

RESEARCH REPORT

AN ANNOTATED BIBLIOGRAPHY ON LOW-COST HOUSING IN ZIMBABWE

IN ADDITION TO being of real, practical and current concern to many people, the subject of low-income housing in Zimbabwe also has considerable academic interest among workers in various disciplines. The aim of this bibliography is to provide a ready-reference guide for both practitioners and researchers entering this interesting and worthwhile field of study.

Housing is more than design and construction. Nevitt has defined housing as a term which 'should be used to cover all the socially accepted ways by which a man acquires a territory, the price he pays for it and the manner in which the stock of houses is maintained and enlarged'.¹ We attempt in the bibliography to cover this broader view of housing.

The project was started by B.D. Moyo, a student in Regional and Urban Planning, under the guidance of the Director of the Regional and Urban Planning Centre, P. van Hoffen, in response to frequent requests to the Centre for information on the subject. Additional entries were provided by R.S. Roberts who also checked and prepared the bibliography for publication. The sources listed are spread between the libraries of the National Archives, the University and the Department of Physical Planning, in Salisbury, and the Bulawayo Public Library (the vast majority, except for the unpublished works, are in the National Archives Library).

Omissions there will inevitably be and we hope that users will advise us of relevant publications which we may have overlooked for incorporation in future issues of the bibliography. Offprints of this bibliography are available from the Publications Department of the University of Zimbabwe.

ABRAHAM, B.G. 1952 'Buffer belt may solve native housing problems', *Commerce of Rhodesia*, III, viii, 39-41, 55.

Basic argument concerns the location of Salisbury's Highfield African township which would form a precedent for other townships.

1952 'Good home—better work', *Commerce of Rhodesia*, III, ix, 113-14.

ANON. 1950 'Industrial development: Wrong approach to native housing', *The New Rhodesia*, XVII, cmxxii, 9-10.

Location of townships relative to places of employment.

1950 'Industrial natives: We can learn from the Union's mistakes: Johannesburg £22 million problem', *The New Rhodesia*, XVII, cmxxv, 7-8.

An analysis of the problems of providing low-cost housing, of who should pay and with what result.

1957 'African housing at Highfield, Salisbury: First home ownership scheme in Southern Rhodesia for urban Africans', *Construction in Southern Rhodesia*, II, iv, 45-9.

Deals with a scheme to build accommodation on an ownership basis, and discusses problems and incentives.

1960 'Bulawayo Municipality', *NADA*, XXXVII, 75-80.

Innovations and advances in the development of home-ownership schemes in Bulawayo. Also a brief comment on the durability and longevity of houses in Bulawayo.

1961 'African housing: Tshabalala Township, Bulawayo', *Architecture and Design*, V, xi, 16-17.

General description of Tshabalala Township: design, densities and preservation of trees.

¹ A.A. Nevitt, *Fair Deal for Householders* (London, Fabian Society, 1971).

1975 *Labour Housing* (Supplement to *Tobacco Today*, II, xi), 16pp.

Summarizes possible alternatives in low-cost building construction.

1978 'All-brick housing', *Architect & Builder*, XXVIII, viii, 18-19.

All-brick arch houses made of a single material.

1978 'Home ownership scheme nears completion in Gwelo', *Development Magazine*, XIII, vii, 21-4.

A general résumé of the home-ownership scheme in Gwelo giving details of floor area, appearance and future development.

1978 'Unfounded criticism of Marimba Park', *Development Magazine*, XII, ix, 54.

Defence of the Marimba Park scheme which, with stands ranging from 0.25 to 0.5 acre, is designed for higher-income Africans.

ASHTON, E.H. 1969 'Economics of African housing', *The Rhodesian Journal of Economics*, III, iv, 29-37.

Deals with the cost of low-income housing under a variety of schemes and with how these costs are being met.

BROWN, G.R. 1958 *Urban African Housing in the Colony of Southern Rhodesia* ([Salisbury, Ministry of Housing], mimeo), 72pp.

Layout, design and construction materials.

BULAWAYO, CITY OF, 1950- 'Native Administration Department progress report 1950-51', in *Minute of His Worship the Mayor... for the Year Ended 31st July, 1951* (Bulawayo, The Council, 1953), 25-7; and similarly for succeeding years to 1962, except that the title changed in 1952 to 'Annual Report of the Director of Native [African from 1953] Administration'; separately bound copies of these reports in mimeograph form were available at the time and can be found in some libraries. In 1963, title changed to 'Report of the Director of Housing and Amenities for the Year Ending June 1963' (Presented to Bulawayo City Council, mimeo, 1963), 33, [18] pp.: fascicle bound with other reports to make up the Mayor's *Minute* which was no longer printed; separate copies are available, length varies, and title changed in 1976 to 'Report of the Director of the Housing and Community Service Department for the year 1975/1976'; continues.

General progress in the development of the townships and housing in Bulawayo.

DU TOIT, F. 1977 *The Accommodation of Permanent Farm Labourers* (Salisbury, Rhodesia Agricultural Journal, Technical Bulletin 17), 63pp.

Deals with general development of a village with recommended design and building guides. The pamphlet includes services and village planning and recommendations of self-help home building.

GARGETT, E. 1977 *The Administration of Transition: African Urban Settlements in Rhodesia* (Gwelo, Mambo Press, Occasional Paper, Socio-Economic 5), 104pp.

Discusses the provision of urban housing as well as the welfare, public participation and general administration of urban settlements.

GUSSMAN, B.W. 1952 'Housing', in *African Life in an Urban Area: A Study of the African Population of Bulawayo* (Bulawayo, Federation of African Welfare Societies in Southern Rhodesia, 2 parts), (I), 15-29.

Deals with the provision of housing by public bodies and private groups.

HAMPTON, V. 1950 'Developments in African housing', *National Affairs*, I, ii, 1v.

Deals with efforts and achievements made at the time in training Africans to be self-sufficient in building construction.

HEATHER, J.G. 1979 'Redcliff Master Plan' (Univ. of Rhodesia, unpubl. M.Sc. dissertation), 120pp.

Provides a general description of existing housing and residential development in Redcliff.

HOME PARTNERS LTD 1977 *Marimba Park Housing Project* (Salisbury, Home Partners), 6pp., annexures.

Details of low-cost scheme.

KAY, G. and SMOUT, M. 1977 *Salisbury: A Geographical Survey of the Capital of Rhodesia* (London, Hodder and Stoughton), 119pp.

A critical description of the location and townscape of the African residential areas in Salisbury.

- MANDAVO, D.E. 1973 'An unorthodox approach to African housing', *The Rhodesian Journal of Economics*, VII, 51-2.

Analysis of costs.

- MARTIN, H.R. and HARTLEY, G.H. 1955 'The Housing of Natives within the Area of Local Authorities' (Salisbury, City Council, mimeo), 45pp.

Comprehensive report covering the financing of African urban areas, their location and extent, and the administration of planning.

1955 'The housing of natives within the areas of local authorities in Southern Rhodesia', in Institute of Administrators of Non-European Affairs (Southern Africa), *Record of Proceedings of the Fourth Annual Conference Held in Umali* . . . 1955 (Germiston, The Institute), 21-44.

- MCKEOWN, G. and DELL, W.H. 1957 *The African Home Ownership Scheme of the Southern Rhodesia Government* (Salisbury, Federal Government Printer), 20pp.

Deals with the methods of financial management applied in the development of the Highfield Township.

- MERRINGTON, G.J. 1978 'Towards Viable Urban Communities: The Rhodesian Perspective' (Pretoria, C.S.I.R. Conference 'Towards Viable Communities', paper presented, mimeo), 37, [17] pp.

Deals with housing in some detail, starting with urbanization and covering housing stock, housing development, the need for housing, housing policy and the financing of housing. Also discusses comprehensive employment-development strategy.

1980 'Some Aspects of the Low-Cost Housing Problem and Their Relevance for Zimbabwe' (Addis Ababa, Second Meeting of Inter-Governmental Regional Committee on Human Settlements Sponsored by U.N., mimeo), 31, 10pp.
General, up-to-date survey.

- MILLS, G. 1979 'Planning of low-cost housing', *The Zimbabwe Rhodesia Science News*, XIII, 265-9.

Describes the evolution of Government policy and the role of the Department of Physical Planning. Also deals with individual schemes.

- NATIVE ENGINEERING DEPARTMENT, SOUTHERN RHODESIA NATIVE AFFAIRS DEPARTMENT 1952 *Survey of Housing Practice in Southern Rhodesia* ([Salisbury], Commission for Technical Co-operation in Africa South of the Sahara, Regional Conference in Housing Research, mimeo), 15pp.

- NDUBIWA, M.M. 1972 'African Participation in Housing Management in Rhodesia: The Bulawayo African Advisory Board' (Univ. of Birmingham, unpubl. M.Soc.Sc. thesis), 101, vi, pp.

Deals mainly with operation of the statutory Advisory Board system in the African townships of Bulawayo. Also deals with finance for housing.

1974 *Bulawayo Municipal African Township* (Bulawayo, City Housing and Amenities Department, Occasional Paper 2), 107pp.
Good source of data on the Bulawayo African urban scene.

- NOBLE, G.W. 1951 'African housing in the urban areas of Southern Rhodesia', *Journal of African Administration*, III, 124-8.

A summary of post-war endeavours to accommodate urban Africans.

- PATEL, D.H. see SEAGER

- POLYGON 1958 *Building for the Urban African* (Bulawayo, Report of the Exhibition . . . at the National Museum, mimeo), 40pp.

Report on the design and cost of low-cost housing and general planning standards.

- PUTTERILL, M. 1976 'Social and financial implications of employee housing proposals', in The Rhodesian Property Association, *First National Congress [Proceedings]* (Salisbury, The Association), mimeo), 1-4.

Discusses the need for housing of employees and also the quality of housing required.

RHODESIA (SOUTHERN) 1944 'Secretary for Native Affairs' Report on the Question of Native Housing . . . in the Urban Areas of the Colony' (Sessional Papers, 1944), 16pp., annexures.

General survey of the problems.

1944 'Report of Committee to Investigate the Economic, Social and Health Conditions of Africans Employed in Urban Areas' [Chairman: E.G. Howman] (Sessional Papers, 1944), 23pp.

Recommended Government loans and an African Housing Committee to build low-cost housing.

1947-57 'Annual Report of the National Building and Housing Board for the Period Ended 31st December, 1946' (Sessional Papers, typewritten, 1947); and similarly, mimeo, until 1957; title and length vary.

These reports deal with building finance, administration and policies of the Board that was created to deal with the post-war urbanization.

1954 *Native Engineering Department, Department of Native Affairs [Journal]*, I and II.

Both volumes have an illustrated section on low-cost African housing.

1954-6 *Report of the Secretary for Justice, Internal Affairs and Housing for the Year Ended 31st December 1954* (Sessional Papers, C.S.R. 20, 1955; and similarly until 1956 (1957).

Contains report for the Town Planning Department; for continuation, see below: 1957 *Report of the Secretary for Local Government and Housing* and, for more detail: 1958 *Report of the Chief Town Planning Officer*.

1955 *Manual of Building Operations and Controls 1953-1955* ([Salisbury], Native Engineering Department, Eastern Section, in conjunction with H.H. Fraser and Associates, mimeo), 387pp.

Deals with technical aspects of building.

1956-77 'African Housing Fund' in *Report of the Comptroller and Auditor General for the Financial Year 1954-55* (Sessional Papers, C.S.R. 1, 1956); and similarly to the financial Year 1975/6; title changed to 'Native Building Fund' in the year 1960/1 and to 'African Building Fund' in 1963/4.

The balance sheet, and, from 1957/8, detailed income and expenditure of this Fund, established in 1955 to finance low-cost housing for Africans. More detail can sometimes be obtained from the annual report of this Fund; see below: 1962.

1957-72 *Report of the Secretary for Local Government and Housing for the Year Ended 31st December 1957* (Sessional Papers, C.S.R. 15, 1958; and similarly to 1972; title and length vary; for the years 1958-61 see: *Report of the Secretary for Labour, Social Welfare and Housing for . . . 1958* (Sessional Papers, C.S.R. 20, 1959), etc.

Comprehensive reports on the activities of the Ministry of Local Government and Housing and its sub-divisions such as Public Works and the Town Planning Office; for more detail in the latter see: 1958 *Report of the Chief Town Planning Officer*.

1958 *African Housing Schemes of the Southern Rhodesian Government* (Salisbury, Division of Labour, Social Welfare and Housing), 4pp.

Deals with the need for a settled African urban community.

1958 *Report of the African Urban Affairs Commission* [Chairman: R.P. Plewman] (Sessional Papers, 1958), 200pp.

Comprehensive report dealing with accommodation and housing finance.

1958 *Application for a £1 million Loan from the International Co-operation Administration Development Loan Fund . . . for Urban African Home Ownership Schemes* (Salisbury, Government Printer), 5pp.

1958-75 *Report of the Chief Town Planning Officer for the Year 1958* (Sessional Paper C.S.R. 18, 1959); and similarly to 1975 (1976); title and length vary.

Details of the work of the Department, which changes its name to Physical Planning; see below: 1976 *Report of the Director of Physical Planning*.

1959 *The African in Southern Rhodesia: Housing and Welfare* (London, High Commissioner for Southern Rhodesia), 16pp.
Summary of housing and welfare in the urban and rural areas.

1959 'Report of the African Housing Projects Team on the Housing Position in Bulawayo with Particular Reference to the Further Development of Luveve Village Settlement' ([Salisbury], Housing Projects Team, mimeo), 51pp., annexures.

1959 'Report of the African Housing Projects Team on ... Que Que' ([Salisbury], Housing Projects Team, mimeo), 20pp.

1959 'Amended Recommendations on the African Housing Projects Team Report on the African Housing Scheme on Judd's Farms, Que Que' ([Salisbury], Housing Projects Team, mimeo), 12pp.

Recommendations to try to meet African housing needs in the areas in the titles. It appears that there was a Report on Gwelo but no copy has been found.

1962-75 'Native Building Fund: Report by the Minister for the Year Ended 31st December, 1961' (Sessional Papers, 1963); from 1963 (1964) this report was merged with a general report on similar funds: 'Report of the Minister of Local Government and Housing in Terms of Section 25 of the Housing and Building Act 1960, on the Activities of the Guarantee Fund, Housing Fund and African Building Fund for the Year Ended 31st December, 1963' (Sessional Papers, 1964), and similarly to 1975; title varies.

General report and financial details of the use of the Fund for building low-cost housing.

1966 *Report on the Low-Cost Housing Advisory Committee* ([Salisbury, Town Planning Department], mimeo), 35pp., annexures.

Site selections, servicing, housing, administration and supervision are analysed and recommendations for improvements are made.

[1973] *Building in Rural Areas with Special Reference to Inyanga* (Salisbury, Government Printers for Government Town Planning Department, Manicaland), 7, 6, 5pp.

The booklet shows what choices there are, what local materials are available and what has been or can be done. The purpose is to preserve the natural character of the environment.

[1973] 'Report on a Housing Survey Conducted in Western Triangle, Highfield Township' ([Salisbury], Ministry of Local Government and Housing and the City of Salisbury, mimeo), [14] pp.

Discusses what people feel about the design, layout and tenure of new houses.

[1973] 'Comments of Social Services Staff on Prototype Drawings for Accommodation in Seke' ([Salisbury, Department of Social Services], mimeo), 5pp.
Results of a preliminary survey of reactions to the drawings.

[1973] 'Talk to Women's Institute on Housing' ([Salisbury], Town Planning Department, mimeo), 6pp.

Deals with the role of the Department of Town Planning in the provision of housing.

1974 'Report on the Housing and Amenities for African Employees Working in the East/North East of Bulawayo' ([Bulawayo], Provincial Planning Office, mimeo), 24pp.

1976-9 *Report of the Director of Physical Planning for 1976* ([Salisbury, Department of Physical Planning], mimeo), 11pp., maps, etc.; and similarly to 1979; title and length vary.

Details of the work of the department.

1976 *The Planning Layout of Business Centres in Tribal Trust Lands* (Salisbury, Department of Physical Planning, mimeo), 13pp.

Deals with principles of laying out new centres with future expansions in mind.

1978 *Where on Earth Are They All Going to Live?* (Salisbury, Ministry of Education, Division of African Education), 18pp.

Deals with the world's population and accommodation problems with Rhodesia as the case in point.

- 1978 'Development Potentialities of the Asbestos Cement Nissen Type Low Cost Dwelling' (Salisbury, Ministry of Works, Township Development, mimeo), 7pp., annexures.
- SALISBURY, CITY OF 1949-74 'Annual Report of the Director of Native Administration for the Period 1st July, 1948-30th June, 1949' (Presented to Salisbury City Council, mimeo, 1949), and similarly to 1974; length and title vary (became 'African Administration' in the year 1959/60).
General report on African housing conditions.
- 1953-77 'Annual Report of the City Architect's Department for the Year Ending 30th June, 1953' (Presented to the Salisbury City Council, mimeo, 1953); and similarly to 1977; title varies.
Comprehensive reports dealing with plans, designs and construction. Deals with work completed each year as well as with work in progress.
- 1973 'Urban Plan: Part One: Situation Reports' (Salisbury, Corporate Development Group), 127pp.
This report shows how the housing situation as assessed by the backlog continues to worsen and how long-term alleviation of this backlog depends on the early preparation of major and continuing housing schemes.
- 1975 'Report on the African Affairs Section of the Urban Plan' (Salisbury, Corporate Development Group), 18 chapters, summary.
Objectives and policies on urban African affairs; the future of African townships in Salisbury; the housing of domestic servants in what were then European suburbs.
- SEAGER [D.H. PATEL], D. 1976-7 'A Salisbury squatter settlement: The struggle for shelter in an urban environment', *South African Labour Bulletin*, III, v, 83-93.
A research report on a case study of the Derbyshire squatter settlement in Salisbury.
- 1977 'The struggle for shelter in an urbanizing world: A Rhodesian example', *Zambia: The Journal of the University of Rhodesia*, V, 83-90.
A more detailed version of the preceding item.
- 1979 'Housing the Poor in an Urban Environment: The Example of Salisbury' (Salisbury, Association for Sociology in Southern Africa, 10th Congress, mimeo), 4pp.
Deals with problems of the sudden influx of people into the towns and with cheap temporary means of housing them.
- 1979 'Housing the Poor in an Urban Environment: The Example of Salisbury: War Refugees in Harare' (Univ. of Rhodesia, Dept of Sociology, Research Report), 8pp.
Data and information on the squatter settlement.
- 1979-80 'From Rhodesia to Zimbabwe: Low-income housing for Blacks in Salisbury', *A Current Bibliography on African Affairs*, XII, 313-28.
Summary of the problems.
- SEAGER [D.H. PATEL], D. and ADAMS, R.J. (forthcoming) *Chirambahuyo: A Case Study in Low Income Housing* (Gwelo, Mambo Press, Zambeziana XI), 99 pp., illustrations.
- SENIOR, H.S. 1963 'Cost of development in High Density Residential Areas' ([Salisbury] Government Planning Department, Research Bulletin No. 9, 2 parts), 8pp., annexures; 13pp., annexures.
Deals with cost of development and services with reference to density of development.
- SIBANDA, A. 1979 'An Enquiry into Housing Policies and Standards for Low-Income Housing in Salisbury: The Case of Glen View' (Univ. of Rhodesia, unpubl. M.Sc. dissertation), 142pp.
Deals with low-cost housing policies as affected by the political framework within which they are formulated.
- SMOUT, M.A.H. and VAN HOFFEN, P. (eds) 1976 *Recent Developments in the Design and Planning of Low-Cost Housing in Rhodesia* (Salisbury, Univ. of Rhodesia), 60pp.
Contents range from technological inputs, which could lower the cost of low-cost housing, to

less conventional approaches, which aim at using the abundance of brick-making materials and unskilled labour.

VAN HOFFEN, P. 1978 'Rhodesia: Housing and post war recovery', *Africa Institute of South Africa, Bulletin*, XVI, 267-9.

Asks whether housing can be used as a means to recovery in post-war Zimbabwe.

WHENDERO, A.W. 1979 'Comparative Analysis of Housing Options for Low-Income Urban Black Families in Zimbabwe: A Case Study of the Existing Conditions in the Chitungwiza Area with Some Guidelines for Change' (Salisbury, Univ. of Rhodesia, unpubl. M.Sc. dissertation), 98pp.

A detailed account of the socio-economic conditions obtaining in Chitungwiza and the resultant physical environment, and proposals aimed at improving the high-density environment.

WHITSUN FOUNDATION 1979 *Finance for Low-Income Housing* (Salisbury, The Foundation), 113pp.

Detailed study of the demand, provision and finance for low-income housing.

WINTERTON, W.A.E. 1950 'The housing of the urban African', *National Affairs*, I, v, 1^v-2^f.

A report on general development and problems of providing low-cost housing.

WOOD, E.W. 1970 'The provision of a fully-serviced residential hostel for young migrant workers in Harari African Township, Salisbury, Rhodesia' *Civilisations*, XX, 405-10.

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