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	HOUSEHOLDS ANALYSIS REPORT DOORNFONTEIN HIJACKED AND BAD BUILDING
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1. STRATEGIC THRUSTS:

- Well governed and managed city
- Safer City
- Revitalization of the inner city

2. OBJECTIVE:

The purpose of this report is to provide statistical and analytical report on the household profiling and assessment of the occupiers of 5 buildings (namely Rosano Modes, Lion Leather, 5 Industry House, and No 39 and 45 Davies Street). This report is aimed at providing some socio-economic status of the residents of the above-mentioned buildings to enable the City and property-owners to plan according when deciding on an appropriate course of action to reclaim and rehabilitate these properties.

3. BRIEF BACKGROUND:

In response to the city's priority on revitalization of the inner city, raids and profiling of hijacked and bad buildings are some of the key initiatives applied to work towards urban renewal and regeneration. Thus the city has set a Multidisciplinary Task Team (MDTT) dedicated to fighting against a tide of building decay, business flight, general squalor, crime and grime within the inner city. In doing so, the city is cognizant of the plight and needs of the poor and vulnerable inner city residents, as such their profiling by the city' Social Development Department would ascertain the socio-economic circumstances to ensure the city and its partners would provide a responsive and pro-poor programme and services.

The raid and profiling joint operation took place on the 14th July 2017 in Doornfontein (eastern JHB CBD) where 5 buildings (namely Rosano Modes, Lion Leather, 5 Industry House, and No 39 and 45 Davies Street) were targeted. The role players in this joint operation were SAPS, department of Home Affairs (immigration Office), GFIS, Environmental Health, JMPD, Emergency Management Services, Social Development and Coj Communications Department.

4. Summary of findings:

There are a total number of 183 (males: 84 and females: 99) residents profiled in the mentioned buildings. There were 30 children found in all the buildings. The majority of the residents are youth that amount to 46% of the residents. 43% of the residents have primary education with 42% who has secondary education. A total of 59% of the residents are either employed or self-employed. The household's income vary from R300-R7000 per month. Average rental paid is R700 per month. 31%

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of the residents profiled were foreign nationals (mostly) undocumented compared to 61% South Africans.

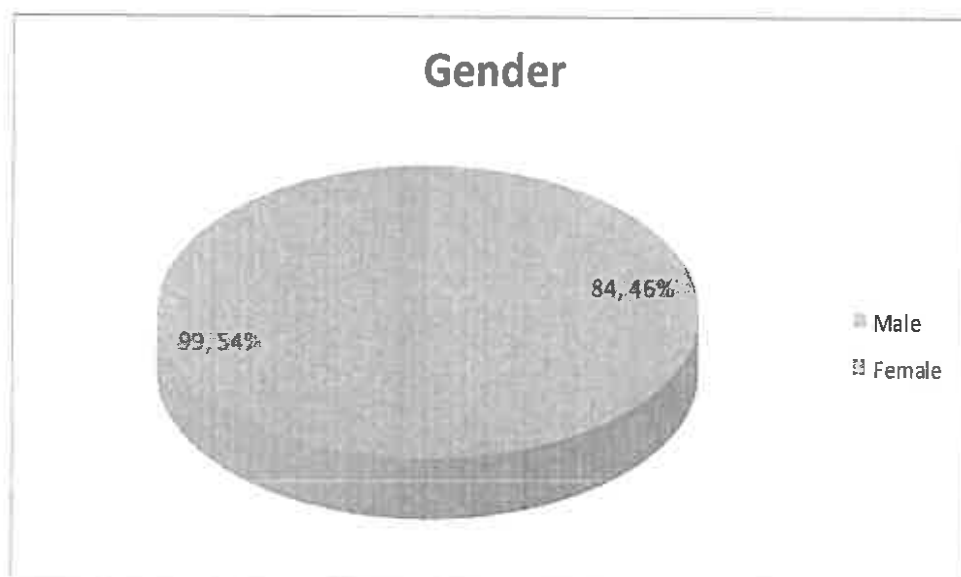
5. ANALYSIS AND STATISTICS:

5.1 Statistical breakdown

Total number of 5 buildings were raided and profiling was conducted. A total number of 183 (males: 84 and females: 99) were profiled.

Below is the statistical breakdown and analysis of the household profiled during the operation:

Fig 1: Gender Breakdown:



Summary analysis: *The ratio of males and females are fairly equal. This could be attributed to the fact that most of them are cohabiting with each other.*

Fig 2: Documentation:

Documented South Africans	90
Undocumented South Africans	37
Documented Foreign Nationals	09 (Asylum seekers and passport holders)
Undocumented Foreign Nationals	47

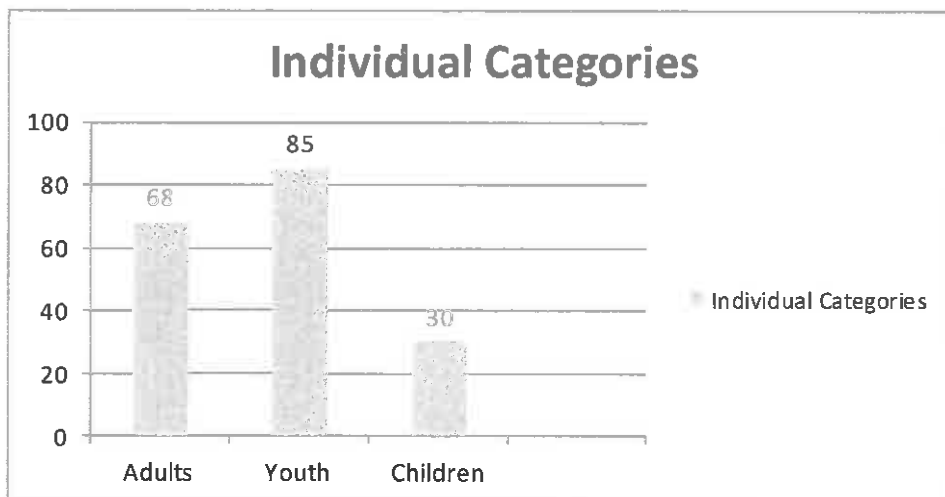
Summary analysis: *There are 90 South Africans with identity document and 37 undocumented local nationals. There were 56 foreign nationals (09 with documentations (Passports and permits) and 47 of them were not documented. The undocumented foreign nationals were detained by the*

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Department of Home Affairs (immigration) after being profiled. Reasons for none-documentation ranged from documents being lost, home affairs being ineffective. The majority of foreign nationals are from Zimbabwe and Malawi. Most reported that they came to South Africa (Johannesburg in Particular) for better socio- economic opportunities or to be with their families or relatives

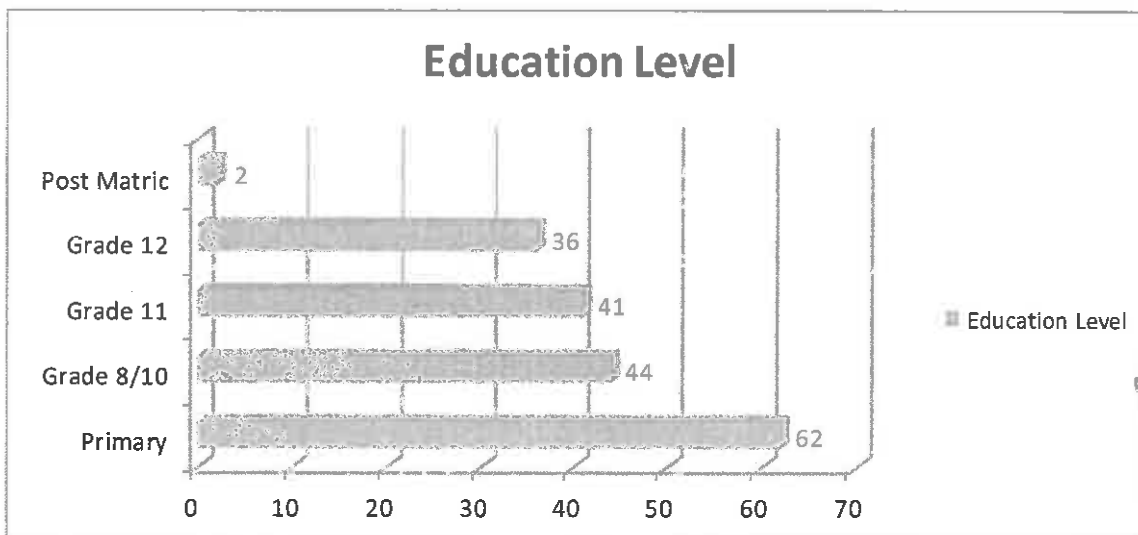
Fig 3: Individual Categories:



Summary analysis:

The majority 85 (46%) of residents screened are Youth (19-35 Years) and they are heads of the households. They are mostly couple but some are sharing a room with their children. The number of children 30. A total number of 68 (37%) residents were adults (35-59 years). The prevalence of youth in those buildings indicates that they youth are in dire need of affordable accommodation as they are the active citizens requirement opportunities within the inner city.

Fig 4: Education Levels:



Summary analysis: *The significant number (62) of the residents are either illiterate or have a*

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primary school education level. This constitute the highest percentages of the residents at 43%. Closely followed by those with grade 11 and 12 at 42%. Less than a percent of residents have or doing post matric qualification in Agriculture and BCom Accounting. Some foreign nationals reported that their qualification levels were equivalent to matric but had no documents to prove.

Fig 5: Levels of Skills and job types:

Job types	Skills obtained
Domestic workers	Hair dresser
Security guards	Plumbing
Hawkers	Sewing
Retail shop	Building
Community Work Programme (CWP)	Baking
Agriculture and	Foot ball
fork lift	Hair dresser
Security guards	Plumbing
Hawkers	
Recycling	
Mechanic	

Summary analysis: *Although some are not qualified, majority of the residents seem to possess variety skills and expertise that they apply to earn a living. Most skills of low to mid earning jobs but could also enable residents to be self-employed and earn some income. We do have some professionals in the banking and construction sector.*

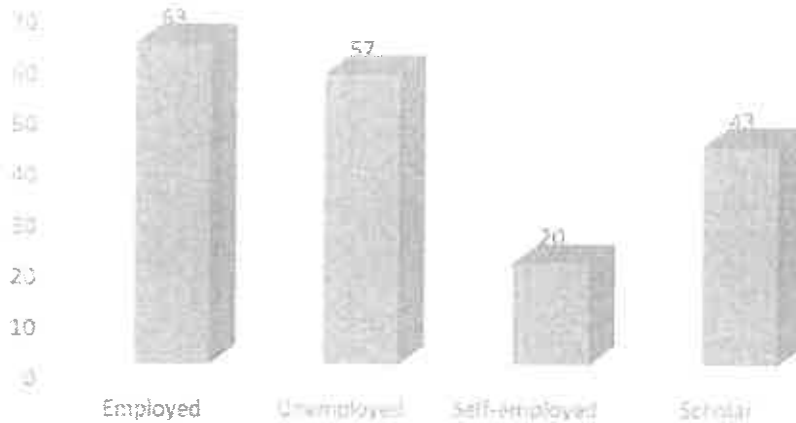
5.2 Socio-economic trends identified:

5.2.1 Employment Status and Income Levels:

Fig 6: Employment Status:

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Employment Status



Although the residents classified themselves as destitute, most of the households assessed had a source of income ranging from social grants, part time jobs, self-employment and family support. It was evident from the data acquired during the households profiling that 59% of the residents were either employed or self-employed, as compared to 41% who were unemployed. Due to the sensitive nature of personal income, it was a challenge for interviewees to disclose their accurate income. However, from the closer analysis of data provided, most households has an income average of between **R100.00-R7000.00** per month. Foreign nationals are mostly self-employed as hairdressers, hawkers and mechanics. However, some foreign women are employed as domestic workers. Interestingly, some households reported to have an income although none was employed, some claimed to be supported by their families or relatives. Therefore, the households could be classified as low to mid income earners which still is a challenge to them to enjoy quality of life as cost of living seem to increase daily.

5.2.2 Housing and Living environment:

The typologies of the buildings were factories/industrial warehouses and residential. Residents have erected shacks within the buildings while others has done an illegal partitioning using cud boxes and curtains. The residents alleged to be paying rent of R600 average per month to various "owners" with the highest claiming to be paying R1300 per months.

Electricity in those building seemed illegally connected as there were some expose electric wires. At no. 5 Industry House, there was no electricity at all. Residents used other sources of power such as candles and paraffin lamps for lighting and paraffin stoves for cooking. The ablution facilities such as flushing toilets were not operational in some buildings. The buildings' occupiers are a diverse groups in terms of race, language and culture. There were overcrowding in the rooms as the average of occupiers per room was 3.5. The properties are in degraded state with no proper services and

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infrastructure such as water, electricity, ablution facilities, etc. to create a livable and habitable environment.

As such these building appeared unsafe, slum-like and potentially unfit for occupation or human habitation. Therefore, the living conditions of these residents are undesirable for their safety, health and overall wellbeing. However, the residents claimed that they were desperate for affordable housing and that these buildings had an attractive pricing range and were close proximity to work and other amenities or economic opportunities.

5.2.3 Household Vulnerability

Poor households living in hijacked or bad buildings such as mentioned, tend to experience a range of risks and insecurities, which results in a precarious existence. Factors that contribute to household instability and risks are myriad and complex. The living conditions are deplorable without amenities, infrastructure and services. The degraded state of the buildings and the living conditions possess risks such as security of tenure, poor health (illness), unsafe environment due to violence and crime. The lack of adequate electrification could result in fatal fires emanating from the illegal electricity connections and paraffin source of power. Due to the prevalence of alcohol and substance abuse in these properties, could result in risky and dangerous behaviours such as involvement in prostitution, and engaging in unprotected sex exposing residents to HIV and other STIs. The unemployed and children are vulnerable to abuse and exploitation. The poor physical state of the building could have infrastructural fatigue that could lead to the collapse of such building, which could result in serious injuries and fatalities.

6. Needs/assistance required:

- Housing (RDP or affordable rentals)
- Employment
- Skills development and training
- Study bursaries/scholarships
- Documentation (ID, Birth certificate and/or Passports/Permits)
- Drug rehabilitation
- Decanting to safe and hygienic properties

7. Recommended interventions:

- ESP registration of all residents above 16 years with Identity documents
- Provide internships/ learnership/EPWP opportunities
- Bursaries for tertiary
- School leavers program
- Career guidance
- Job Readiness
- Housing (RDP Applications and follow ups) and linked to affordable housing
- Skills development

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- Bana Pele Program (School uniform, School fees exemption and social grants)
- Environmental health, Disaster , EMS to determine the habitableness of the building
- Decanting to a safe and hygienic building
- Department of Home Affairs to assist with ID tracing, verification, reapplication and Late Birth registration (LBR)
- SAPS and JMPD to regular conduct crime prevention blitzes

8. Plan of action:

- ✓ To register the residents on Expanded Social Package (ESP) for skills development, job opportunities, food security and psychosocial support services.
- ✓ To share the report with relevant department for appropriate intervention
- ✓ To implement the recommended interventions to ensure improved urban form while effectively addressing to the needs of the inner city poor and vulnerable

9. Policy implications:

The Interventions are in line with the City of Johannesburg Strategic policy on social assistance and skills development and the revitalization of the inner city.

10. Financial implications:

The approved CoJ Budget allocation for 2017/2018 financial year.
The assistance to be provided will be done through the Asset Based Community Development Model (ABCD), Strength based approach and partnerships will be established to minimize costs to the City of Johannesburg.

11. Legal and Constitutional implications:

This programme is in line with Section 152(1) (b) of the Constitution, 1996 which provides that local government must ensure the provision of services to communities.

12. Communication implications:

The Report will be communicated through the Office of the Executive Head (Social Development) , Regional Director (CRUM), Office of the City Manager, GFIS, Office of the Executive Mayor, CoJ Communication and Media

13. Other bodies/ departments consulted:

- GFIS
- CRUM
- Housing
- Health