

# **Household Numbers in Cape Town – Discussion Document**

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## 1 Introduction / Problem statement

There are a number of disparate measures of the ‘number of households in Cape Town’ within the organisation (CCT). This fact impacts on the monitoring of service delivery and evaluation of personnel performance. This document attempts to provide a base for discussion with a view to the use of a **consensual number of households** in the City of Cape Town. A brief definition of the terms used in the discussion document are presented below.

## 2 Definitions

Household – A household is a group of persons who live together, and provide themselves jointly with food and / or other essentials for living, or a single person who lives alone (Statistics South Africa, 2003).

Housing unit – A unit of accommodation for a household, which may consist of one structure, more than one structure, or part of a structure. Examples of each are a house, a group of rondavels and a flat. In informal areas and overcrowded conditions a housing unit may hold more than one household.

The types of living quarters classified as housing units are as follows:

- House or brick structure on a separate stand or yard
- Traditional dwelling / hut / structure made of traditional materials
- Flat in block of flats
- Town / cluster / semi-detached house (simplex, duplex)
- House / flat / room in backyard
- Informal dwelling / shack in backyard
- **Informal dwelling / shack NOT in backyard**
- Room / flat not in backyard but on shared property
- Caravan / tent
- Private boat / ship

### 3 Data and Assumptions

The data have been grouped into formal (including backyard dwellings) and **informal (informal dwelling / shack NOT in backyard)** households. There are three reasons for the grouping. Firstly, actual annual data are available for the most of the informal dwellings component (those units without tenure). Secondly, the Stats SA definition of informal dwelling / shack (NOT in backyard) is less ambiguous than those living quarters which have backyard components; including informal dwelling / shack in backyard, house / flat / room in backyard, room / flat not in back yard but on shared property, etc. Thirdly, although there is some consensus amongst the services staff that a backyard number of approximately 45 000 households is acceptable (Barry Coetzee *pers. comm.*), staff in the housing department use a figure of approximately 75 400 in backyard dwellings and approximately 59 800 living in overcrowded conditions (Basil Davidson *pers. comm.*).

The Census data for 1996 and 2001 are the best available reference for this study. Despite this a number of potential deficiencies with the overall Census results had been identified by the Census Subcommittee of the Statistics Council (Statistics Council 2003). These include, amongst others, an underestimate of children below age five, an underestimate of the number of men relative to the number of women, an underestimate of the number of white people in the population, too few foreigners identified, too few male in-migrants, etc.

A second source of data is provided by the annual informal dwelling / shack count performed by CCT Housing Department (prior to 2001) and CCT Corporate GIS (post 2001). An error of approximately 5% is acknowledged (Ivano Mangiagalli *pers. comm.*) with regard to these annual shack counts. From a total count of 100 000 shacks this could be as high as 5 000 shacks. These data account for all the shacks **without tenure**, as identified by services personnel in the City of Cape Town.

It is important to note that these figures **exclude** those shacks **with tenure**. The Integrated Serviced Land Programme (ISLP) which included parts of Brown's Farm and Delft and which had delivered approximately 14 000 units between 2001 and March 2004 (John Sterne and Duke Gumede *pers. comm.*), is one example of '**shacks with tenure**'. This is regarded as a semi - formalised township with engineering services like roads, sewerage, water and electricity having been provided **before** recipients took ownership of a site and erected a top structure.

These figures also **exclude** *ad hoc*, illegal shacks that are not recognised as settlements and, hence have no municipal services installed. This number approximated **2000** in 2005 (Jens Kuhn *pers. comm.*).

This approach serves to reconcile some of the gap between the Census 2001 figure of 110 109 informal households and the City's own figure in 2002 of 83 684 informal housing units. The available data are contained in Table 1, below.

**Table 1: Data available - Household Numbers in Cape Town**

Year	Total formal households (a)	Total informal households (with and without tenure) (b)	Informal housing units (WITHOUT tenure)	Total households (a+b)	Comments
1996	548 514	103 458	59 919	651 972	Census 1996 data (Stats SA) and actual shack count (Housing dept)
1998			72 315		Actual shack count (Housing dept)
2000			69 498		Limited shack count (Housing dept)
2001	649 654	110 109		759 763	Census 2001 data (Stats SA)
2002			83 684		Actual shack count for February 2002 (Corporate GIS)
2003			96 951		Actual shack count for July 2003 (Corporate GIS)
2004			94 972		Actual shack count for January 2004 (Corporate GIS)
2005			98 031		Actual shack count for December 2005 (Corporate GIS)

In order to derive number of households for 2005 some assumptions have to be made:

- That the annual increase in households is linear (average annual increase)
- That the increase experienced between 1996 and 2001 is an informant to the following four years (2002-2005). Total households increased by 3.05%, formal households by 3.39% and informal households by 1.25% per annum during the inter-Census period.
- The rate of increase is assumed to be lower than the rate experienced during the inter-Census period. This assumption is based on the reduction in the rate of population growth (See Dorrington 2005). **Annual projections have been based on 3% for formal households and 1% for informal households.**

In order to derive the estimated number of households in future, household formation rate will have to be reduced, as a result of declining population growth rate, but not at the same rate. In other words household numbers grow faster than absolute population. The reason for this that is household size is thought to be reducing as a result of increasing divorce rate and single headed households, more young

single people buying property, people claiming child support grants as each regard themselves as full families, etc.

**Table 2: Projections (based on 3% per annum increase for formal households (a) and 1% per annum increase for informal households (b))**

Year	Total formal households (a)	Total informal households (with and without tenure) (b)	Informal housing units (WITHOUT tenure)*	Total households (a+b)	Comments
2001	649 654	110 109		759 763	Census 2001 data (Stats SA)
2002	669 464	111 210	83 684*	780 674	Projected figures (a and b)
2003	689 548	112 322	96 951*	801 870	Projected figures (a and b)
2004	710 234	113 445	94 972*	823 680	Projected figures (a and b)
<b>2005</b>	<b>731 541</b>	<b>114 580</b>	<b>98 031*</b>	<b>846 121</b>	<b>Projected figures (a and b)</b>

\* - Actual counts data provided by Corporate GIS

#### 4 Conclusion

For the purposes of discussion the total number of formal households in 2005 has been projected to be 731 541, with 114 580 informal households, thus comprising a total of 846 121 households.

The suggestion, therefore, is that the City begin to use the numbers of **730 000 formal households (projected)** and **115 000 informal households (projected)** for mid- 2005.

With a total population of 3.2 million comprising **approximately 845 000 households** the average household size is 3.8 individuals.

## **5 References**

Dorrington, 2005. Projection of the Population of the City of Cape Town 2001-2021. Prepared by Prof. R.E. Dorrington (Centre for Actuarial Research, University of Cape Town). Prepared for the Information and Knowledge Management Department, City of Cape Town.

Statistics Council 2003

Statistics South Africa, 2003. Census 2001 – Census in Brief (2<sup>nd</sup> Edition). Report no. 03-02-03 (2001).

Personal communication, 2006: Ivano Mangiagalli, Barry Coetzee, Duke Gumede, John Sterne, Basil Davidson, Jens Kuhn (City of Cape Town).