

Imizamo Yethu Survey 2003

Development Action Group

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Appendix A: Imizamo Yethu Survey Questionnaire

PART I: BACKGROUND AND METHODOLOGY

In 2003 DAG was approached by the Imizamo Yethu Working Group to firstly establish the number of people occupying Imizamo Yethu, and secondly to determine how many of the identified households qualify for the Housing Subsidy Grant (HSG).

1.1 Objective

The primary objective of the survey was to collect information on the:

- number of people living in the area
- number of people who own shacks/houses in the area
- number of people renting in the area
- number of lodgers in the area
- number of people who qualify for the HSG according to the Department of Housing Subsidy criteria.

The study consisted of three phases. In the first phase lists were obtained from the different organisations working in Imizamo Yethu. Phase II dealt with the analysis of the study and phase III with the documentation of the study and analysis of the results.

1.2 Phase I

Phase I started towards the end of August 2003. This phase consisted of consolidation of the different residence lists. Six lists were obtained from different stakeholders. The stakeholders included the South Peninsula Administration and Sinethemba (a concerned residents group). The Committee for the Shooting Range and the Circle/Clinic also forwarded a list. A boarder list was drawn up and submitted by the Sinethemba group. The existing DAG Makhukanye Project beneficiary list compiled in 1999 was also included as part of phase I.

The handwritten lists were each captured into different Excel sheets. Each list was then checked for duplications by first name, surname, identity number and address. The six lists were merged into one and further checked for duplications by first name, surname, identity number and address. This search identified 340 names in total duplicated across the six lists.

The totals were further analysed and 43% of the names on the revised list had problem areas such as incomplete identity numbers, beneficiaries without addresses, duplication of ID numbers, and names appearing on more than one list.

This information was forwarded to the Imizamo Yethu Working Group as outlined in the proposal.

According to the proposal this list would have formed the basis to contact people. However, due to logistical problems (i.e. invalid addresses, layout of shacks, mushrooming of new shacks) it was decided to do a door-to-door survey of all inhabitants and to compare the list generated from the survey with those submitted by the different stakeholders upon completion of Phase II.

1.3 Phase II

1.3.1 Questionnaire design

The questionnaire was made up of 64 questions (see Appendix A). The majority of questions were closed-ended. The questionnaire consisted of 4 sections, namely: demographic details, housing-related questions, and expenditure and income information. Questions dealing with respondents' eligibility for the HSG were spread across the four sections. The Housing Department's eligibility criteria (see below) were used to develop the questions assessing participants' eligibility for the HSG.

The criteria for eligibility for housing subsidies are as follows:

- Must be a lawful resident of South Africa (citizen or permanent resident)
- Must have a partner (either be married to someone or live together with someone) or be a single person over 21 years of age with dependents
- Must have a monthly household income of less than R3500 p.m. (combined income of head of household and spouse or partner)
- Must not have owned property or received any form of government housing subsidy before (except for the consolidation subsidy, relocation assistance or disabled people).

The questionnaire was piloted on three separate occasions. It was firstly tested in-house on DAG volunteers from the Western Cape People's Housing Network Forum. Their members are mostly situated in informal settlements and closely resemble the inhabitants of Imizamo Yethu.

The questionnaire was then forwarded to the Imizamo Yethu Working Group for comment. Some members of this team piloted the questionnaire and made some suggestions which were included.

The questionnaire was again piloted during the training of the fieldworkers in Imizamo Yethu. Difficulties they experienced with issues such as language use and space in which to write names were addressed, and suggestions they made were also incorporated.

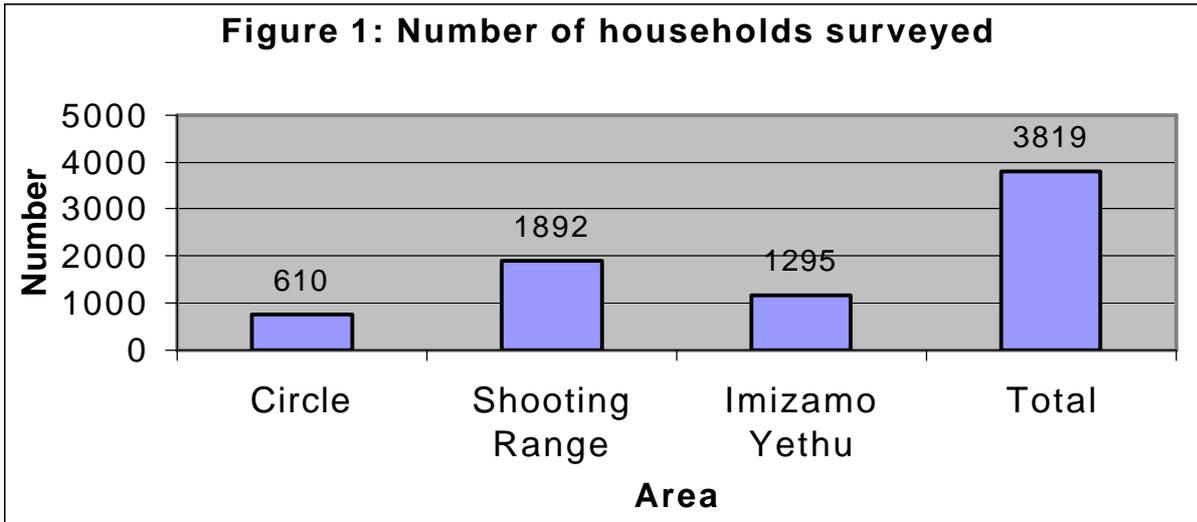
Interviews lasted between 15 and 40 minutes, depending on the household size. Single-member households went much quicker than households with multiple members. Explaining the purpose of the study to community members took an average of 5 minutes. The interviews took place seven days a week, including weekends. Fieldworkers managed to complete between 15 and 40 questionnaires per day.

In total 3844 questionnaires were filled out and captured between 17 September 2003 and 13 October 2003. Of these, 25 were moved or eliminated from the database because they were included more than once. Duplication was a result of respondents making themselves available to be interviewed on more than one occasion and because of double entries.

1.3.2 Survey respondents

Door- to-door visits were made. The target was to include each and every person living in the area while the study was being conducted. Fieldworkers started surveying the area called the Shooting Range first, then the Circle, and finally Imizamo Yethu, the serviced area. It was decided to do the mountain area first, since this was the most difficult area to survey because of its topography.

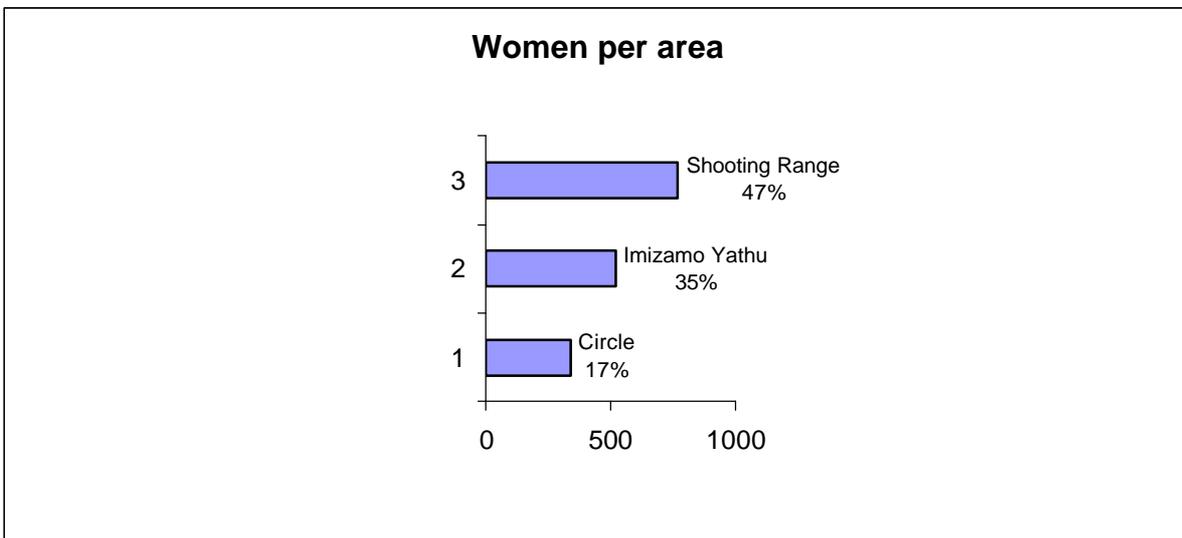
A total of 3819 households were surveyed between September and October 2003. The majority of households interviewed lived in the Shooting Range (49%) area, followed by Imizamo Yethu (35%) and then the Circle (16%).

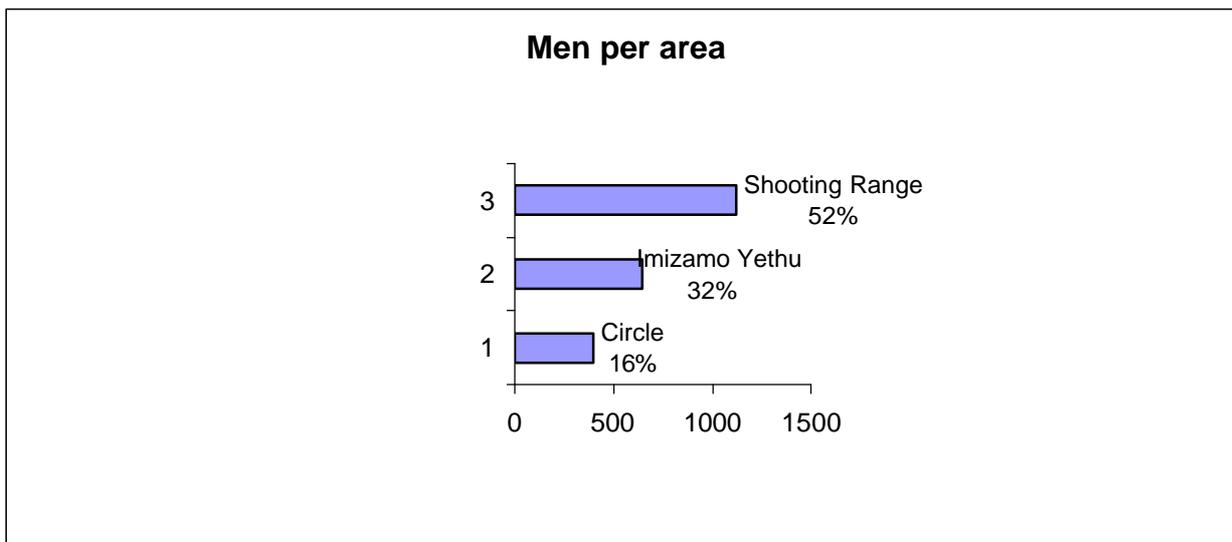


1.3.3 Distribution of women and men respondents

The fieldworkers interviewed 2170 men and 1632 women. The following diagrams provide a graphical illustration of the male and female distribution across the three different. 52% of males and 47% of females respondents live in the Shooting Range. Imizamo Yethu is the second most populace place followed by the Circle.

Figure 2: Distribution of women and men respondents





1.3.4 Identifying shacks

Since no valid plot numbers or street addresses existed for those living in the Shooting Range or the Circle (parts of Imizamo Yethu), it was decided to create special identification numbers for each shack surveyed. This number was sprayed in blue on the shack and duplicated on the questionnaire.

As far as possible the head of the household and or his/her partner was interviewed. Lodgers belonging to a particular household were also interviewed. A separate but identical questionnaire was filled in for each lodger. Lodgers were linked and separated from their landlords by providing them with the same base questionnaire number of the owner of the shack but adding an A, B or C and so on, depending on the number of lodgers.

Once all the households were surveyed, the fieldworkers revisited the area to ensure that all shacks had been included. This took place over a weekend to ensure that those who were working and not available during the day were also included.

This was followed up by a site visit by the study co-ordinator.

1.3.5 Fieldworker selection and training

Ten fieldworkers were interviewed and recruited. All 10 fieldworkers were expected to be fluent in Xhosa and English and to be familiar with informal settlements. Fieldworkers were given 6 hours of training. During this session they were briefed on the purpose of the study, the contents of the questionnaire and DAG's relationship with the community. Considerable time was allocated to clarifying each question. They were also shown an aerial map of the area.

The fieldworkers were then taken to the area for a field visit. They were accompanied on their first day in the field by DAG project staff, and also accompanied by a community leader who took them on a walk-about of the area. As part of the visit each fieldworker had to complete a questionnaire, which allowed them to gain field experience. Fieldworkers were free to discuss problems they had with data collection on the spot. They were then

given feedback on the filled-in questionnaires and their experiences. The community leader was also available to fieldworkers should any problems arise during the study.

1.3.6 Informing the community about the survey

DAG designed posters in Xhosa, English and Afrikaans informing people about the study. A local radio station was also used to inform the community about the survey and pending visits by the fieldworkers. During the radio broadcast people were told that the fieldworkers could be recognised by their navy blue shirts, caps and t-shirts and ID numbers written on a name tag.

1.3.7 Coding

A private consultant was employed to design a data entry template. Two private data capturers were also employed to capture data. These capturers were supervised by a DAG staff member.

1.3.8 Data quality control

Each morning the fieldworker team would meet to discuss problems they had encountered the previous day in the field. During these meetings they would also be given feedback on the previous day's questionnaires. During these sessions they would be given the opportunity to address logistical problems such as a running out of spray paint, etc. This helped fieldworkers to identify and correct their mistakes immediately. In cases where it was impossible to correct mistakes or gaps, fieldworkers were instructed to contact or revisit the affected respondents.

After consultation with fieldworkers it was decided to leave all problems for the last week when the entire area had been surveyed, at the same time continuing to highlight problems or mistakes as they arose on a daily basis. In one case, several intensive training sessions were held to improve the situation. Telephonic follow-ups were also made with a selected few individuals that were interviewed to assess the reliability/validity of the data that were collected. This method was also used to collect information where gaps were identified. A selected few households were also re-interviewed to verify the data that were collected.

After the data capturing process was completed the data were checked and duplications were removed.

1.3.9 Circle population

After meeting with the Imizamo Yethu community members and the City Manager (see below) we decided to rerun the database to verify our numbers. Of the respondents, 128 were reclassified from living in the Circle to living in Imizamo Yethu. This amounted to 337 people in total as it included respondents' partners and children living with them. We used erf. numbers 7000 and up to reclassify households. A few respondents were contacted telephonically to obtain their opinion on where they thought that they were living. They responded Imizamo Yethu and not the Circle. During the initial stages of the survey respondents were also asked where they lived. However, it came to our attention that quite a few wanted to be labelled as living in Imizamo Yethu and not the Shooting Range. After that the fieldworkers were instructed to tick off the area where the respondent was living without asking the respondent. Unfortunately the boundaries between the different areas

are not very clearly defined. People residing in different sections of the surveyed area may have been misclassified.

1.3.10 Presentation to City Manager on progress

Mid-way during the process the City of Cape Town asked DAG to present a progress report to the City Manager. Community members and other stakeholders were present at this meeting.

1.3.11 Participating in stakeholder workshops

To familiarise the project staff with the issues in the community it was decided that DAG staff should attend these workshops. The meetings consisted of the Imizamo Yethu Working Group. This group met every Thursday at 17:00 in Imizamo Yethu to address issues of concern. This helped with facilitating entrance into the community and introduced the survey co-ordinators to the community leaders.

1.4 Methods of calculation

The following methods were used for the various calculations:

1.4.1 Number of structures

The number of structures was calculated by adding the number of backyard lodgers and owners of shacks and formal structures.

1.4.2 Number of people

The number of respondents plus their partners and children living with them were added to provide the population total for the area. We also included the number of children living with them but who are not their own. Here we subtracted the number of individuals 21 years of age and older since they would have been interviewed as lodgers.

1.4.3 Age

Participants' age was calculated by subtracting the current year 2003 from the year of birth of participants.

1.4.4 Lodgers

Both in-house lodgers and backyard dwellers were interviewed as separate households.

1.4.5 Child population

In this section we tried to distinguish between the number of children people had and the number of children living with them. This population tends to be in a continual flux as children move between relatives and their parents. Currently, only one primary school services the entire child population of the area.

1.4.6 Children living with you who are not your own

Here the number of children were calculated by subtracting the number of children (21 years of age and older) from the total number of children living with the respondent but not his or her own. Respondents tended to classify someone as a child irrespective of the person's age.

1.4.7 Number of potential beneficiaries

The total number of beneficiaries was calculated using the Department of Housing's Housing Subsidy criteria. The criteria are not very clear on the household types that could qualify. They only specify that single people with dependents qualify as well as those living together irrespective of marital status or whether they have children or not. The survey showed that approximately half of the number of children does not reside with their parents. Given this policy vacuum we decided to include all children, irrespective of whether that child resides with the parent or not. However, this could lead to potential problems since the parent who the child resides with might in future be excluded from benefiting from this grant. Careful consideration should be given to this scenario.

Since the objective of the study was to assess the eligibility of all residents for the HSG, all people were interviewed, including those renting (whether in-house or backyard lodgers). In this case it meant mostly family members who could be counted as one household.

1.4.8 Income per household

Female and male incomes were combined to calculate total household income. Income received from lodgers and grants were excluded from the calculation as they are not stable sources of income, especially the child support grant and the disability grant that lapses after a certain period.

1.4.9 Household status

In some cases more than one respondent indicated that they were the owners of a particular site or shack. This could result in the inflation of figures.

1.5 Definition of areas

We decided to make use of people's reference for the different areas in Imizamo Yethu. The serviced and more established section of the township is called Imizamo Yethu and the other sections close to the mountain are called the Shooting Range. The Circle is near the main road. Unfortunately not very clear boundaries exist between the different sections. In some cases the interviewers had to depend on the interpretation of the respondent to identify the area in which he or she resided.

1.6 Completeness of survey

During the month spent conducting the survey in Imizamo Yethu everything possible was done to ensure that all inhabitants were included. We were able to identify shacks that were not surveyed by lack of a blue paint spray mark. We revisited the area over two weekends to include those households not included in the survey. However, some inhabitants were prevented or refused to be part of the survey. It is our opinion that over 85% of households were included in the survey.

1.7 Problems encountered during the survey

Several problems or difficulties were encountered when the study was conducted.

1.7.1 Lodgers prevented from being surveyed

Shack owners often prevented their lodgers from being interviewed. Often landlords neglected to tell fieldworkers that they do have lodgers. Our fieldworkers were often stopped in the middle of the road to have their names captured by desperate lodgers

1.7.2 Refusing to be interviewed

Some people did not want to be part of the survey. Reasons for this was that they felt that they were quite capable of building their homes better than government. Rejection by people re the study felt that it was only electioneering ploy. Many non-South African citizens and those with permanent resident status did not want to participate in the study.

1.7.3 Foreigners

Many foreigners could not communicate clearly with fieldworkers. Some of them possessed South African IDs. Some fieldworkers also expressed their own prejudices towards interviewing foreigners as they felt that they should not be benefiting from this scheme. However when this was brought to our attention the misconception was corrected.

1.7.4 Ownership of shacks

Some people with houses had shacks which they rented out to lodgers. Other owners of shacks moved to another province, but are renting out their shack. In other instances one person own more than one shack.

1.7.5 Prevented from interviewing certain shacks

In one instance a fieldworker was stopped from interviewing a certain group of shacks by street committee members since they were not considered to be part of the community.

1.7.6 Community misinformed about the study

Some community leaders failed to properly inform the community about the target audience of the survey by suggesting that it was only meant for domestic workers.

1.7.7 Removal of posters

Posters informing people about the study and its purpose was constantly removed from the poles.

1.7.8 Lack of identifications

Many of the people interviewed did not have proper identification. The identification campaign was launched at the same time as the survey.

1.7.9 False expectation

Despite several information campaigns the community linked the survey to the delivery of houses creating false expectations. This perception was strengthened since DAG was doing the survey.

Some groupings exploited the survey to make money. It came to our attention that some people posed as our fieldworkers interviewing community members and promising that they would be considered for the housing subsidy if they deposited R10,00.

2. PART II: FINDINGS

2.1 Phase I

During this phase we collected lists from six different groups in the area. A few lists contained the names of the “head of the households” while others contained names of all known residents. The lists from the different groups are as follows:

- Makukhanye 253
- Shooting Range Committee 144
- Circle Committee 22
- Boarder (in-house and backyard) list 189
- South Peninsula Administration (1999) 2422
- Development Action Group (1999) 456

The lists were merged into one and search for duplications. A total of 340 names were removed from the combined list. Phase I produced the names of 2341 residents living in the area. The majority of these names were contained in the South Peninsula Administration list compiled in 1999.

2.2 Phase II

2.2.1 Population

The estimated total population of the area is 7874¹ people (Table I). There are 4361 adults² and 3513 children³.

Table I: Population per area.

Area	Population	Percentage
Circle	1265	16%
Imizamo Yethu	2723	35%
Shooting Range	3886	49%
Total	7874	100%

Of the adults, 65% fell into the 21 to 34-year age cohort, while those aged 60 years and more constituted a mere 2% of the population. Table II shows that 89% of the adult population was younger than 45 years of age.

Table II: Age structure of the adult population⁴.

Age category (yrs)	Percentage
21 to 34	65%
35 to 44	21%
45-59	12%
60 plus	2%

2.2.2 Women and men per area

Slightly more adult men than women live in the area (Table III). However, more women prefer to live in the Circle and Imizamo Yethu than in the Shooting Range. More men live in the Shooting Range than anywhere else.

Table III: Percentage of adult women and men in various areas.

Area	Women	%	Men	%
Circle	385	18%	322	15%
I. Yethu	795	37%	752	34%
S. Range	1007	47%	1137	51%
Total	2157	48%	2204	52%

1 This figure includes the number of people interviewed, their partners plus children living with them (their own and children living with them who were not their own).

2 People 21 years of age and older.

3 People 20 years of age and younger.

4 The age structure of the total adult population (respondents and their partners).

2.2.3 Child population⁵

Children living with parent(s)

Of the 3819 interviewees, 2552 (67%) responded positively when asked whether they had children. However, only 57% of the total child population resides in Hout Bay with a parent(s). The remaining children live with their other parent (mostly in the case of single men) or with relatives (in the case of women respondents). Currently only one school operates in the area. This could explain the absence of children from the area. The data also shows that 290 children reside with an adult who is not their parent. This could potentially be the result of the impact of HIV/AIDS.

Number of children per household

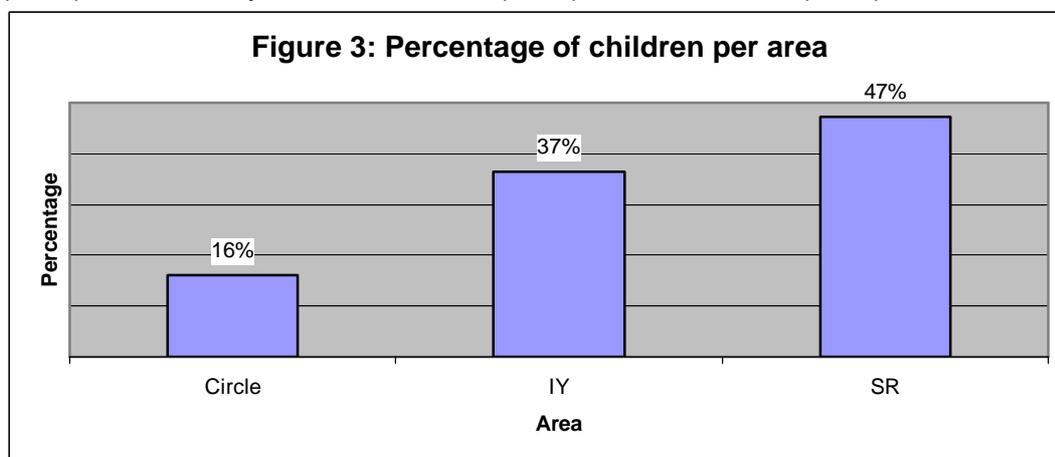
Table IV shows that more than 40% of households with children reported having one child only.

Table IV: Children living with parent(s).

Number of children per household	Number of households per category	Children living with a parent in Hout Bay	Percentage of the number of children per household
1	1040	744	21%
2	784	1006	29%
3	380	684	20%
4	187	404	12%
5	90	245	7%
6	48	84	2%
7	15	28	1%
8	5	0	0%
9	1	0	0%
10	1	0	0%
11	1	0	0%
Total	2552	3489 ⁶	100%

Percentage of children per area

As in the case with the adult population, the majority of children live in the Shooting Range (47%), followed by Imizamo Yethu (37%) and the Circle (16%).

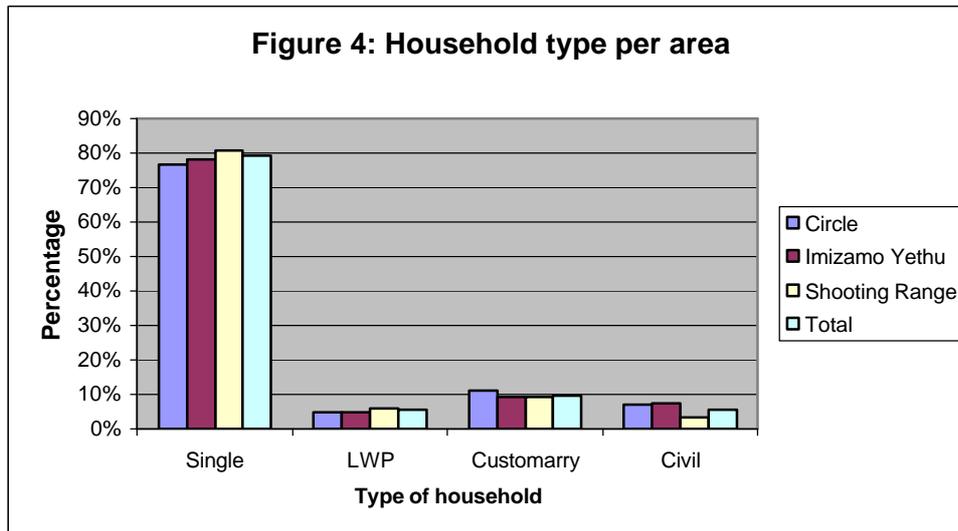


⁵ Children identified by respondents as 21 years of age and older were excluded.

⁶ This total excludes the number of children living with a respondent but is not his or her own child

2.3 Household type per area

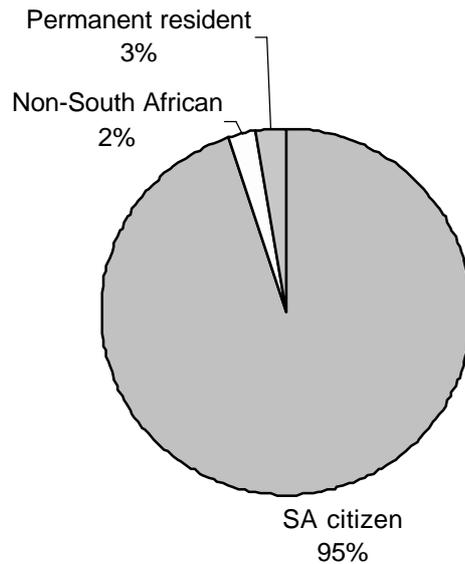
The majority of households in the survey are headed by single people. Customary marriages are the second most reported household type followed by living with a partner (LWP) and then civil marriages. This has significant implications for the development interventions planned for this area in terms of the kind of services provided to the community.



2.4 Citizenship

The majority of non-South African and permanent residents are from coastal areas such as Angola and Mozambique. Many of them were fisherman in their countries. Moving to Hout Bay allowed them to continue with their trade as many fishing companies operate in the area. They gave poverty and war as the main reasons for leaving their countries. South African citizens constituted 95% of all respondents, permanent residents 3% and Non-South Africa 2%.

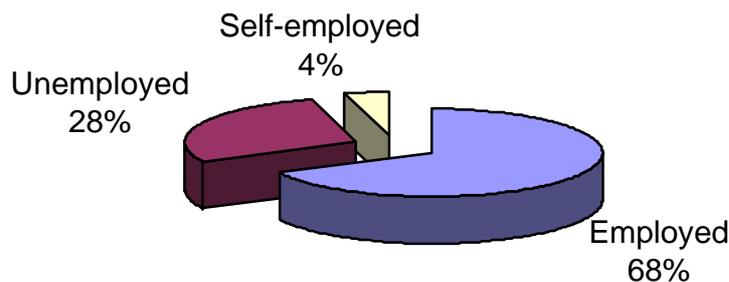
Figure 5: Citizenship



2.5 Employment status

Of the population 72% is employed including formal and informal employment and permanent or temporarily, 4% of them being self-employed. More women than men are self-employed. Self-employed people own spaza shops, taxis or shebeens, or sell meat, chicken, etc., to the other inhabitants.

Figure 6: Employment status



More women and men living in the Circle reported that they had some sort of employment than those living in any other area. Of men 79% and of women 58% are employed in total. This is much higher than the national employment rate. More women than men are self-employed.

Table V: Employment categories by area and sex.

	Women		Men	
Area	Employed	Self-employed	Employed	Self-employed
Circle	79%	8%	88%	4%
IY	56%	4%	77%	5%
SR	55%	5%	78%	3%
Total	58%	5%	79%	4%

IY = Imizamo Yethu; SR = Shooting Range.

2.5.1 Areas of work

The majority of people are employed in the surrounding upper-middle class neighbourhood as domestic workers and gardeners. The construction industry is another major employer. The employment patterns follow the traditional division of labour patterns. The women employed in the fishing industry are generally fish packers while the men are generally fishermen. Women are overwhelmingly employed as domestic workers and men as contracted cleaners. Men also dominate the construction industry.

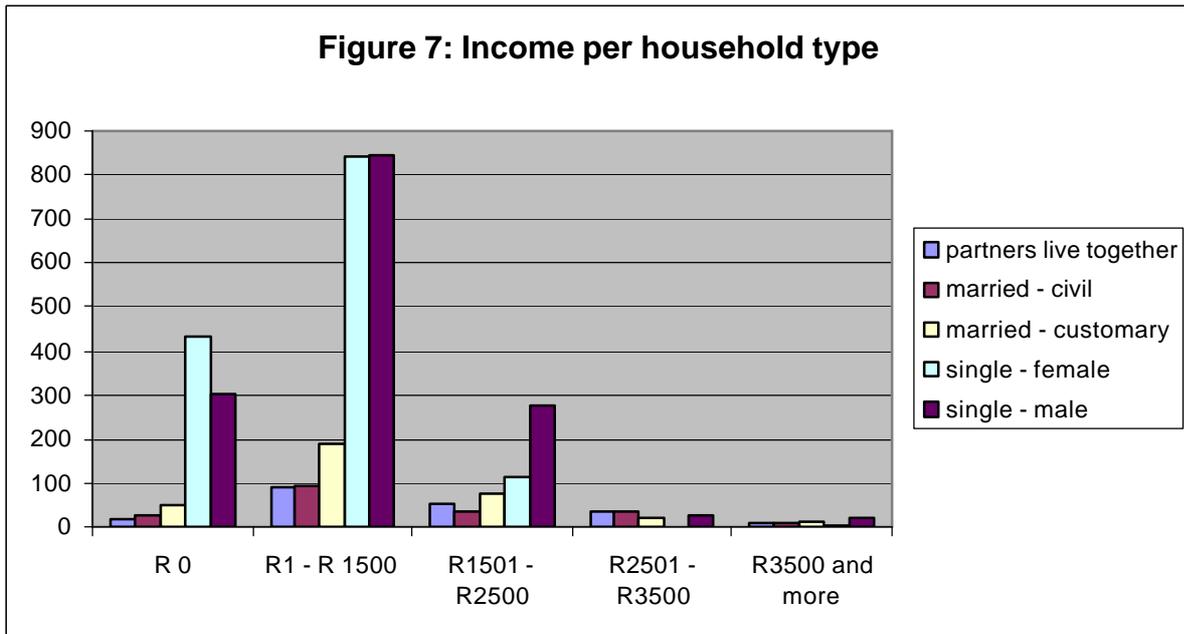
Table VI: Area of work.

Area of work	% Women	% Men
Shop assistant	3%	1%
Restaurant	11%	3%
Casual worker	1%	3%
Driver	0%	4%
Tradesman	0%	5%
Fish industry	4%	5%
Domestic worker	68%	8%
Construction worker	0%	8%
Gardener	0%	12%
General worker	1%	25%
Other	12%	26%

2.6 Monthly income

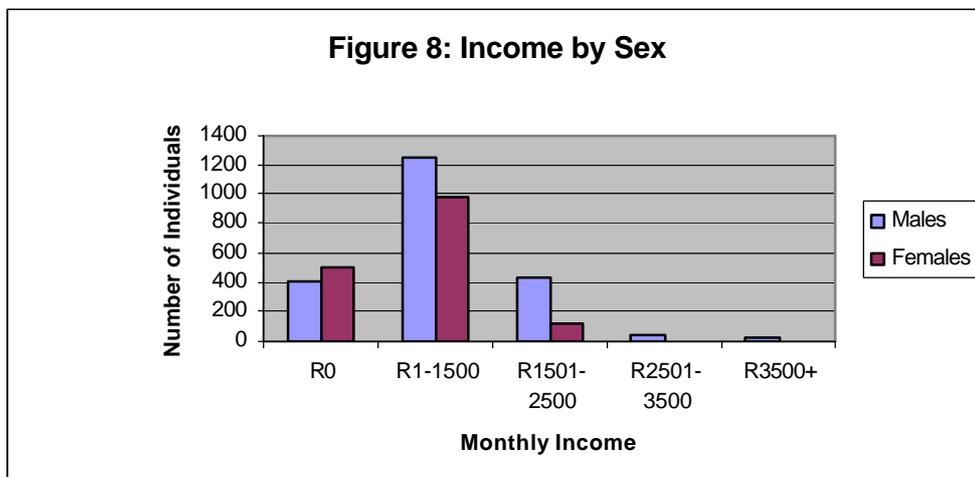
2.6.1 Monthly income per household type

The overwhelming majority of households earn between R1 and R1500 per month. Only 63 or 2% of households earn more than R3500 per month. Of the households, 80% fall within the housing subsidy criteria income bands. Single-headed households form the largest segment of households in this category.



2.6.2 Monthly income of women and men

More women than men reported having no income. Men also earn more than women in general (figure 8).



2.6.3 Monthly income per area

Table VII below shows the distribution of income per area. Fewer people earn R0 in the Circle than any other area. The Circle also has the highest percentage of households earning between R1 and R1500 per month. A greater percentage of people earn between R1501 and R2500 and between R2501 and R3500 in Imizamo Yethu than any other area.

Table VII: Household income per area.

Area	R 0	R1 - R1500	R1501 - R2500	R2501 – R3500	R3500 and more	Total
Circle	20%	60%	15%	3%	2%	100%
Imizamo Yethu	22%	54%	17%	4%	2%	100%
Shooting Range	24%	56%	14%	3%	2%	100%

2.6.4 The number of state grant beneficiaries per area

Twenty one per cent of the households receive state assistance(Child Support Grant, Disability Grant, Foster Care Grant and Old Age Pension on a monthly basis.

Table VIII: State Grant beneficiaries as a percentage of total population.

Area	Population	Beneficiaries
Circle	1265	22%
Imizamo Yethu	2723	14%
Shooting Range	3886	30%
Total	7874	21%

2.7 Place of origin

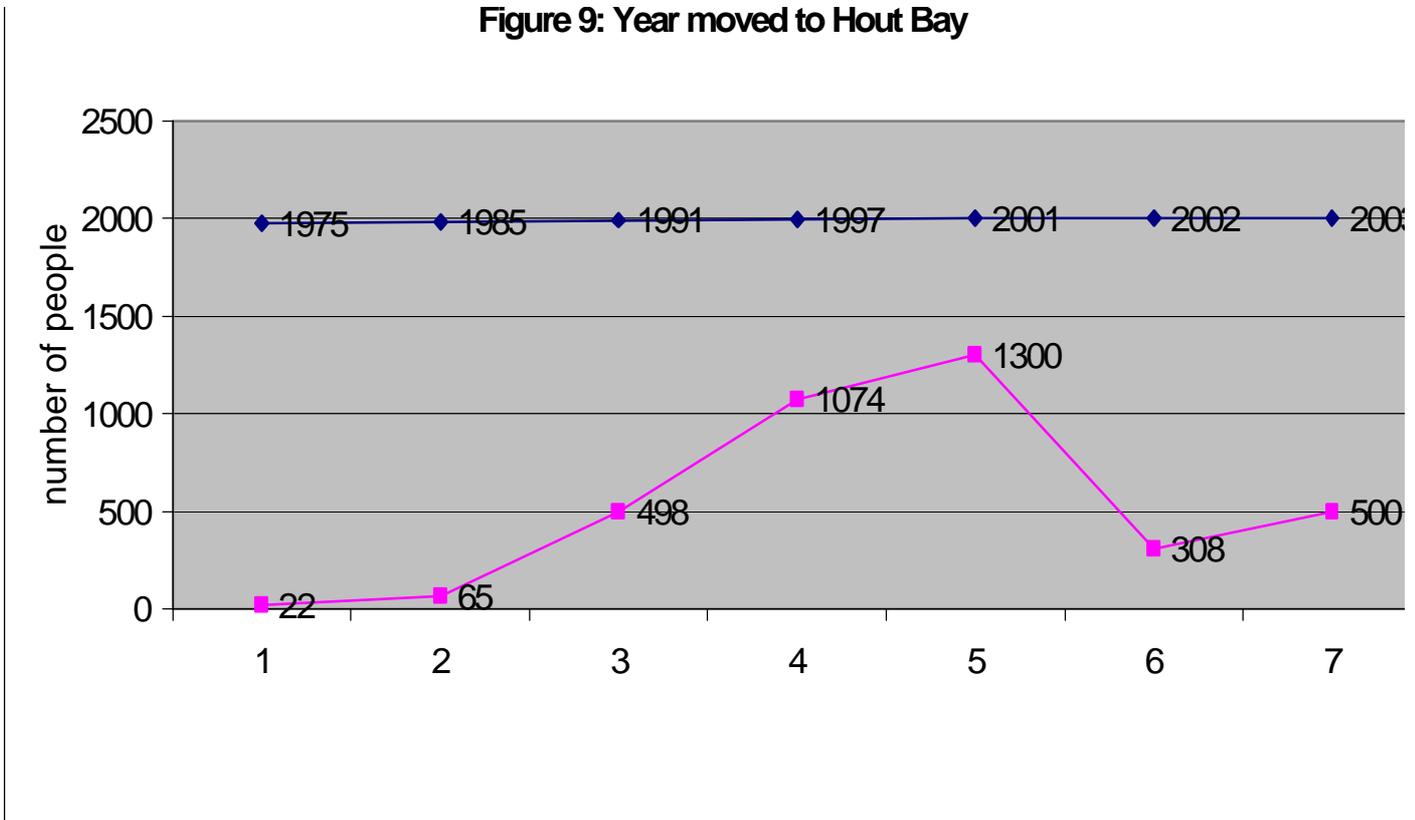
Of the respondents 46% are not from the Western Cape⁷ originally; 28% are people in the Circle and the Shooting Range who previously lived in Imizamo Yethu, 21% are from Cape Town and 4% are from elsewhere in the Western Cape. Culturally people tend to give their parents birth place as their place of origin. Someone might be born in the Western cape but would indicate the Eastern Cape as their place of origin.

Table IX: Previous place of residence.

Area	Number	Percentage
Imizamo Yethu	1079	28%
Cape Town	795	21%
Western Cape	156	4%
Other	1770	46%

⁷ People often refer to their parental birthplace as their place of origin.

Figure 9: Year moved to Hout Bay



2.7.1 Moving into the area

Respondents moved to Hout Bay as early as 1955⁸; 1300 people moved to the area between 1997 and 2001, 1074 between 1991 and 1996. A total of 808 households moved into the area between 2002 and 2003.

2.7.2 Reasons for moving into the area

Three main reasons were given for moving into the area:

- Looking for employment (59%)
- To be closer to work (16%)
- No other place to stay (9%)
- To have a place of my own (5%).

The most important reason given for moving to the area is work related. Housing related reasons constitute a mere 14%.

2.7.3 Social networks

Fully 82% of respondents have relatives living in the area, which indicates that strong social network exists in the community. People 'back at home' are often informed about work opportunities and people moving from one place to another would often make use of their social networks to find temporary or permanent accommodation or a place to stay. A previous study showed that 40% of the inhabitants is from the same magisterial district in the Eastern Cape. Respondents were most likely to get their support from family members or a "homeboy"⁹

⁸ Those who moved in before 1955 lived in Princess Bush and Disa, other informal settlements in Hout Bay. When these settlements burned down in 1991 those inhabitants were relocated to Imizamo Yethu on a temporary basis.

⁹ Someone from the same place of origin.

As indicated above, 5% of people indicated that they wanted a place of their own to stay. Most of them moved out of family homes in Imizamo Yethu to set up their own shacks to increase their opportunities to qualify for the HSG.

Relatively high levels of stability and little crime characterise this settlement. These are all signs of social stability. Any future development plans for this area should take this fact into consideration.

2.8 Inhabitants moving into the area between 2002-2003

In 2002 and 2003, 810 households containing 1777 people moved into the area when a court order was issued declaring their entry illegal and that they should be removed. It was decided to treat them as a separate category to define the characteristics of this particular group.

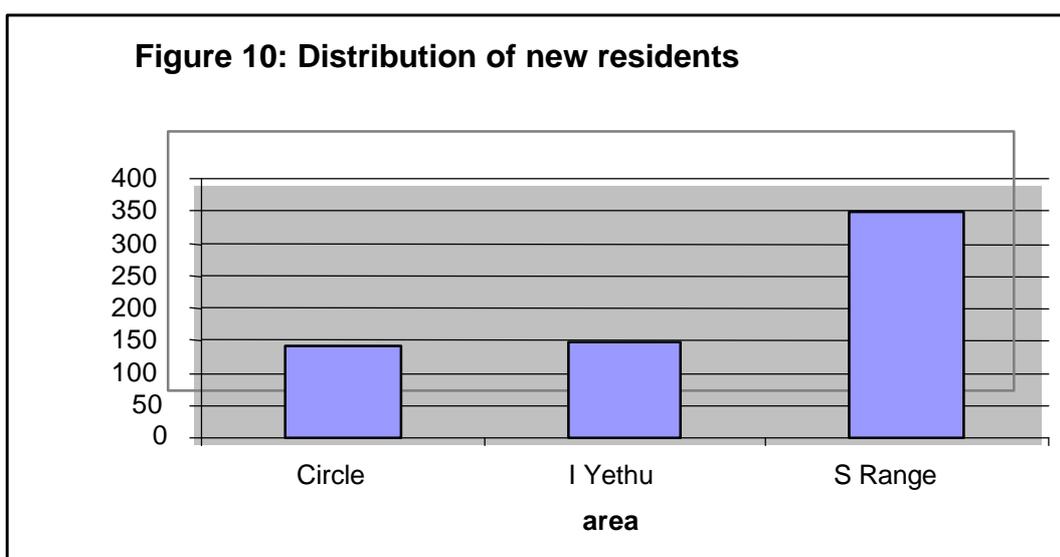
2.8.1 Reasons for moving to the area

Of people who recently moved to the area, 63% did so in search of employment opportunities or to be closer to work. Only 24% moved to the area because of housing-related factors:

- To find employment (377)
- To be closer to work (133)
- Nowhere to stay (97)
- To find a place of his or her own (95)
- Due to construction in Imizamo Yethu (21)
- To be near family (8).

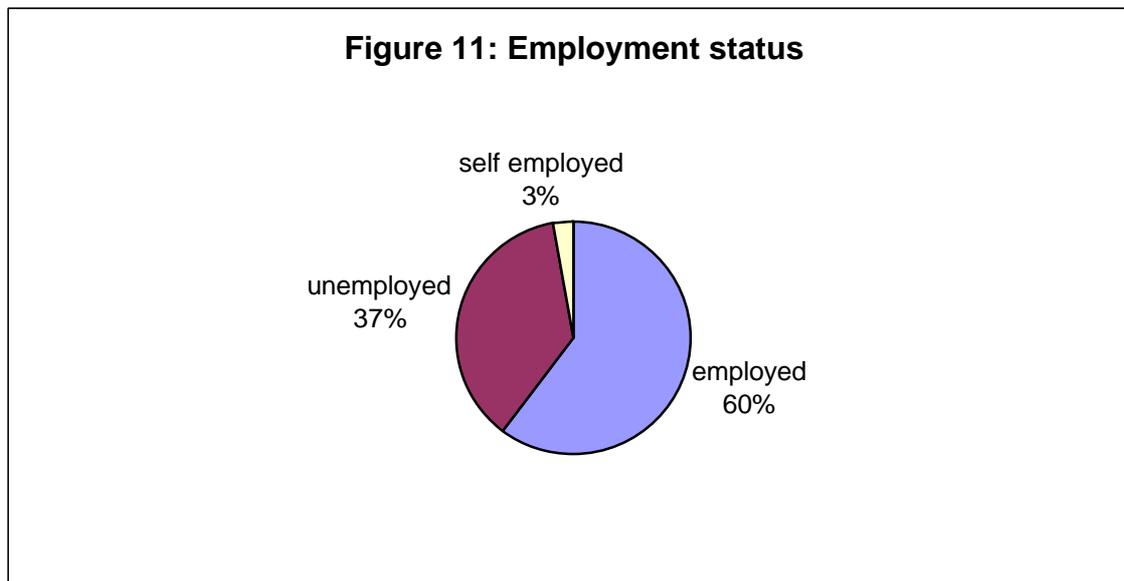
2.8.2 Distribution of new residents

Of the affected households 64% reside in the Shooting Range and the remainder are spread equally between the Circle and Imizamo Yethu (Figure 10).



2.8.3 Employment status

Of those who moved into the area in 2002 and 2003, 63% are employed (Figure 11).



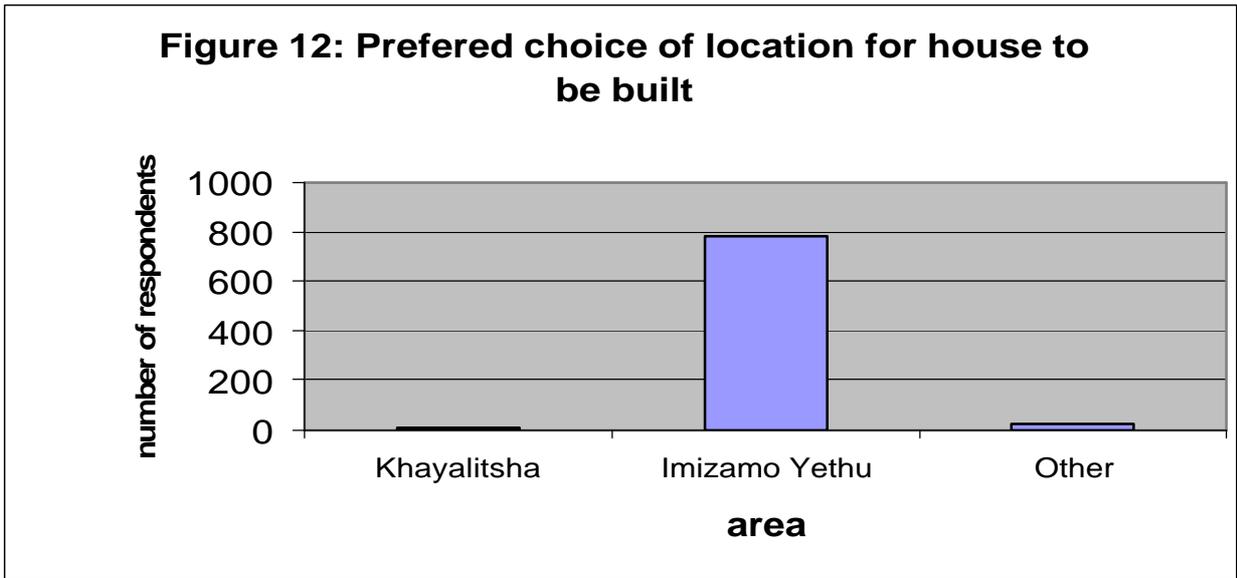
2.8.4 Housing subsidy criteria

Of the households who moved into the area, 411 qualify for the housing subsidy, the majority comprising single people with children (Table XII).

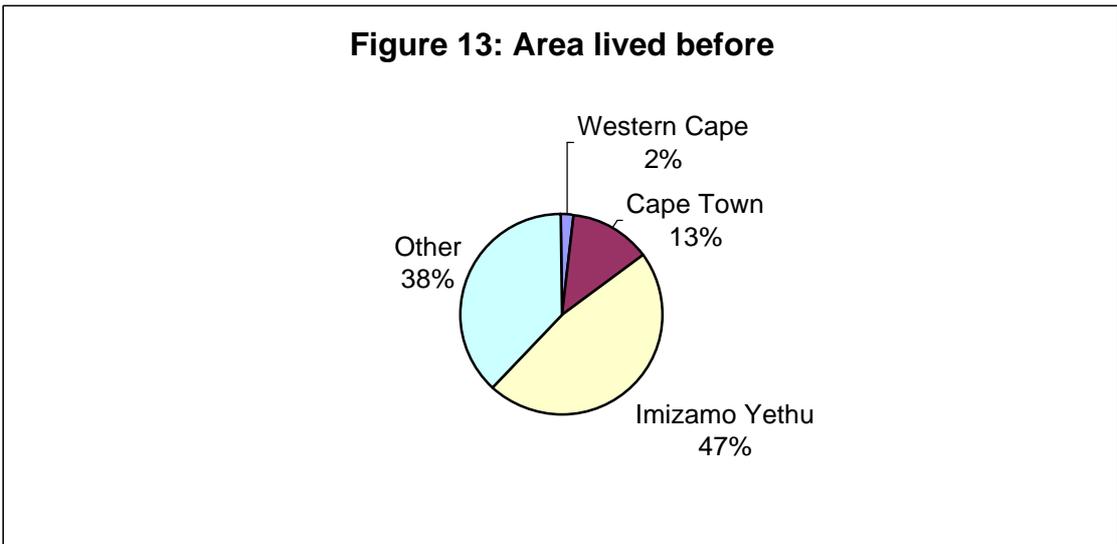
Table X. New households qualifying for the housing subsidy.

Subsidy category	Number
Married customary with no children	1
Permanent resident LWP with no children	1
Single permanent resident with children	4
RSA LWP with no children	9
RSA LWP with children	19
RSA married customary with children	20
RSA married with children	41
RSA single with children	316
Total	411

The overwhelming majority of these respondents wanted their house to be built in Hout Bay (Figure 12).



Of these respondents 47% lived in Imizamo Yethu before; and 38% were from outside the boundaries of the Western Cape (Figure 20). The proportion indicating that they are from Imizamo Yethu is much higher than that for the total population.

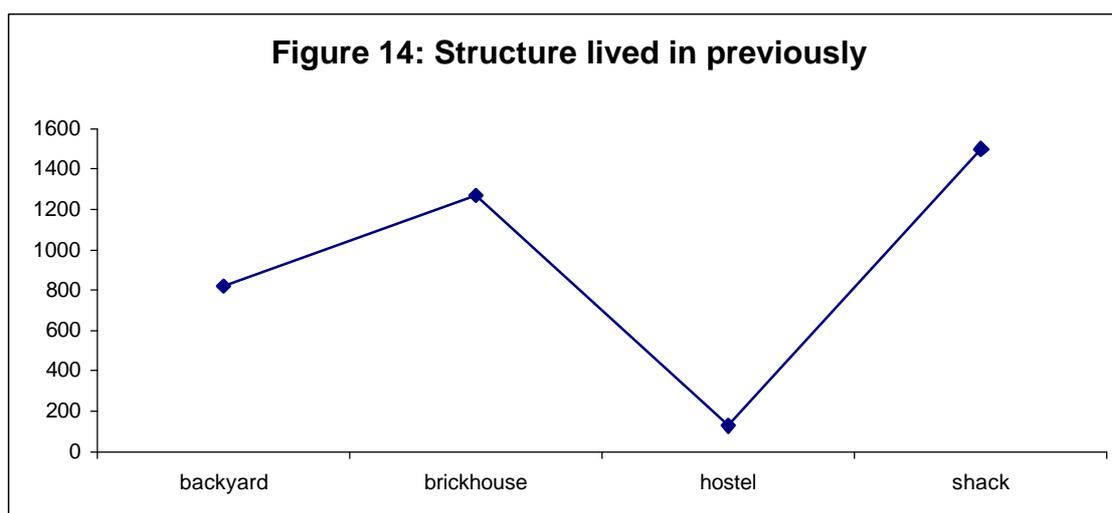


The next sections refer to the general population of the area surveyed.

2.9 Housing

2.9.1 Structure lived in previously

The majority of respondents lived in a shack (41%) previously, followed by those who lived in a brick house (34%), backyard (22%) and hostel (3%).



2.9.2 Home ownership

Of the respondents 99% have never owned a house previously or benefited from the government's housing subsidy scheme.

2.9.3 In whose name will the title deed be registered?

Married men (both customary and civil) would like to register the title deed in both partners' names if they would qualify for the HSG. Married women and those living together with a partner responded that they would prefer to register the title deed in their name only. Women married in the customary way are more likely than those married under civil law to register the title deed or property in their name only. Women living with a partner are most likely to register the property or title deed in their own name.

Table XI: Name/s that title deed would be registered in.

Household type	Both	Your name	Partner's name
Women living with partner	33%	62%	5%
Women married civil	46%	51%	3%
Women married customary	44%	54%	2%
Men living with partner	49%	50%	1%
Men married civil	86%	10%	4%
Men married customary	67%	32%	1%
Total	62%	35%	2%

The following section deals with the categories of people living in the three different areas.

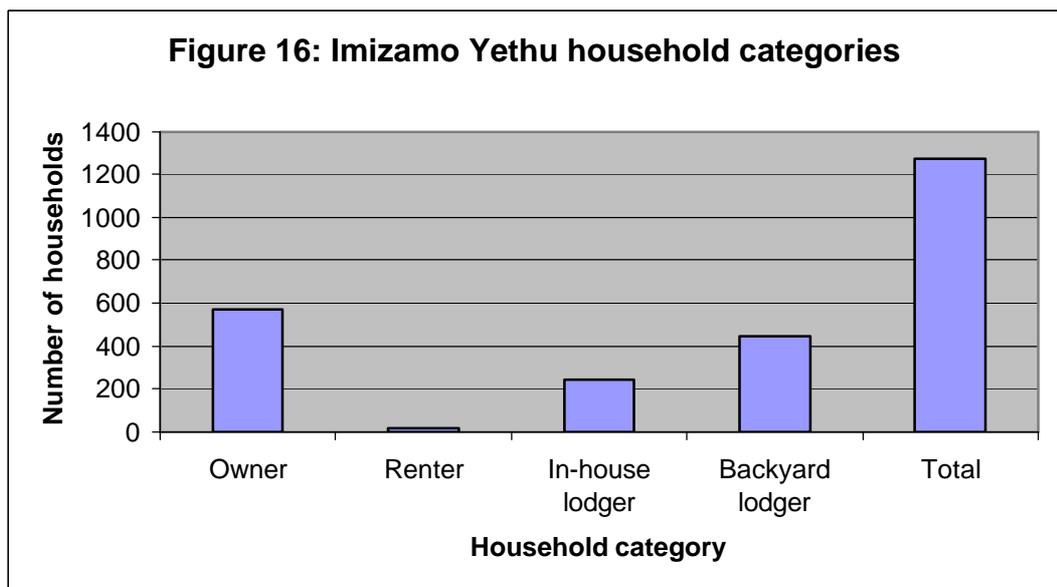
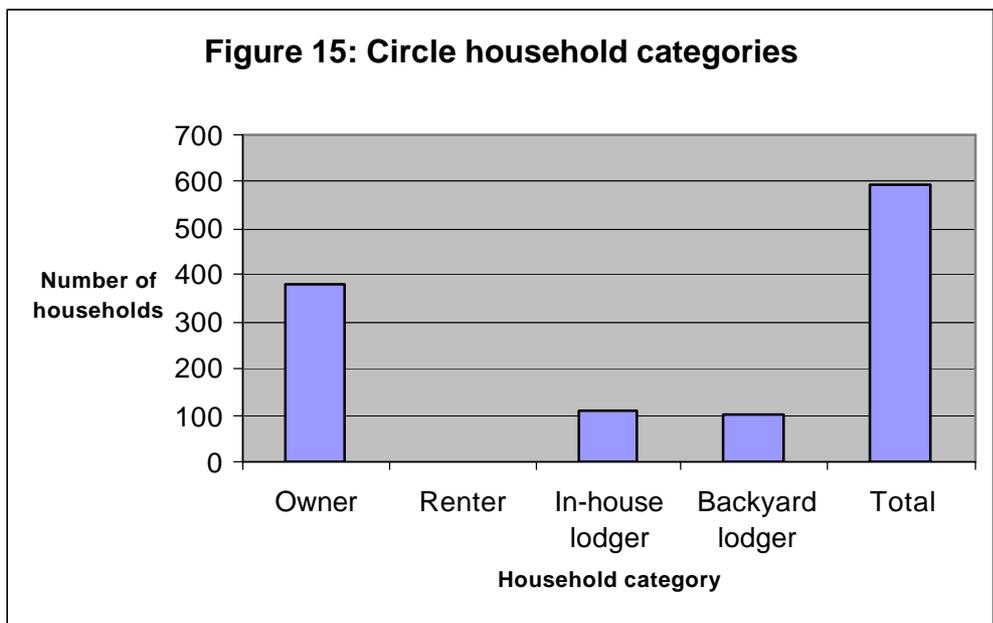
2.10 Categories of households

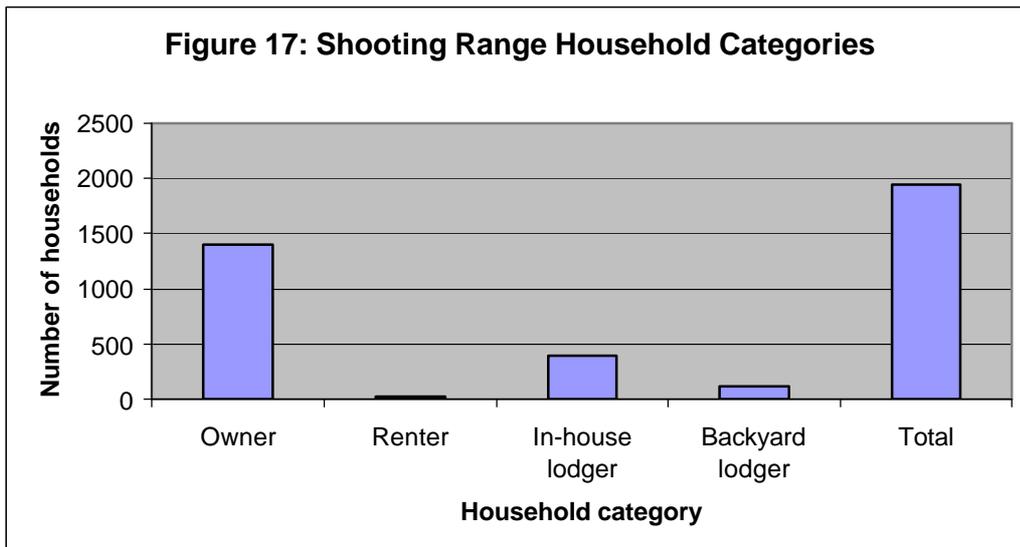
Figures 11-13 show the household categories (owner, renter, etc.) of the populations surveyed in the different areas.

Of those interviewed, 62% identified themselves as owners of the shack or site, 1% as renters of a shack or site and 18% and 20% as backyard and in-house lodgers

respectively. Backyard and in-house lodgers are people sharing a shack or site with the owner. Renting a shack or site, on the other hand, refers to an absent landlord or owner. On probing people renting shacks or sites about the whereabouts of the owners of the shacks, it was revealed that some owners are living in the Eastern Cape while others from the local community build shacks with the explicit intention of renting them out to others.

The figures below show that the overwhelming majority of households see themselves as the owners of the shack or site they were residing in, irrespective of the area they were living in.





2.11 Potential housing subsidy grant beneficiaries

Of households, 2407 or 63% qualify for the HSG. Of those who qualify, 1691 are single-headed households with children. The second largest category was couples married according to custom.

Table XII: Housing subsidy categories by income band.

Category	R 0	R1- R1500	R1501- R2500	R2500 R3500	Total number of households
Permanent resident LWP	0	5	0	0	5
RSA citizen LWP with no children	2	21	8	3	34
RSA citizen living with non-RSA partner with children	13	55	58	3	129
Married civil with no children	2	3	2	0	7
Married civil with children	23	82	33	31	169
Married customary with no children	7	22	3	0	32
Married customary with children	43	173	71	19	306
Permanent resident married customary	2				2
RSA single person with children	397	1038	236	20	1691
RSA single permanent resident with children	4	18	11	1	34
Total	493	1417	422	77	2407

LWP = Living with partner.

Of those who qualify for the HSG, 71% are single people with children (Figure 18). Single women make up 63% of all potential single beneficiaries see Figure 19.

Figure 18: Subsidy categories

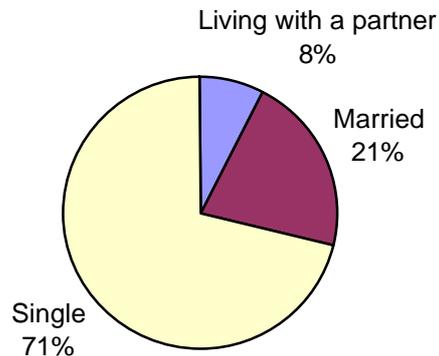
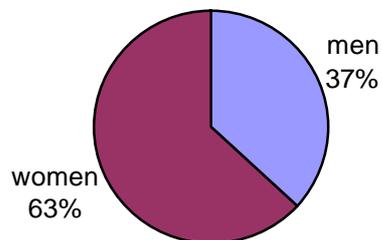


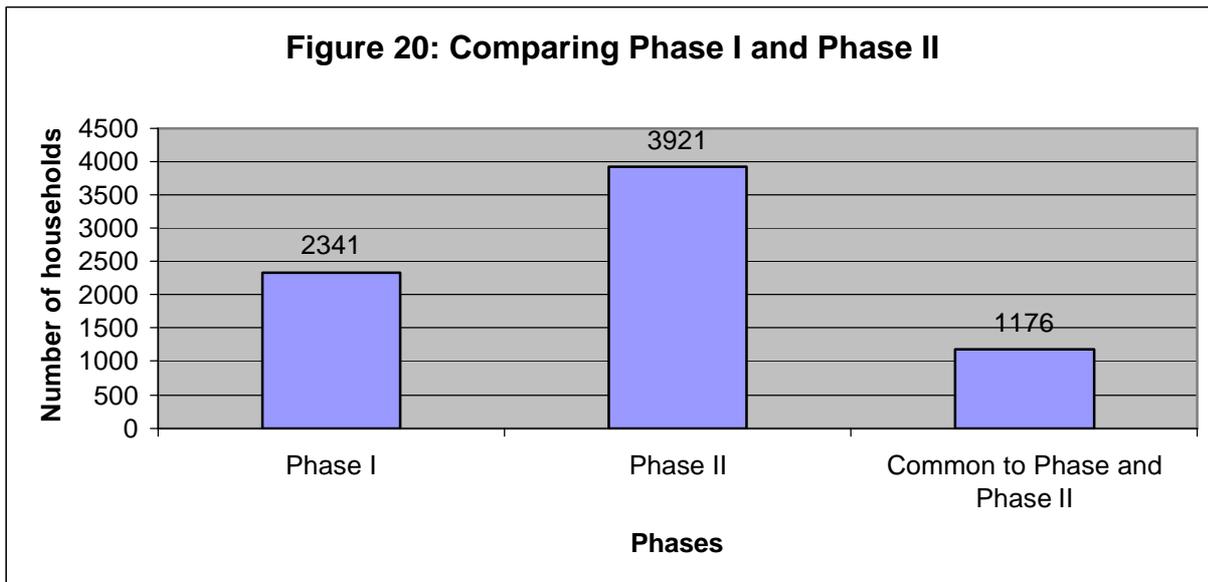
Figure 19: Potential women and men beneficiaries



2.12. Comparing Phase I and Phase II

By doing this analysis we were trying to establish how many of the people we identified in Phase I that we were able to establish contact with during the survey. Our analysis shows that of the 2341 people on the original list, we managed to contact 1176 or 56% of the total number of people (Figure 20). We attribute the discrepancy in numbers to the high mobility in the area. The list forwarded to us by the South Peninsula Administration was compiled in 1999.

Figure 20: Comparing Phase I and Phase II



3. PART III. DISCUSSION AND RECOMMENDATIONS

3.1 Accurate data important for proper planning and resource allocation

Accurate statistics are essential for sufficient resource allocation and policy decision-making. This exercise allows the management of the City of Cape Town to make interventions for Imizamo Yethu based on empirical evidence.

In this survey we counted 7874 individuals in Imizamo Yethu between 13 September 2003 and 30 October 2003. We interviewed 3819 households living in 3059 shacks and brick houses. Of the respondents 66% were between the ages of 21 and 34 years and 89% of those surveyed were younger than 45. Men constituted 52% of the population and women 48% of the adult population.

3.2 Potential number of beneficiaries

Our analysis shows that 2407 households potentially qualify for the HSG. Identifying potential beneficiaries of the housing subsidy scheme allows the City to tailor-make its programmes to the socio-economic characteristics and needs of the predefined beneficiaries. Single-headed households constitute 71% of the potential beneficiaries of the housing subsidy programme in Imizamo Yethu.

3.3 Single-women-headed households

For far too long public policy has assumed neutrality in relation to women and men in the delivery of services to targeted beneficiaries. **Our analysis shows that women, particularly single-women-headed households with children, will be the major beneficiaries if the Department of Housing's selection criteria are applied.**

Women-headed households have been identified as one of the most vulnerable and marginalised sectors of our society. However, merely focusing on women-headed households is not sufficient.

3.4 Homeownership and women in relationships

In this survey the majority of women that found themselves in relationships wanted the title deeds to be in their name only – and not in both partners' names. Unfortunately, the study was not designed or intended to investigate this particular trend. A follow-up study exploring this particular phenomenon is required. In some countries such as Costa Rica the title deed of subsidised housing is held in the name of the women, irrespective of marital status.

3.5 Tailor making projects to suit the characteristics of households

Single-headed households may require a particular design of housing or area. Any housing design should enhance the security of its future inhabitants. Internationally, projects catering for women headed households focused on features which provided for the security of the inhabitants. It also requires the incorporation of childcare and educational facilities. Currently slightly half of the potential child population is absent from the area.

3.6 Different types of accommodation required

Comparisons with the different lists (phase I) show that a large proportion of people have moved out of the area. Many people move to the area to find employment with the intention of relocating to their place of origin eventually. Any development in the area must allow for this purpose. In some cases people might prefer cheap rental accommodation instead of permanent homeownership.

3.7 Sustainable livelihoods

Of the people in the survey 72% are employed. Most are employed in the surrounding upper-middle class neighbourhood as domestic workers or gardeners as fisherman and fish packers at the local harbour, or in the construction industry. Seventy-five per cent of respondents indicated that they located to this area for employment purposes.

However, the data show that women are experiencing significantly higher unemployment rates than the men. Furthermore, women are still employed in traditional sectors such as domestic workers, cleaners and cooks in restaurants. These employment opportunities are particular to affluent suburbs. In order for the potential housing projects to be sustainable, a transectoral approach is required. **Women-headed households would have to be the focus of any such intervention.**

Increasingly international literature on poverty is focusing or shifting towards livelihood analysis or support as a means to reduce poverty and to make peoples' survival methods more sustainable. This form of analysis or programme stipulates that any form of intervention should be based on what it is that people are already doing to sustain their livelihoods. This survey allowed us only to touch the surface of the activities people are involved in. A more in-depth follow-up study is required to develop a proper understanding.

3.8 Strong linkages to area

Social networks are essential in the livelihood strategies of marginalised communities. A study done in 1997 revealed that approximately 40% of the inhabitants of Imizamo Yethu are from one magisterial district in the Eastern Cape. Of the respondents in the present survey, 82% have family members living in the area. Family (90%) are most often the people they rely on during difficulties. Others referred to their 'homeboys' as their most important source of support when they did not have family members residing in the area.

3.9 HIV/AIDS

A significant number of children are residing with people who are not their own parents in the area. This could be an indication of the impact of HIV/AIDS. The Department would have to include this possibility in its planned interventions.

3.10 Households not qualifying for the HSG

A large number of households living in inadequate living conditions in the area do qualify for the HSG. They are mostly single people without dependents. Only 65 households were excluded on the basis of them earning more than R3500 per month. It is important that they too are included in any future plans for this area. Many of them are employed in the area too and have strong links with the existing community.

3.11 Inhabitants moving to the area in 2002 and 2003

In 2002 and 2003, 810 household containing 1777 people moved into the area subsequently when a court order was issued declaring their entry illegal and that they should be removed. Many of them moved out of family homes in Imizamo Yethu to increase their chance of qualifying for the housing subsidy scheme. Of these 66% indicated that they have family members living in the area, and 66% are employed in the surrounding suburb.

Great care should therefore be taken before removing them from this area as most of them merely tried to improve their chances of qualifying for the HSG.

The overwhelming majority of respondents moved to the area in search of employment or to be nearer to their place of work. This factor must be central to any decision-making. Developmental plans, which might affect the livelihoods of the inhabitants negatively, will be counter-productive.