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SOCIAL SURVEY OF CAPE TOWN

COLOURED AVERAGE OCCUPANCY

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THE HOUSING OF COLOURED HOUSEHOLDS IN CAPE TOWN

I AVERAGE OCCUPANCY

THE SOCIAL SURVEY OF CAPE TOWN

REPORT NO. SS 12

The statistics in the present Report are drawn from observations made in the 1938-39 Social Survey of Cape Town. Since the methods of the Survey are described in Report SS 9, and the statistical conventions of the table in Reports SS 4 and 5, it will suffice to state here that:

- (a) the statistics recorded as "probable" [P in the tables] represent, within the limits of our sampling procedure, the best possible single statistical description of the 25,000 Coloured households in the Municipality which were sampled in the Survey;
- (b) the statistics recorded as "likely limits" [LL in the tables] define the range within which the true description of these households very likely lies;
- (c) the statistics recorded as "cautious limits" [CL in the tables] define with virtual certainty the range within which the true description of these households lies.

Report SS 11 deals similarly with the thirty thousand European households in the Municipality.

The present Report is, practically speaking, a study in what is usually called overcrowding; it nevertheless avoids the use of the term overcrowding, which is a purely relative term with a meaning determined by the standard assumed but not always explicitly described. Two kinds of overcrowding standard are in common use: "average occupancy" standards, which relate the total number of persons, or "equivalent" persons, to the total number of rooms occupied; and bedroom standards, or "sex separation" standards, which relate the numbers of adults of both sexes to the number of available bedrooms. Such complex measures of overcrowding as the Merseyside Survey Standard utilize both kinds of standard in combination.

As a step towards the study of the housing situation in Cape Town, the present Report deals with the housing of the Coloured population in relation to a simplified average occupancy standard, based upon the scale used by The Social Survey of Merseyside.

The simplified scale is as follows:-

Each person aged 10 or more counts as an adult, each younger person as half an adult. A household not more than $2\frac{1}{2}$ adults requires one room, of 3 or $3\frac{1}{2}$ adults requires two rooms, and of from 4 to 5 adults three rooms, with one further room for every further $2\frac{1}{2}$ adults or fraction of $2\frac{1}{2}$ adults.

For the purposes of this scale: "room" means living room or bed-room, but not bathroom, and not kitchen except when the kitchen is used as living room by members of the household who are not servants; and "household" means a group of persons, or a single person, having independent occupation of a room, tenement, flat, or house, and thus a single rent account and (usually) a single household budget. One household may include more, or less, than one family. The statistics exclude the few rooms which were found to be occupied jointly by two or more households (as, for example, shared kitchen-living-rooms).

A household which fails to reach this very tolerant standard must necessarily be living under very crowded conditions. The scale therefore may not be taken as setting a standard in the sense of an ideal; it merely serves to provide a datum line from which the actual state of housing may be measured.

Of the 25,000 Coloured households in the Municipality, a very high proportion failed to attain the standard set by the above scale. The absolute number may be estimated as follows:-

P	9,100
CL	8,100 - 10,100
LL	7,900 - 10,300

The proportion of these to the total of Coloured households may be estimated as follows:-

P	36	per cent.
CL	32 - 40	per cent.
LL	31 - 41	per cent.

The following tables show that while the incidence of this condition within the sample varied somewhat throughout the Municipality, conclusive evidence was lacking that this represented the state of affairs in the whole population.

TABLE 12.1

SUB-STANDARD HOUSEHOLDS
ACCORDING TO AVERAGE OCCUPANCY STANDARD
AS PROPORTION OF COLOURED HOUSEHOLDS

AREA*	PERCENTAGE INCIDENCE IN EACH AREA			THOUSANDS WITHIN EACH AREA		
	P	LL	CL	P	LL	CL
WESTERN	48	35-61	31-65	0.8	0.4- 1.2	0.3- 1.3
CENTRAL	38	32-44	30-46	3.1	2.5- 3.7	2.3- 3.9
EASTERN	35	28-42	26-44	2.0	1.5- 2.5	1.4- 2.6
SOUTHERN	33	27-39	26-40	3.1	2.5- 3.7	2.3- 3.9
MUNICIPALITY	36	32-40	31-41	9.1	8.1-10.1	7.9-10.3

TABLE 12.2

NORMAL HOUSEHOLDS
ACCORDING TO AVERAGE OCCUPANCY STANDARD
AS PROPORTION OF COLOURED HOUSEHOLDS

AREA	PERCENTAGE INCIDENCE IN EACH AREA			THOUSANDS WITHIN EACH AREA		
	P	LL	CL	P	LL	CL
WESTERN	52	39-65	35-69	0.9	0.5- 1.3	0.4- 1.4
CENTRAL	62	56-68	54-70	5.1	4.3- 5.9	4.2- 6.0
EASTERN	65	58-72	56-74	3.7	3.1- 4.3	2.9- 4.5
SOUTHERN	67	61-73	60-74	6.3	5.5- 7.1	5.3- 7.3
MUNICIPALITY	64	60-68	59-69	16.0	14.8-17.2	14.5-17.5

* For the purposes of the Social Survey, the Municipality has been divided into four Areas: the Western (the districts encircling Lion's Head), the Central (the seaward part of old Cape Town), the Eastern (the districts around the estuary of the Salt River), and the Southern (the "Southern Suburbs" from Mowbray to Kalk Bay). A fuller description of this division is given in Report SS. 5.

TABLE 12.3

GEOGRAPHICAL DISTRIBUTION
OF SUB-STANDARD HOUSEHOLDS (COLOURED)

(AVERAGE OCCUPANCY STANDARD)

AREA	PERCENTAGE SHARE OF EACH AREA			THOUSANDS WITHIN EACH AREA		
	P	LL	CL	P	LL	CL
WESTERN	9	6-12	5-13	0.8	0.4- 1.2	0.3- 1.3
CENTRAL	35	29-41	28-42	3.1	2.5- 3.7	2.3- 3.9
EASTERN	22	17-27	16-28	2.0	1.5- 2.5	1.4- 2.6
SOUTHERN	34	28-40	27-41	3.1	2.5- 3.7	2.3- 3.9
MUNICIPALITY	100	100	100	9.1	8.1-10.1	7.9-10.3

TABLE 12.4

GEOGRAPHICAL DISTRIBUTION
OF NORMAL HOUSEHOLDS (COLOURED)

(AVERAGE OCCUPANCY STANDARD)

AREA	PERCENTAGE SHARE OF EACH AREA			THOUSANDS WITHIN EACH AREA		
	P	LL	CL	P	LL	CL
WESTERN	6	4- 8	3- 9	0.9	0.5- 1.3	0.4- 1.4
CENTRAL	32	27-37	26-38	5.1	4.3- 5.9	4.2- 6.0
EASTERN	23	19-27	18-28	3.7	3.1- 4.3	2.9- 4.5
SOUTHERN	39	34-44	33-45	6.3	5.5- 7.1	5.3- 7.3
MUNICIPALITY	100	100	100	16.0	14.8-17.2	14.5-17.5

From the foregoing tables we may conclude that:-

- (a) Of every ten Coloured households, three or four failed to attain the Average Occupancy Standard.
- (b) There is a probability, but not a certainty, that the incidence of sub-standard occupancy was higher in the Western than in the other three Areas.
- (c) There is no evidence of any variation in the incidence of sub-standard occupancy between the Central, Eastern, and Southern Areas.
- (d) Eight to ten thousand Coloured households in all failed to attain the Average Occupancy Standard; fifteen to seventeen thousand did attain it.
- (e) There were from two to four thousand households with sub-standard occupancy in each of the Central and Southern Areas, approximately two thousand in the Eastern Area, and approximately one thousand (probably less rather than more) in the Western Area. The distribution of households attaining the standard was in roughly the same proportion.

It is instructive to compare the above figures with statistics descriptive of the incidence of poverty in the population of Coloured households. The following summary provides such a comparison in terms of the conditions revealed in the samples; i.e. the figures given are the "probable" or "P" figures from the tables quoted. Reference should be made to Report SS 4 for an indication of the "limits" of the estimates.

TABLE 12.5

INCIDENCE OF AVERAGE OCCUPANCY AND POVERTY
AMONG COLOURED HOUSEHOLDS

AREA	PERCENTAGE INCIDENCE OF SUB-STANDARD AVERAGE OCCUPANCY IN EACH AREA (a)	PERCENTAGE INCIDENCE OF POVERTY IN EACH AREA (b)
	P	P
WESTERN	48	60
CENTRAL	38	53
EASTERN	35	44
SOUTHERN	33	57
MUNICIPALITY	36	53

References:-

- (a) present report, SS 12
- (b) Report SS 4

TABLE 12.6

GEOGRAPHICAL DISTRIBUTION

OF AVERAGE OCCUPANCY AND POVERTY

AMONG COLOURED HOUSEHOLDS

AREA	PERCENTAGE SHARE OF SUB-STANDARD AVERAGE OCCUPANCY IN EACH AREA (a)	PERCENTAGE SHARE OF POVERTY IN EACH AREA (b)
	P	P
WESTERN	9	8
CENTRAL	35	33
EASTERN	22	19
SOUTHERN	34	40
MUNICIPALITY	100	100

References:-

- (a) present report, SS 12
- (b) Report SS 4

AREA	PERCENTAGE INCIDENCE OF POVERTY IN EACH AREA (b)	PERCENTAGE INCIDENCE OF SUB-STANDARD AVERAGE OCCUPANCY IN EACH AREA (a)
WESTERN	8	9
CENTRAL	33	35
EASTERN	19	22
SOUTHERN	40	34
MUNICIPALITY	100	100

References:-

- (a) present report, SS 12
- (b) Report SS 4

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