

Epworth Profile Report - Feb 2012

Background

Epworth settlement started in the late 19th century during the time when Methodist missionaries arrived in Zimbabwe. The Methodist Church acquired three farms in the area namely Epworth, Glenwood and Adelaide. Prior to the establishment of the local authority in 1986, there were 2 main villages, that is, Chiremba (Muguta and Makomo) and Chizungu (Chinamano and Zinyengere). Current estimates put the total population for Epworth at 150 000 people and 70% of these live in informal settlements locally known as 'Magada' while the remainder constitutes formally settled families who are known as 'Originals' as they are predominantly descendants of the pioneer residents. Epworth settlement is divided into 7 political wards that are administered by the current Local Board with elected councillors.

Housing

Epworth settlement has a wide variety of housing stock and this differs the levels of tenure security in each area. Planned housing built from brick and mortar under asbestos is mainly found in the formal and planned settlements. On the other hand, housing structures ranging from semi-permanent to temporary makeshift houses are the dominant feature in the unplanned sections (Magada) of Epworth. In latter, the housing consists of either pole and dagga units or structure constructed with green bricks (unburnt bricks). A majority of the housing is owner-built whilst some houses have been constructed through collective approach, for instance, under the Zimbabwe Homeless People's Federation programme. Practical Action has also been involved in the construction of sample houses that are built from soil stabilized blocks (SSBs).



Federation member facilitating a profile meeting in Ward 4



Federation enumerators during an enumeration in Ward 4

A

Land

The land that constitutes Epworth is state-land which is administered by the Local Board on behalf of the State. The 30% of the residents that have been formally allocated plots by the Local Board have entered into lease agreements. Even though the remaining 70% represent informally settled residents through illegal subdivisions, these residents still consider themselves landlords resulting in multiple layers of tenure. Some of the magada residents have local authority cards and have been assigned plot numbers and this has resulted in some form of 'formal status'. The plot sizes in Epworth range from 200sqm in

the formal and informal areas to 1 acre plots owned mostly by 'originals'. Residents from the 'officially' recognized informal settlements with cards pay US\$6.00 every towards rates to the Local Board.

Infrastructure services

Epworth has a wide range of infrastructure services ranging from temporary services to permanent infrastructure in the form of reticulated water and sewer. The latter are found in the formal and planned settlements whereas residents in magada sections use temporary services such as pit latrines, wells and narrow paths. In terms of the social services, Epworth has a polyclinic located in Domboramwari and an additional new clinic has been established in Overspill. There are a number of schools ranging from fully-fledged educational institutions run by government and the Methodist Church to mostly unregistered private-run institutions that offer limited educational services. There are shopping centres within Epworth and these include Munyuki (Ward 1), Overspill (Ward 6) Domboramwari (Ward 3), Chiremba (Ward 1), Cornerstore (Ward 6) and Chizungu shops in Ward 4. There are also numerous small corner shops dotted around Epworth which offer convenient service with respect to small groceries.

Livelihoods and economic activities

On average 70% of Epworth residents are into the informal sector with a majority specializing in vending and small-scale home industries targeting furniture products and metal-wares. A significant number of the vendors are selling vegetables and firewood. Those who are in the formal sector are predominantly working as security guards, as helpers on in the Msasa industrial site.

Development processes

Epworth Local Board is responsible for co-ordinating development processes in the settlement. In order to achieve this goal, the Local Board works with Ward Development Committee (WDC) at the local level. The WDC consists of community representatives and are led by the ward councillor in spearheading development activities. Most of the development initiatives being undertaken in Epworth are centred on upgrading through installation of planned infrastructure and/or regularisation of tenure status. Such initiatives are currently underway in Ward 3, 4 and 7. Dialogue on Shelter and Zimbabwe Homeless People's Federation in collaboration with Epworth Local Board and the department of Physical Planning are involved with such a regularisation programme in Ward 4 and 7. Other development interventions relate to the installation of temporary waters sources and this has been supported by Oxfam whereas Plan International has been involved in the installation of reticulated water infrastructure in some of the wards. On the health side, Medicine San Frontiers has been very active in supporting the local clinics around augmenting health services.

Development index	Ward						
	1	2	3	4	5	6	7
Formalized tenure	Yes	Yes	Mixed	Mixed	Mixed	Mixed	No
Planned Housing	Yes	Mixed	Mixed	Mixed	Mixed	Mixed	No

Development index	Ward						
Reticulated water	Yes	Yes	No	Yes	Yes	Yes	No
Deep/shallow wells	No	Yes	Yes	Yes	Yes	Yes	Yes
Reticulated sewer	Yes	Yes	No	No	No	No	No
Pit latrines	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Clinic	No	No	Yes	No	No	Yes	No
Shops	Yes	Yes	Yes	Yes	Yes	Yes	Yes