

# **SAFE AND INCLUSIVE CITIES SURVEY-BULAWAYO**

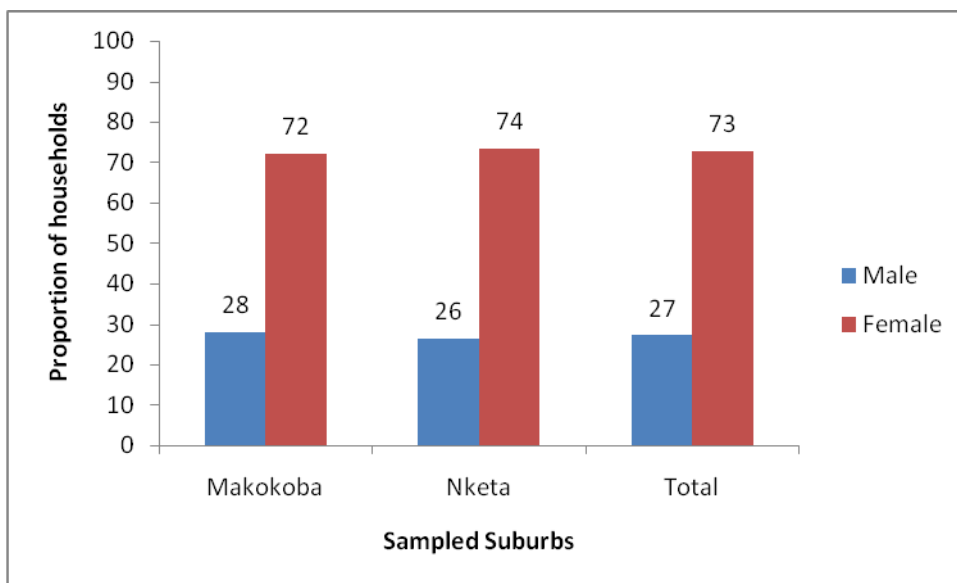
## **DWELLING UNITS AND OCCUPANCY**

Below is a table which shows the distribution of sampled houses in two suburbs of Bulawayo namely Makokoba and Nketa.

**Table 1: Distribution of sampled houses**

Section	No of Stands	Percentage
Makokoba	68	50
Nketa	68	50
Total	136	100

Above 70 percent of the respondents were female in both suburbs (Figure 1).



**Figure 1: Proportion of respondents by type of residence and sex**

This is an indication that probably men were at work or seeking money to cater for the household

Most of the interviewed people were members of the family of the household head ( for Makokoba 44 percent was the head of house 18 percent spouse and 11 percent children of the head while in Nketa the figures were 24, 13 and 37 respectively) but we also had a significant number of tenants who were interviewed (7 and 19 percent for Makokoba and Nketa respectively) This signifies that probably the owners of the houses would be living in the rural areas or with their sons or daughters elsewhere.

There is higher multiple occupancy on one stand in Makokoba than in Nketa with a maximum of 8 and 5 respectively (Table 3).

**Table 2: Number of households staying on one Stand**

Suburb	mean	min	max
Makokoba	1.43	1	8
Nketa	1.72	1	5
Total	1.57	1	8

There is an average of one household renting on the sampled stands/houses. There are cases of overcrowded houses where a maximum of 3 and 4 households in Makokoba and Nketa are paying rent to the owner of the stand.

**Table 3: Number of households paying rent to the owner of the Stand**

Suburb	mean	min	max
Makokoba	1.20	0	3
Nketa	1.19	0	4
Total	1.19	0	4

The average density of about 7 people on one stand is normal but we have extremes where a person is living alone on the other hand we have overcrowded stands where 18 people are staying on one stand in Nketa as indicated in Table 5 below.

**Table 4: Number of people staying on the Stand**

Suburb	mean	min	max
Makokoba	6.47	2	15
Nketa	6.70	1	18
Total	6.59	1	18

There is a similar case as in table 5. The table above shows that there is a normal average number of 6 people staying in one house old but have up to 15 people staying in one household.

**Table 5: Number of people in the sampled household**

Suburb	mean	min	max
Makokoba	5.87	1	15
Nketa	6.00	1	15
Total	5.93	1	15

While list we have some households with no male adults the average is one male adult per household. From the sampled households Nketa has maximum of 6 male adults in one household as compared to Makokoba who have 4.

**Table 6: Number of male adults in the household**

Suburb	mean	min	max
Makokoba	1.40	0	4
Nketa	1.85	0	6
Total	1.63	0	6

There is an average of two female adults per household while Makokoba has a higher maximum of 6 female adults Nketa has a maximum of 4 female adults. There are some households with no female adults.

**Table 7: Number of female adults in the household**

Suburb	mean	min	max
Makokoba	1.91	0	6
Nketa	1.88	0	4
Total	1.90	0	6

While list some households have neither more male nor female children the maximum of six children is the same for both Makokoba and Nketa except for Makokoba where there is a maximum of 7 children per household (Tables 9 and 10).

**Table 8: Number of male children in the household**

Suburb	mean	min	max
Makokoba	1.25	0	6
Nketa	1.12	0	6
Total	1.18	0	6

**Table 9: Number of female children in the household**

Suburb	mean	min	max
Makokoba	1.44	0	7
Nketa	1.19	0	6
Total	1.32	0	7

## **DEMOGRAPHIC CHARACTERISTICS OF SAMPLE HOUSEHOLDS**

There are older people staying in Makokoba compared to Nketa since Makokoba is an older suburb.

**Table 10: Age of household head**

Suburb	mean	min	max
Makokoba	65.82	29	99
Nketa	52.57	20	78
Total	59.19	20	99

Approximately 51 percent of household heads in living Makokoba are male compared to 67percent in Nketa.

**Table 11: Sex of household head**

Sex of HH	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
Male	35	51.47	45	67.16	80	59.26
Female	33	48.53	22	32.84	55	40.74
Total	68	100	67	100	135	100

Approximately 76 percent of household heads in Nketa are married compared to 60 percent in Makokoba. There is a significant percentage of 24 who were never married in Makokoba as compared to 9 percent in Nketa.

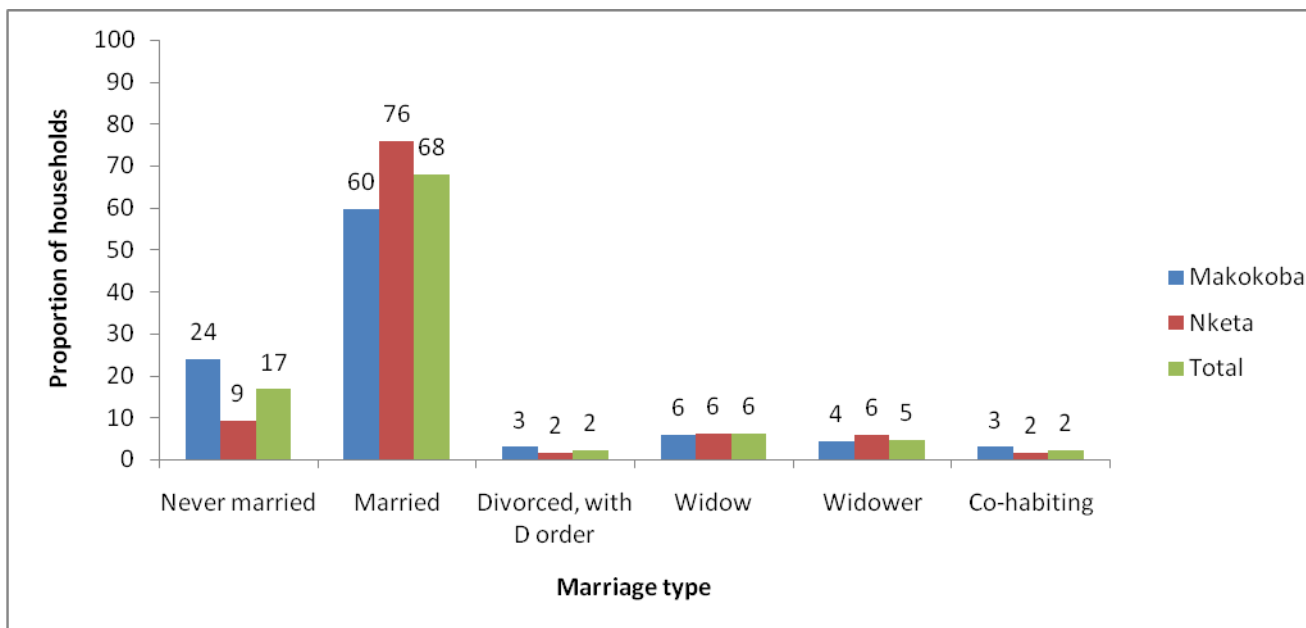


Figure 2: Proportion of household heads by suburb and their marital status

There is lower prevalence of dead spouses of 28 percent in Nketa as compared to Makokoba where it is 49 percent.

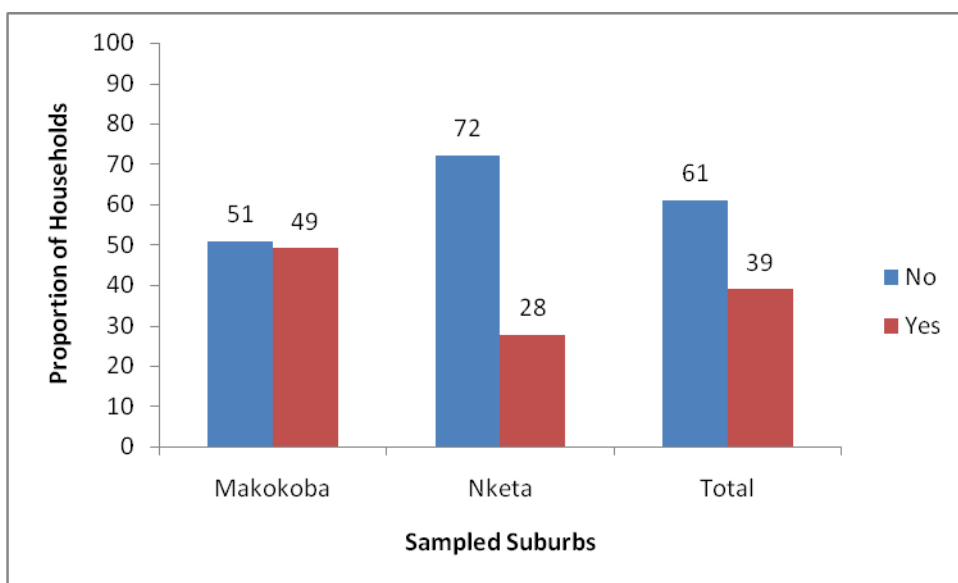


Figure 3: Death of spouse in the household

In most households the marriage type is either traditional or chapter 37 (5:11) with more having chapter 37 marriages

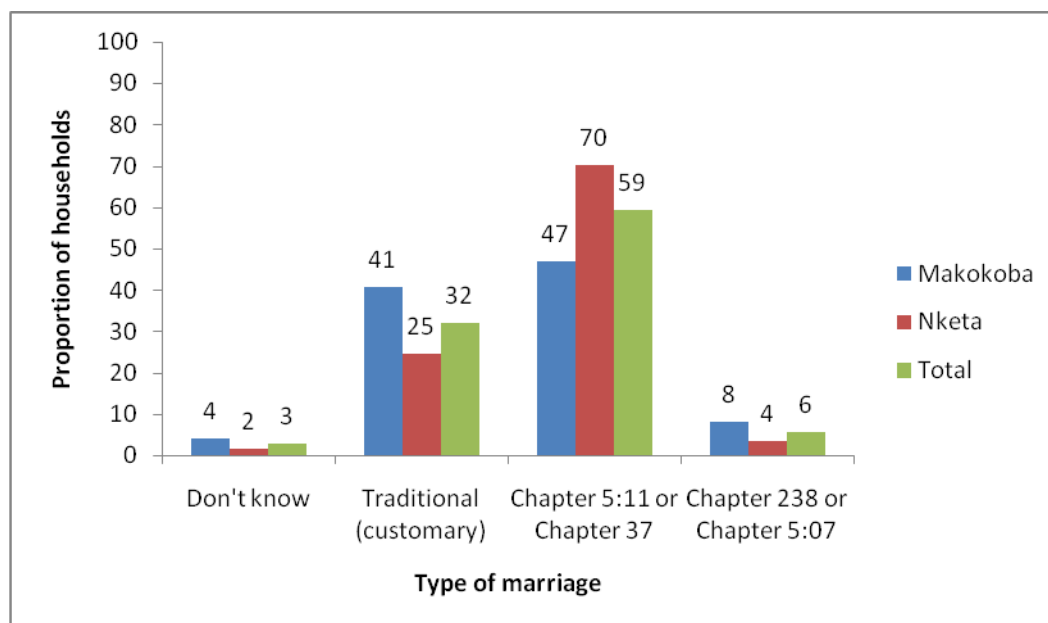


Figure 4: Proportion of household heads by suburb and marriage type

There is only one household in each suburb with two wives while the rest of the married household heads have one wife.

Table 12: Number of wives in the marriage

No of wives	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
One	47	97.92	60	98.36	107	98.17
Two	1	2.08	1	1.64	2	1.83
Total	48	100	61	100	109	100

A slightly higher percentage of 70 have marriage certificates in Nketa compared to 66 percent in Makokoba.

Table 13: Whether household heads have marriage certificate

Marriage Certificate	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
No	17	34	18	29.51	35	31.53
Yes	33	66	43	70.49	76	68.47
Total	50	100	61	100	111	100

About 82 percent of household heads who do not have marriage certificates in Makokoba indicated that they were customary married compared to 47 percent in Nketa while 12 percent in each suburb were co-habiting.

There is significant number of household heads who went above O levels especially in Nketa. In Makokoba 51 percent went only to primary with 15 percent with no education at all compared Nketa who have 24 percent with primary and one person with no education. 53 percent of household heads in Nketa went to secondary (O level) compared to 30 percent in Makokoba

**Table 14: Education level of the household head**

Level	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
None	10	14.93	1	1.52	11	8.27
Primary	34	50.75	16	24.24	50	37.59
Secondary (O Level)	20	29.85	35	53.03	55	41.35
Advanced level	2	2.99	2	3.03	4	3.01
Certificate	n/a	n/a	3	4.55	3	2.26
Diploma	1	1.49	5	7.58	6	4.51
Graduate	n/a	n/a	3	4.55	3	2.26
Post Graduate	n/a	n/a	1	1.52	1	0.75
<b>Total</b>	<b>67</b>	<b>100</b>	<b>66</b>	<b>100</b>	<b>133</b>	<b>100</b>

This is an indication that there is higher literacy rate of house hold heads in Nketa compared to Makokoba.

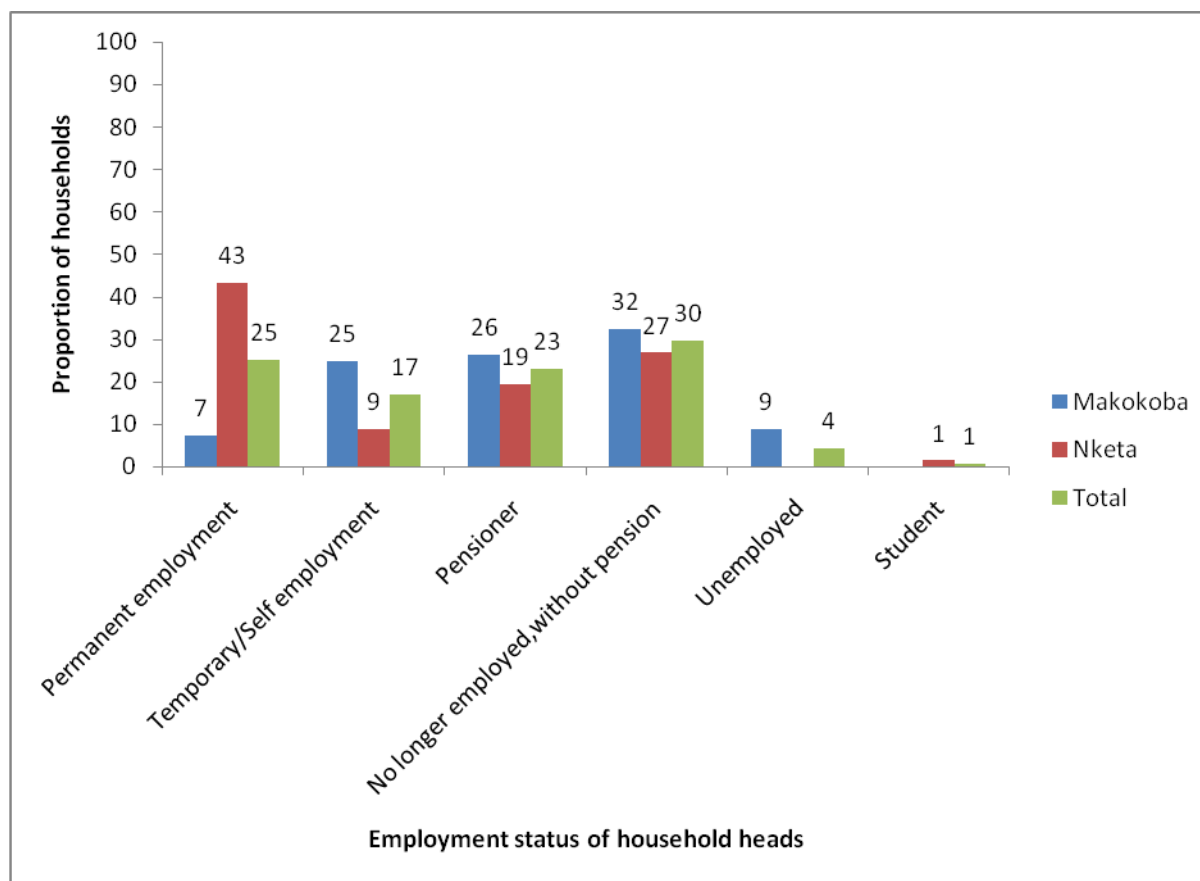
Similarly there is significant number of household spouses who went above O levels especially in Nketa. In Makokoba 45 percent went only to primary with 18 percent with no education at all compared Nketa who have 28 percent and 11 percent respectively. 43 percent of household heads in Nketa went to secondary (O level) compared to 35 percent in Makokoba (table 17).

**Table 15: Education level of the spouse**

Level	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
None	10	18.18	6	10.53	16	14.29
Primary	25	45.45	16	28.07	41	36.61
Secondary (O Level)	19	34.55	25	43.86	44	39.29
Advanced level	n/a	n/a	2	3.51	2	1.79
Certificate	n/a	n/a	1	1.75	1	0.89
Diploma	1	1.82	3	5.26	4	3.57
Graduate	n/a	n/a	3	5.26	3	2.68
Post Graduate	n/a	n/a	1	1.75	1	0.89
<b>Total</b>	<b>55</b>	<b>100</b>	<b>57</b>	<b>100</b>	<b>112</b>	<b>100</b>

## **HOUSEHOLD'S INCOME SOURCES**

Approximately 43 percent of household heads in Nketa are on permanent employment compared to only 7 percent in Makokoba while there is 25 percent on temporary/self employment in Makokoba compared to 9 percent in Nketa, this can be related to Table 16 where the literacy level is higher in Nketa. There is 30 percent of sampled households with heads who are no longer employed without pension while 23 percent receive their pension.



**Figure 5: Proportion of household heads by employment status and suburb**

About 30 percent of household spouses in Nketa are on permanent employment compared to only 8 percent in Makokoba while there is 32 percent on temporary/self employment in Makokoba compared to 26 percent in Nketa, this can be related to Table 17 where the literacy level is higher in Nketa. 36 percent of sampled households in Nketa have spouses who are not employed compared to 23 percent in Makokoba.

**Table 16: Employment status of household spouse**

Employment status	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
Permanent employment	5	7.58	20	30.3	25	18.94
Temporary/Self employment	21	31.82	17	25.76	38	28.79
Pensioner	n/a	n/a	1	1.52	1	0.76
Unemployed	15	22.73	24	36.36	39	29.55
N/A	25	37.88	4	6.06	29	21.97
<b>Total</b>	<b>66</b>	<b>100</b>	<b>66</b>	<b>100</b>	<b>132</b>	<b>100</b>



Makokoba have 75 percent of the households with no one on permanent employment compared to Nketa who have 30 percent which if combine gives us half of the sampled houses. Nketa have 48 percent of households with one person on permanent employment compared to Makokoba with only 14 percent.

**Table 17: Number of people in the household on permanent employment**

Permanent Employment	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
None	48	75	20	29.85	68	51.91
One	9	14.06	32	47.76	41	31.3
Two	5	7.81	13	19.4	18	13.74
Three	1	1.56	2	2.99	3	2.29
Four	1	1.56	n/a	n/a	1	0.76
Total	64	100	67	100	131	100

On average households in Nketa earn more money than those from permanent employment in Makokoba as reflected by the mean of 402 and 253 respectively (Table 22).

**Table 18: Monthly income from permanent employment for the households**

Suburb	mean	min	max
Makokoba	253.82	25	1200
Nketa	402.39	60	1300
Total	362.30	25	1300

The bulk of the houses do not have anyone on temporary employment (Table 20).

**Table 19: Number of people in the household who are on temporary employment**

Temporary Employment	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
None	54	83.08	50	74.63	104	78.79
One	9	13.85	12	17.91	21	15.91
Two	2	3.08	4	5.97	6	4.55
Three	n/a	n/a	1	1.49	1	0.76
Total	65	100	67	100	132	100

The average monthly income from temporary employment is again more in Nketa than in Makokoba. This maybe related to the fact that heads and spouses in Nketa are more educated than in Makokoba as indicated before in Tables 16 and 17.

**Table 20: Monthly income from temporary employment for the households**

Suburb	mean	min	max
Makokoba	76.67	10	200
Nketa	148.93	15	300
Total	115.58	10	300

About 70 percent in Nketa get income from petty trade while there is only 38 percent in Nketa doing petty trade. Nketa has 33 percent who indicated that they have no other source of income. Few households mention other sources like extra lessons, chicken rearing, rentals, pensions, remittances, working as maids, traditional healer,

Artist, hair dresser, piece jobs and income from Children and relatives who are out of the country especially in South Africa. In Nketa the average earning from other sources is about \$197 compared to \$67 in Makokoba

**Table 21: Monthly income from other sources for the households**

Suburb	mean	min	max
Makokoba	67.03509	5	1000
Nketa	196.6512	10	1630
Total	122.77	5	1630

## **DWELLING AND TENURE ISSUES**

Approximately 81 percent of houses in Nketa have title deeds compared to 62 percent in Makokoba. There is a significant percentage of 24 in Makokoba who are renting from council.

**Table 22: Tenure status of the dwelling**

Tenure status	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
Owned with titles	42	61.76	55	80.88	97	71.32
Rent to buy (council/government)	2	2.94	n/a	n/a	2	1.47
Rent from council lodger (with lodger's card)	16	23.53	n/a	n/a	16	11.76
Lodger (no written agreement)	7	10.29	10	14.71	17	12.5
Owner's child	n/a	n/a	3	4.41	3	2.21
	1	1.47	n/a	n/a	1	0.74
<b>Total</b>	<b>68</b>	<b>100</b>	<b>68</b>	<b>100</b>	<b>136</b>	<b>100</b>

From the sampled households in Nketa those who pay rent to council pay more than in Makokoba (Table 26)

**Table 23: Payments being made to council**

Suburb	mean	min	Max
Makokoba	19.46	5	60
Nketa	26.19	10	70
<b>Total</b>	<b>22.85217</b>	<b>5</b>	<b>70</b>

Approximately 54 and 62 percent of households indicated that they have no written agreements both in Makokoba and Nketa respectively

**Table 24: Possession of written agreement**

Written agreement	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
No	26	54.17	31	62	57	58.16
Yes	20	41.67	17	34	37	37.76
Don't know	2	4.17	2	4	4	4.08
<b>Total</b>	<b>48</b>	<b>100</b>	<b>50</b>	<b>100</b>	<b>98</b>	<b>100</b>

The situation above is not safe for the households since they don't have security of tenure and can be evicted.

About 19 percent of households in Makokoba compared to 59 percent in Nketa indicated that they purchased their homes. Approximately 38 and 27 percent in Makokoba either inherited or were allocated by council/government respectively as compared to Nketa who have only 10 percent inherited homes and none were allocated by council or government. Some of the household indicated that they were living in company houses, renting, on Rent to buy or they had been assisted by their employers to purchase their homes.

Approximately 34 percent in Makokoba compared 7 percent in Nketa acquired their homes from their parents, 7 compared to 16 percent bought their homes, 38 compared to 27 percent acquired their homes from

council/government while there some who acquired their homes from the company they work for or are renting, some inherited from husbands or relatives and in Nketa 25 percent acquired their homes through bank loans.

Approximately 33 percent of households in Makokoba indicated that they could sell their properties while the rest were either not sure or indicated that they could not sell the houses while in Nketa 45 indicated that they could sell their homes.

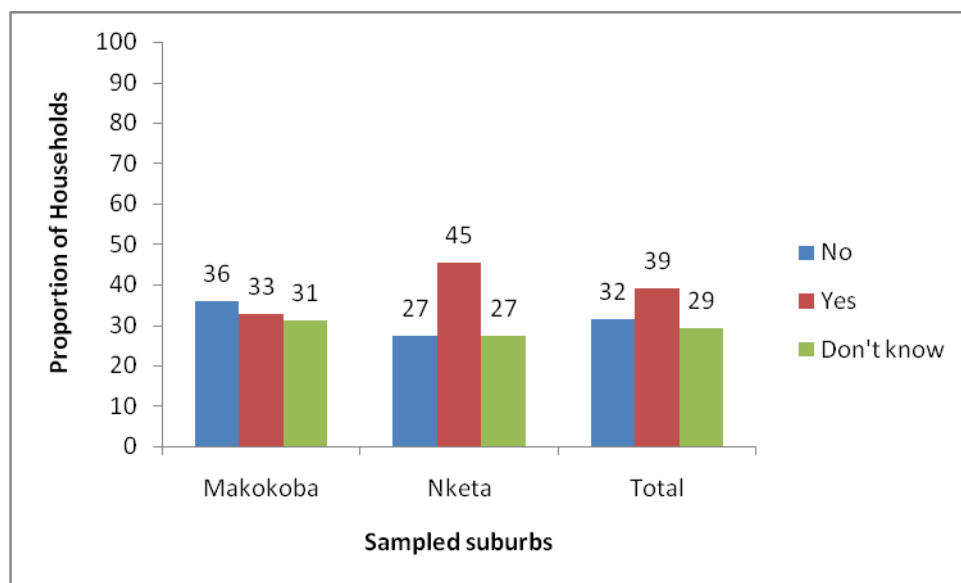


Figure 6 : Proportion of households by suburb and their perception on whether they can sell their properties

The above figures show that the households were not sure of tenure status of their homes.

In Makokoba 29 percent of respondents indicated that they boy child would take over the house in the event of divorce compared to 20 percent indicating that the wife would take over. In Nketa it was 15 and 39 percent respectively. In both suburbs there was 17 percent responses which indicated that other family members would take over.

Table 25: Person(s) to take over in the event of divorce

Person(s) to take over	Makokoba		Nketa		Total Stands
	Stands	Percentage	Stands	Percentage	
Don't know	3	4.6	4	6.1	7
Husband	6	9.2	5	7.6	11
Wife	13	20	26	39.4	39
Girl Child	7	10.8	6	9.1	13
Boy Child	19	29.2	10	15.2	29
Other family members	11	16.9	11	16.7	22
N/A	7	10.8	10	15.2	17
Total	65		66		131

Percentages and totals are based on respondents

In the event of the death of the current owner/occupier slightly above 30 percent of responses indicated that the boy child would take over while 15 percent indicated the girl child with 17 and 31 percent from Makokoba and Nketa respectively indicating the wife would take over while one person from each suburb indicated the husband would take over. There were about 20 of the responses indicating that other family members would take over.

The percentages and totals were based on respondents

Only about 9 and 7 percent of the sampled households from Makokoba and Nketa respectively who are lodging are on waiting list (Table 32).

**Table 26: Are those who are lodging on waiting list**

On waiting list	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
No	18	26.47	8	11.76	26	19.12
Yes	6	8.82	5	7.35	11	8.09
n/a	44	64.71	55	80.88	99	72.79
Total	68	100	68	100	136	100

Most of the respondents indicated that they either have piped treated water inside or outside their houses while some indicated that they have both.

**Table 27: Household's main water source**

Main water Source	Makokoba		Nketa		Total
	Stands	Percentage	Stands	Percentage	Stands
Piped (treated) inside	38	55.9	54	79.4	92
Piped (treated) outside	30	44.1	39	57.4	69
Piped (untreated) inside	n/a	n/a	1	1.5	1
Total	68		68		136

Percentages and totals are based on respondents

All sampled houses are connected to council water

**Table 28: Connection to council water**

Connected	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
Yes	68	100	68	100	136	100
Total	68	100	68	100	136	100

## 92 percent of sampled households get water everyday

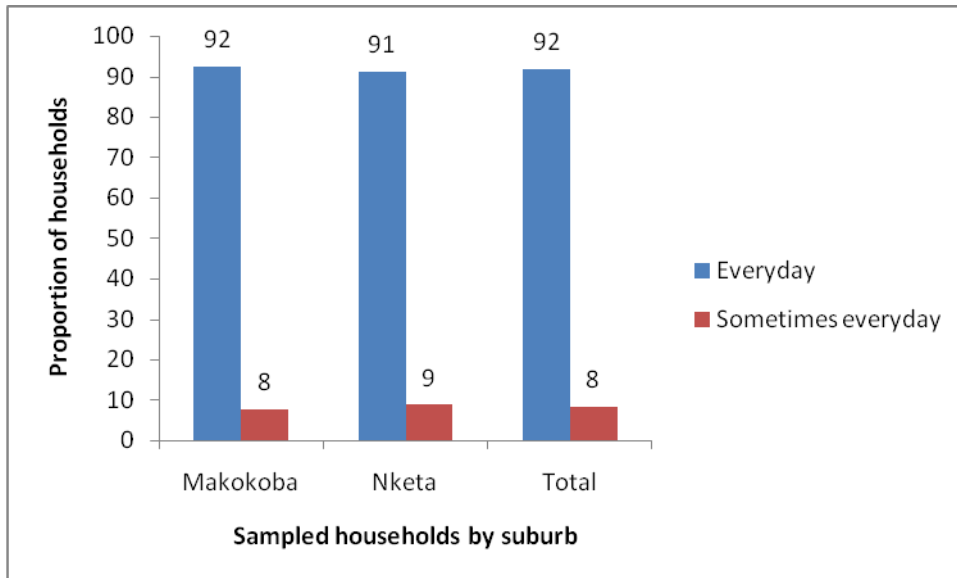


Figure 7: Proportion of sampled households by suburb and how often they get water supply from council

The above shows that there is no water deprivation in relation to its availability.

Above 70 percent of sampled households indicated that they get water from the community boreholes if water from the council is not available. Around 20 percent have wells/boreholes at their homesteads which they use as an alternative while 15 percent from Makokoba have water tanks.

About 82 percent from Makokoba and 66 percent from Nketa indicated that the water charge is included in the rates.

Table 29: How house hold pay for their water

How they pay	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
It is included in the rates	55	82.09	45	66.18	100	74.07
It is billed separately	12	17.91	22	32.35	34	25.19
Landlord pays	n/a	n/a	1	1.47	1	0.74
<b>Total</b>	<b>67</b>	<b>100</b>	<b>68</b>	<b>100</b>	<b>135</b>	<b>100</b>

All of households were connected to the national electricity grid.

Table 30: Connection to National electricity grid

Connected	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
Yes	68	100	68	100	136	100
<b>Total</b>	<b>68</b>	<b>100</b>	<b>68</b>	<b>100</b>	<b>136</b>	<b>100</b>

88 and 55 percent of all sampled households in Makokoba and Nketa respectively get electricity everyday while 10 and 23 percents and houses respectively sometimes get electricity everyday which shows that people in Bulawayo are not significantly deprived of electricity as indicated by the sampled households. In Nketa only 9 percent get

electricity more than three times a week but not every day while 12 percent get water less than three times daily. This shows that there is no deprivation on electricity in terms of availability.

In Makokoba about 84 percent of responses indicated that they use firewood as an alternative to the main electricity grid and 53 indicated candles while in Nketa 76 indicated firewood, 33 percent use candles and 15 percent use gas stoves. There is about 20 percent who indicated that they use paraffin.

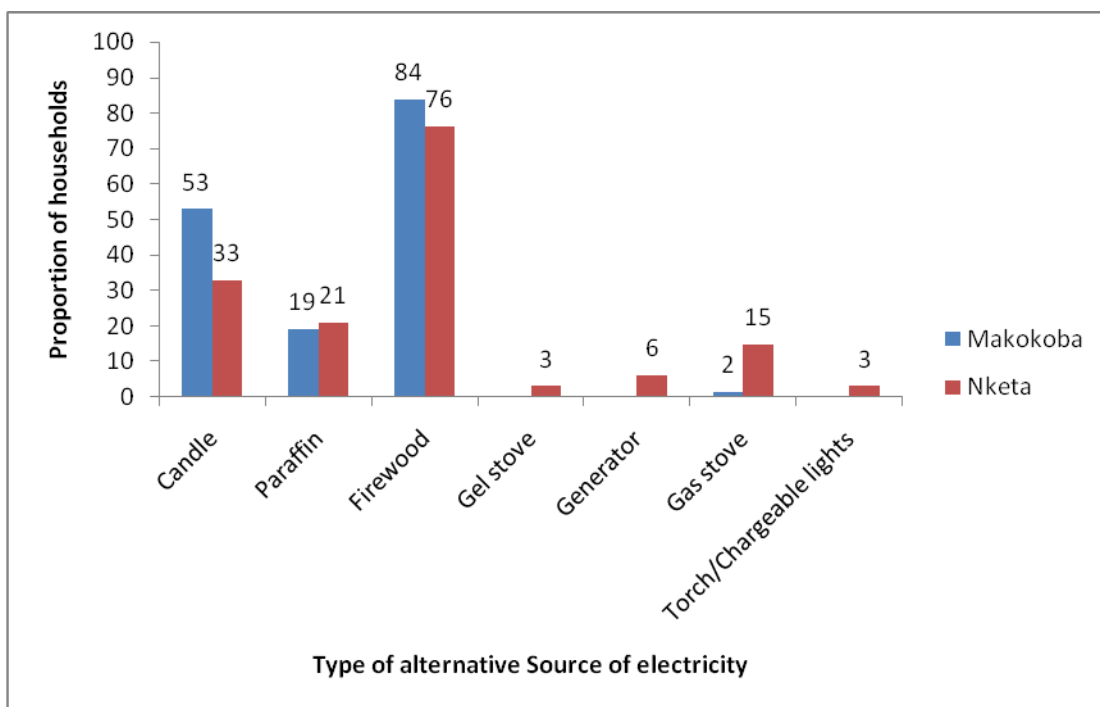


Figure 8: Proportion of households by suburb and what alternatives they use when there is no electricity from the national grid

Percentages and totals are based on respondents.

All of the sampled houses are connected to the sewer system.

Table 31: Connection to the sewer system

Connected	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
Yes	68	100	68	100	136	100
Total	68	100	68	100	136	100

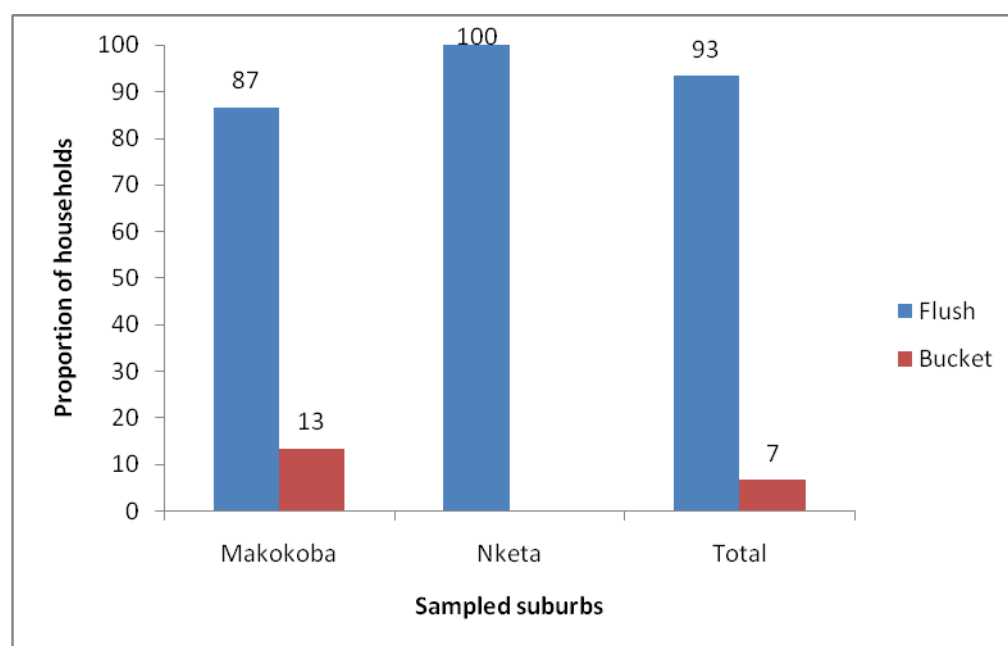


About 62 percent of households living in Makokoba indicated that the sewer was effective and 38 percent indicated that it was Intermittent while those in Nketa had 87 percent indicating the sewer effective and only 13 percent indicating that the system was intermittent.

**Table 32: Effectiveness of the sewer system**

Effectiveness	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
Effective	41	62.12	59	86.76	100	74.63
Intermittent	25	37.88	9	13.24	34	25.37
Total	66	100	68	100	134	100

All households in Nketa use flush while in Makokoba 87 percent use flush with 13 percent using bucket system.



**Figure 9: Proportion of households by suburb and their main toilet facility**

In Makokoba 85 percent of the sampled house use their own household toilet facility, 3 percent share with other households on the property and 12 percent use communal facility while in Nketa all sampled households use their own facility.

**Table 33: Nature of toilet facility in relationship to access**

Access	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
Household	57	85.07	68	100	125	92.59
The whole yard	2	2.99	n/a	n/a	2	1.48
Communal	8	11.94	n/a	n/a	8	5.93
Total	67	100	68	100	135	100

Approximately 60 percent of households who use public (communal or shared by more than one household) in Makokoba indicated that the toilet facility is cleaned daily with 30 percent sometimes clean them daily and one household indicated the toilet is never cleaned

**Table 34: Frequency of cleaning toilet if it's public**

Frequency	Makokoba		Total	
	Stands	Percentage	Stands	Percentage
Everyday	6	60	6	60
Sometimes everyday	3	30	3	30
Never	1	10	1	10
Total	10	100	10	100

## TENURE SECURITY OF PROPERTY

Approximately 33 and 53 of households in Makokoba and Nketa respectively indicated that they did not know what role council played in them getting accommodation while 46 and 24 percent indicated that council played no role. Only a smaller percentage of 10 and 19 respectively indicated council provided land with 10 and 4 percent indicating that they provided professional support.

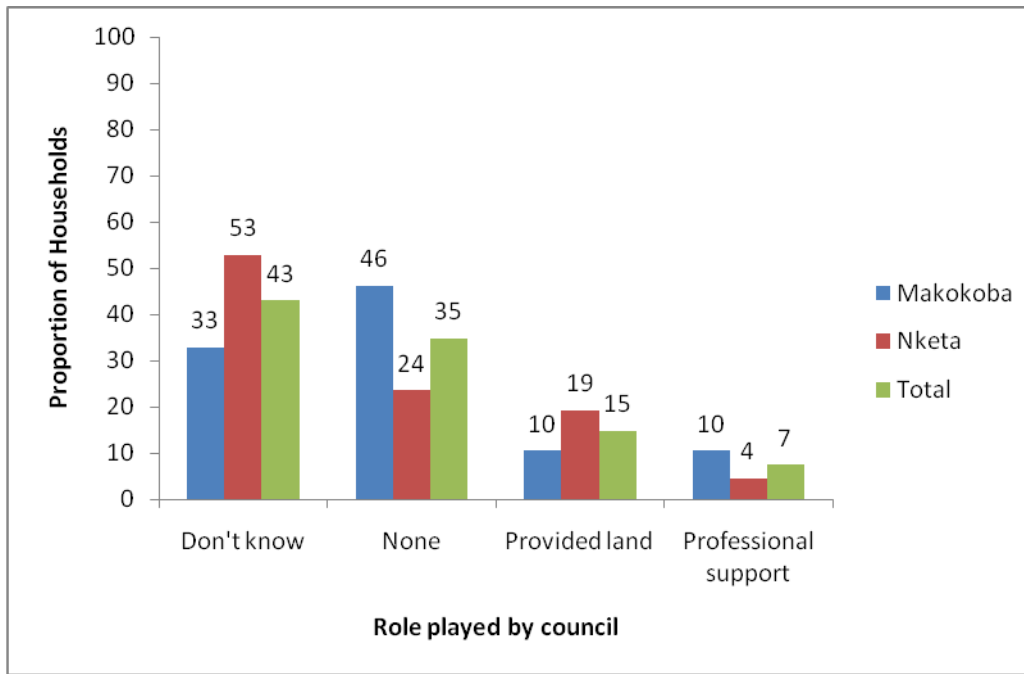


Figure 10: Proportion of households by the role council played in getting them accommodation

54 and 63 percent of households living in Makokoba and Nketa respectively felt that their situation was permanent.

Table 35: Is the situation permanent for the household (security of tenure)

Situation Permanent	Makokoba		Nketa		Total	
	Stands	Percentage	Stands	Percentage	Stands	Percentage
No	16	23.88	14	20.59	30	22.22
Yes	36	53.73	43	63.24	79	58.52
Don't know	15	22.39	11	16.18	26	19.26
Total	67	100	68	100	135	100

All households Nketa who felt that their situation was permanent indicated that they had title deeds while in Makokoba 78 percent indicated that they had title deeds with 8 percent indicating that they were paying to council and 19 percent indicate that they were officially recorded.

Table 36: Reason why households think that their situation at the houses is permanent

Reason	Makokoba		Nketa		Total
	Stands	Percentage	Stands	Percentage	
Have title deeds	28	77.8	43	100	71
Pay to council	3	8.3	n/a	n/a	3
Officially recorded	7	19.4	n/a	n/a	7
Total	36		43		79

Percentages and totals are based on respondents

Of those who thought the situation was not permanent 38 and 18 percent in Makokoba and Nketa respectively had no title deeds, 32 percent in Nketa had no lease agreement. A few either were lodging, inherited the home, wanted to move or buy their own houses, were not paying, not officially recorded or were windows who wanted to remarry.

When threatened with eviction in

**Table 37: Where household seek assistance when they were threatened with eviction**

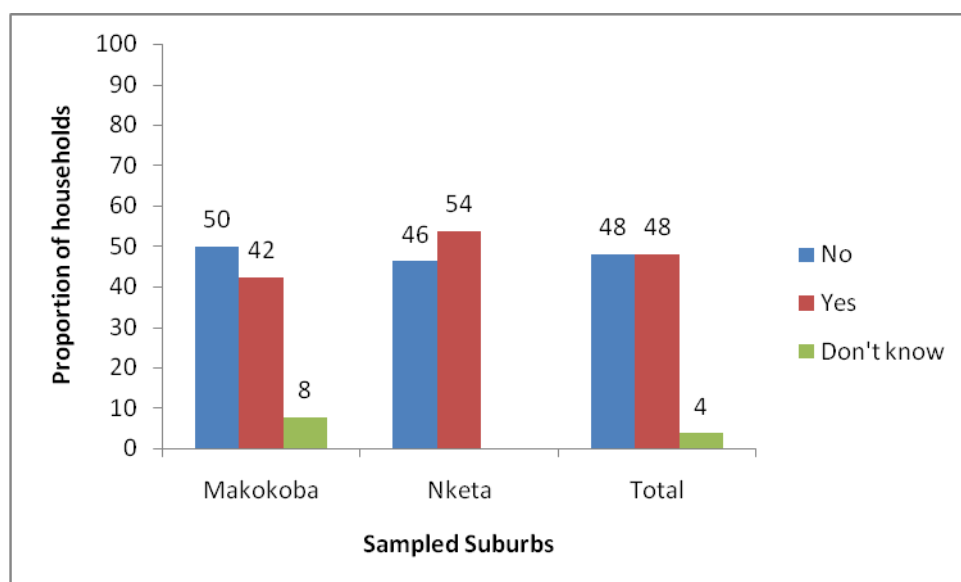
Seek Assistance	Makokoba		Nketa		Total
	Stands	Percentage	Stands	Percentage	
No one	1	1.5	1	1.5	2
MP	0		1	1.5	1
Councillor	29	43.3	27	40.9	56
Residents association	13	19.4	7	10.6	20
Police	10	14.9	24	36.4	34
Council	3	4.5	1	1.5	4
Don't know	12	17.9	7	10.6	19
NGO	n/a	n/a	1	1.5	1
Rent board	3	4.5	3	4.5	6
N/A	1	1.5	1	1.5	2
<b>Total</b>	<b>67</b>		<b>66</b>		<b>133</b>

Percentages and totals are based on respondents.

For the house household who were threatened with eviction 43 and 41 percent seek assistance from the councillor.

## **SOCIAL CAPITAL**

About 48 percent of the households indicated that there are community organisations in the area with another 48 percent indicating that there are no organisations while only 4 percent did not know (Figure 11).



**Figure 11: Proportion of presence of community organisations in the area by suburb**

The community organisations which most household indicated were Residents associations. The other organisations mentioned where SOS, Home based care, BEAM and political parties among others. These organisations assist in

conflict resolution, dissemination of information, burials, school fees, food for orphans and the aged, security, caring for the sick and income generating projects.

On housing issues most households wanted to be helped to extend their houses since their families were big and felt that they were now overcrowded. Some wanted to have houses or flats built for them or their children and have payment plans while some wanted to be allocated stands so that they could build houses of their own. Some households wanted government/council to assist them with building affordable houses while some wanted to have housing loans availed for them. There was a significant percentage of households who did not need any help on housing issues.

On the issues of legal advice a large percentage ignorant on legal issues preferring to raise issues like housing, rates, power cuts and services. There were households who indicated they wanted advice on gender, human right, acquiring title deeds, vendor licences, space to do business, empowerment of women, removal of 18 years as majority age, law enforcement since there is so much violence especially in Makokoba among other things but we had some household who did not need any advice.