of noise. People go up and down, they dance and drink. Others go to church. We also have a lot of robbery during weekends. So it's much better in the week than on weekends when we wake up in the morning and see dead bodies."

06   Analysis

6.6. SETTLEMENT PRIORITIES

Respondents were asked to identify their current main priorities in the settlement. They were asked to do this by ranking these priorities in order of importance. This was designed to determine which physical factors needed urgent addressing and could point to values that residents had around their needs. Table 22 provides an overview of the priorities of Thabo Mbeki residents as ranked by the structure level respondents.

Household main priorities	1	2	3	4	5	Total
Waste collection	36	13	15	13	23	100
Access to toilets	15	37	26	11	11	100
Access to formal housing	51	16	22	6	6	100
Access to water	14	24	23	30	9	100
Access to health care	13	13	14	26	35	100
Addressing crime	21	9	21	21	28	100
Access to electricity	20	12	12	27	28	100
Addressing flooding	30	15	5	29	21	100
Preventing shack fires	34	7	11	12	35	100
Addressing evictions	41	11	0	3	45	100
Total	26	19	19	18	18	100

Table 22: Main household priorities by ranking (row percentages)

Access to formal housing appears as the top priority for more than half of the residents. The second highest priority for residents is access to better sanitation. This might be true for the western section where residents may be comparing their services to the eastern section, where 97% of all households have their own toilet. On average, the ratio of sanitation services is 1,6 households to a toilet, which more than meets the national service delivery goal of 5 households to a toilet.

The third-highest priority is access to water. There are only 14 taps in the settlement, and hence 87 households share a tap. The City of Cape Town aims to deliver a service standard of one tap for 25 households. It is therefore understandable that access to clean water features as the third-highest priority. The fourth highest priority is addressing localised flooding. Addressing evictions features as the fifth highest priority.

As part of the study design, questions were developed to determine under which conditions people would be willing to move from Thabo Mbeki. Respondents were asked to rank their main reasons for wanting to move out of the settlement. The ranking system employed was from one to five with one as the most important reason.

06 Analysis

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	299	136	136	219	212	1002
To access better education facilities	119	296	318	188	89	1010
To access better health facilities	104	451	344	135	57	1091
To access a formal house	569	79	162	208	73	1091
Improved transport access	121	106	78	194	403	902
Family or relationship reasons	61	27	30	66	104	288
Total	1273	1095	1068	1010	938	5384

Table 23: Reasons to move out of settlement by ranking order

Table 23 provides the main reasons to move out of the settlement against the ranking scored by respondents. Access to a formal house was ranked as the number one reason to move out of Thabo Mbeki 569 times out of 1273 responses received (or 52%). Access to job opportunities and better health facilities also ranked highly for reasons to move elsewhere.

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	29,84	13,57	13,57	21,86	21,16	100
To access better education facilities	11,78	29,31	31,49	18,61	8,81	100
To access better health facilities	9,53	41,34	31,53	12,37	5,22	100
To access a formal house	52,15	7,24	14,85	19,07	6,69	100
Improved transport access	13,41	11,75	8,65	21,51	44,68	100
Family or relationship reasons	21,18	9,38	10,42	22,92	36,11	100
Total	23,64	20,34	19,84	18,76	17,42	100

Table 24: Reasons to move out of settlement by ranking (row percentages)

Settlement upgrading and economic development are two of the most important issues that need to be addressed in the medium and longer term, with improved access to services dominating shorter-term priorities. Factors such as improved transport was not ranked very high as often but this could be indicative of the fact that employment is relatively nearby judging by commuting times taking less than an hour in most cases (table 16).

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 inform 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. This section unpacks some of the information collected.

6.7.1. Planning considerations

Single-person households

Age categories	Frequency count	Percent	Cumulative percent
Married	17	6,49	6,49
Cohabitating/partners	3	1,15	7,63
Divorced or separated	3	1,15	8,78
Never married	233	88,93	97,71
Traditional/Customary	3	1,15	98,85
Widow/widower	3	1,15	100
Total	262	100	

Table 25: Age distribution of single-person households

The majority of single-person households (89%) indicated that they had never been married. There are 770 single-person households in Thabo Mbeki settlement.

Household size
In Thabo Mbeki, approximately 1215 households live in 1161 shelters. During the enumeration, 1349 dwellings were numbered and 1162 dwellings were enumerated, which resulted in a coverage rate of 86%. By counting the number of people per household, the settlement population is 3150 people, with an average household size of 2,6 persons. If single-person households (324 or 28%) are excluded, the household size of the remaining 1630 households is 3,2 people.

Age profile
As discussed above, the age profile of Thabo Mbeki points to a relatively young population. Two-thirds of the population is younger than 30 years. From a planning perspective, this is significant as the Department of Human Settlements has indicated that it would prioritise people 40 years and older in terms of allocation of housing.

06   Analysis

Social cohesion

The residents of Thabo Mbeki show a very strong link to the local area. The majority of school- or college-going residents (42%) attend schools in Khayelitsha and Phillipi. Those in employment need to travel a bit further to work. Only 10% of the employed population works in the area of Phillipi. It was established that 41% of commuters travel between 30 minutes and an hour. Residents in Thabo Mbeki also indicated the use of facilities inside or near the settlement. Over 90% of respondents reported to access facilities inside or near the settlement such as spaza shops while 70% of respondents reported to use the local crèches. Residents reported that only 4% had access to sport and play facilities.

Income and expenditure

The majority (97%) of households indicated incomes of R3500 or less while 29% of households indicated no income. Unemployment is extremely high since 61% of households reported being unemployed. The majority of residents (97%) reported spending R3500 or less per month, which means that little money remains for savings. This data points to the overall income profile of Thabo Mbeki residents as falling within the housing subsidy qualification criteria.

6.7.2. Pathway to qualification

This section provides information about the process for subsidy qualification and highlights what criteria the Department of Human Settlements considers.
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 R3 500 or less before deductions (military veterans earning up to R10 416 per month can apply);
- You or your partner are not current or previous property owners;
- Your 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.

06 Analysis
Pathway to
Qualification

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
Individual Subsidy		
The subsidy can be used to: • Buy an existing house • Buy a house on a plot-and- • plan basis; or • To finish an incomplete house You must have been on the municipal housing demand database for a minimum period of 10 years.	R0 - R3 500 Aged, disabled or medical condition: R0 - R3 500	R160 573 Purchase price up to R160 573 plus disability variance
Finance Linked Individual Subsidy (FLISP)		
• Assists you by providing a subsidy to reduce your home loan and therefore makes your monthly instalment lower. • Please refer to the table at the end of the document for the FLISP scales.	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
Individual Subsidy		
• It provides funding for the construction of houses on those serviced sites that were received before 1994. • 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. • An application must be done on a project basis via your municipality.	R0 - R3 500	R109 947
Enhanced Peoples Housing Process (EPHP)		
• Assists households who want to participate in building their own home. • The consolidation subsidy (see above) can be accessed through EPHP. • Community contribution before and during the project includes, but is not limited to sweat equity. • Technical assistance to build the house is available as facilitation and establishment grants.	R0 - R3 500	R110 947
Integrated Residential Development Programme (IRDP)		
• Provides for the acquisition of land, servicing of stands and construction of houses.	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
Military Veterans Subsidy		
• This programme is a joint venture between the Departments of Human Settlements and Military Veterans. • You must be on the Department of Military Veterans' (DMV) database.	R0 - R10 416	R188 884 (R110 947 + DMV contribution)
Enhanced Extended Discount Benefit Scheme (EEDBS)		
Supports the transfer of pre-1994 housing stock to qualifying occupants that: • have a direct housing arrangement with the provincial department or municipality; • have not benefited from any other housing subsidy or programme; or • have an outstanding debt with the municipality or the provincial department.	R0 - R3 500 R3 501 - R7 000 R 7001 - R15 000	The entire debt is written off. R7 500 + 50% of the debit is written off. A maximum of R7 500 is written off.
Social, Institutional and Community Residential Unit Programmes		
• These programmes cater for persons opting to rent. • Institutional programme makes provision for a rent-to-buy option.	R1 501 - R7 500	Rental amount varies in terms of programme and income.

FLISP scale:			
Upper limit			R 87 000
Lower limit			R 20 000
Subsidy increment			R 1 175
Step	**Increment band**		
	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

The enumeration of Thabo Mbeki informal settlement pocket, which covered 86% of all 1349 dwellings numbered, has revealed some surprising statistics about the settlement. There are a number of trends that should centrally inform future planning and decision-making:

- 28% of households are single person households, of which 71% are male, 80% are younger than 40 years old and 89% have never been married. Half of all single households reported to have financial dependents although these people do not live in their dwelling.
- 33% of dwellings are single rooms.
- 48% of all dwellings of other households are less than 30sqm.
- A third of residents reported to have lived in their dwellings for less than five years.
- 91% of residents claim to own their dwellings.
- 69% of youth are unemployed.
- 96% of residents are South African citizens.

Thabo Mbeki settlement was established before 2001, although the exact founding date is not available. In recent years, the eastern section of the settlement received a substantial investment in sanitation services, but access to water remains under the service delivery target rate.

A sensitive approach that causes minimal disruption is required to upgrade the settlement and attain the high densities of 131 dwelling units per hectare over 10,3 hectares. The settlement's high density will require innovative tenure types. While consolidation housing might need to consider different higher density housing typologies. Economic growth is a top priority, as are improved services in the short and medium term.

REFERENCES

08   References

- Department of Cooperative Governance and Traditional Affairs (COGTA). 2005. *The Municipal Infrastructure Grant: Basic Levels of services and unit costs; a guide for municipalities.* Online: http://www.cogta.gov.za/mig/docs/5.pdf

- Todes, A.; Kok, P.; Wentzel, M.; van Zyl, J.; & Cross, C. 2010. Contemporary South African Urbanisation Dynamics. *Urban Forum* (2010) 21:331–348

- Housing Development Agency (HDA). 2013a. *Western Cape: Informal Settlements Status.* Research Report, HDA

- Housing Development Agency (HDA). 2013b. *South Africa: Informal Settlements Status 2013*. Research Report, HDA

- NDHS (National Department of Human Settlements). 2014. *Presentation made by the National Upgrading Support Programme*, Policy Consultative Workshop held on 5 September 2014 at the Townhouse Hotel, Cape Town.

- Statistics South Africa, 2016. Labour Force Survey

- Western Cape Department of Human Settlements. 2015. *Minister's Budget Vote speech for the 2015/16 financial year*. Cape Town.

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. Siphiwo 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

w sasdialliance.org.za

f South African SDI Alliance

@SASDIAlliance

v vimeo.com/sasdialliance

e info@corc.co.za

A member of the SA SDI Alliance

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Western Cape
Government
Human Settlements

C·O·R·C
COMMUNITY ORGANISATION
RESOURCE CENTRE

SA SDI ALLIANCE