2013

POPULATION AND HOUSING CENSUS

THE REPUBLIC OF THE GAMBIA

Gambia Bureau of Statistics
GBOS

COMPOUNDS AND BUILDINGS/STRUCTURES

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List of Abbreviations and Acronyms

FIDs	Feature Identification Numbers
LGA	Local Government Area
NS	Not Stated
UN	United Nations
UNFPA	United Nations Population Fund
UNSD	United Nations Statistics Division

Concepts and Definitions

Building and Compound Particulars-Form C: The purpose of this questionnaire was to obtain data on construction materials, use and classification of buildings/structures e.g., residential, business, industry, education, health, public administration, etc. It enables public and private sector entities make critical decisions about their engagements in the building/housing sector.

Building/Structure: A building is any independent free-standing structure comprising one or more rooms or other spaces, covered by a roof and usually enclosed within external walls or dividing walls. A building/structure may be used or intended for residential, institutional, industrial, commercial or for the provision of other services. A building could be used for multiple purposes including a combination of those mentioned above. It may therefore be a factory, shop, detached dwelling, apartment building, warehouse, garage, barn[1] and so forth.

Compound: This refers to a roofless structure consisting of a space enclosed or in some cases not enclosed by walls with one or more buildings/structures or huts. Detached houses/huts not organically part of the nearest cluster of houses or huts also constitute a compound in the common sense.

Construction Material of Rooftops

Four different categories are used to describe roofing materials.

- Iron/Asbestos: Refer to corrugated iron or asbestos sheets.
- Thatch: Refers to any kind of grass, straw from crops or raffia palm leaves.
- Concrete: Refers to any solid slab of concrete capping a building/structure. Concrete roof tiles are considered to fall under this roofing category.
- Tiles: Refers to any piece of hard clay or slate that is used for covering roofs.

Construction Material of Walls: This refers to the principal materials used for the construction of the outer walls of buildings/structures for which particulars are being recorded.

Cement Block/Burnt Brick: Cement blocks refer to buildings/structures exterior walls which have been built with Cement blocks. Note that most of the houses or compounds built with cement blocks are plastered with a mixture of cement and sand. Burnt bricks (i.e. fired clay bricks locally known as fire-stone bricks) refer to clay which has been kneaded, moulded and fire-hardened in a brick kiln. Note that clay bricks dried in the sun (un-burnt bricks) are not included in this category (Gambia Bureau of Statistics).

Mud/Krinting: This refers to buildings'/structures' exterior walls constructed with a wattle (sticks) framework, with mud or sand-cement plastering, or constructed from un-burnt bricks or sun-dried bricks made from clayey soil.

[1] Storehouse/ outbuilding

Dwelling: This refers to a room or set of rooms habitually occupied by household members for residential purposes.

Household: In the 2013 population and housing census, a household was referred to a person or group of persons who live together in the same house or compound, share the same house-keeping arrangements and are catered for as one. It might be worth noting that members of a household are not necessarily related (by blood or marriage) as the case of maid-servants demonstrates in some instances.

Housing Census: According to the UN Principles and Recommendations for Population and Housing Censuses, Revision 2 (ST/ESA/STAT/SER.M/67/Rev.2), a housing census is defined as "the total process of collecting, compiling, evaluating, analysing and publishing or otherwise disseminating statistical data pertaining, at a specific time, to all living quarters and occupants thereof in a country or in a well-delimited part of the country."

The census must provide information on the supply of housing units together with information on the structural characteristics and facilities that have a bearing upon the maintenance of privacy, health and the development of normal family living conditions. Sufficient demographic, social and economic data concerning the occupants must be collected to furnish a description of housing conditions and also to provide basic data for analysing the causes of housing deficiencies and for studying possibilities for remedial action. In this connection, data obtained as part of the population census, including data on homeless persons, are often used in the presentation and analysis of the results of the housing census.

Local Government Area: Local Government Areas (LGAs) are districts, cities or municipalities demarcated under Part 1 of Schedule 1 of the Local Government Act of 2002. There are currently eight Local Government Areas, namely, Banjul, Kanifing, Brikama, Mansakonko, Kerewan, Kuntaur, Janjanbureh and Basse, subdivided into statistical enumeration areas, for the purpose of censuses and other statistical studies.

Non-Permanent Building/Structure: A building/structure with Mud/Krinting walls and roof made of thatch.

Permanent Building/Structure: According to the 2008 edition of the UN Principles and Recommendations for Population and Housing Censuses (paragraph 2.424), a permanent building is understood to be a structure not intended to be moved and that may be expected to maintain its stability for 15 years or more, depending on the way countries define durability. Notwithstanding, several countries have their own working definitions of what constitutes permanent buildings/structures. For the purpose of the 2013 Census, a building/structure with cement walls and roof made of either corrugated iron sheets, asbestos, tiles or concrete or their combination, is considered to be a permanent building/structure.

Predominantly Rural LGAs: Are Local Government Areas (LGAs) in which the number of rural settlements are more than the number of urban settlements or, the population of rural settlements is more than the population of urban settlements. The predominantly rural LGAs are Mansakonko, Kerewan, Kuntaur, Janjanbureh and Basse.

Rooms: Rooms here refer to all enclosed spaces excluding bathrooms, kitchens, toilets and stores, in buildings.

Rural: All other settlements that do not meet the urban criteria below are considered rural.

Semi-Permanent Building/Structure: A structure with walls made of cement blocks/burnt bricks with thatched roof, or a building/structure with walls made of Mud/Krinting with roof made of corrugated iron sheets/aluminium/asbestos.

Urban: According to the 2013 Population and Housing Census, a settlement is considered to be urban if it satisfies most of the following:

- Has commercial importance
- Has institutional importance
- Majority of the population's occupation is non-agricultural
- Total population is at least 5,000
- Population density is high
- Some degree of infrastructure is available

Preface

This is volume 1 of the 2013 Population and Housing Census. It contains information related to building stock statistics such as number and types of buildings, number of compounds, number of households, and number of persons living in defined geographic spaces such as settlements, districts and Local Government Areas. This report also provides information on the type of construction materials of buildings/structures.

Reliable statistical data on the number and type of houses as well as quality of housing could provide the basis for planning in the housing and related industries, as well as serve as a yardstick to assess and evaluate the contribution of the industry in the socio-economic development of the country. It is also necessary to know the density of persons per room in various parts of the country to have an idea of congestion or degree of densification. The data will also provide the basic framework on which housing policies can be formulated.

We thank Mr Nyakassi M.B. Sanyang for the preparation of this report. We also thank other GBoS staff for finalizing the report.

We wish to extend sincere thanks to The Gambia Government for providing funding for the conduct of the census, and the United Nations Population Fund (UNFPA) for their support both technical and financial for the conduct of the 2013 Population and Housing Census.

Nyakassi M.B. Sanyang
Statistician General

Executive Summary

Results of the 2013 Population and Housing Census show that The Gambia has a total population of 1,857,181 persons and 145,080 compounds. The increase in the number of compounds was about 52 per cent over the ten-year period (2003 to 2013). It is worth noting that the number of compounds increased by 69.9 per cent in the urban areas during the same period while it was 32.6 per cent in the rural areas. The highest percentage increase was recorded in Brikama Local Government Area (93.3 per cent) and the lowest in Kanifing (21.7 per cent).

Overall, the number of buildings/structures was 448,849 representing about 13 per cent increase during the 2003-2013 inter-censal period. Brikama and Kanifing recorded increases of 55.8 per cent and 11.5 per cent respectively during this period while the highest decline was reported in Janjanbureh (14.9 per cent). There was an increase of 44.1 per cent in the urban areas whilst a drop of 6.8 per cent was reported in the rural areas.

On average, there were 3.1 buildings/structures per compound in 2013 compared to 4.2 buildings/structures per compound in 2003. This shows a decline in the average number of buildings/structures per compound over the 2003-2013 inter-censal period. An average of 13 persons per compound was reported in The Gambia in 2013.

The highest average number of buildings/structures per compound was reported in Basse (4.9), Kuntaur (4.4) and Janjanbureh (4.3) and the lowest was reported in Brikama (2.2).

The highest proportion of buildings/structures used corrugated iron/asbestos sheets (69.3 per cent) as roofing material, whilst 25.3 per cent used grass or palm leaves or thatch as rooftop material. Concrete and roof tiles accounted for only 2.8 per cent and 0.2 per cent respectively.

There has been an increase in the permanent buildings/structures whilst the semi-permanent and non-permanent ones have decreased between 2003 and 2013. At the national level, about 44 per cent of buildings/structures were permanent. Semi-permanent structures accounted for 27.8 per cent whilst non-permanent structures constituted 23.8 per cent of all structures. Kanifing had the highest number of permanent structures with about 84 per cent followed by Banjul with 77.1 per cent and Brikama 54.2 per cent. Residential structures accounted for 86.6 per cent of all buildings/structures.

CHAPTER 1: INTRODUCTION

According to the UN Principles and Recommendations for Population and Housing Censuses, population and housing censuses should not be considered completely independent of each other. It is reasoned that concurrently carrying out the two censuses facilitates the match between data sets on population and housing and generates opportunities for sophisticated analysis of demographic, social and economic characteristics of occupants of housing units. (ST/ESA/STAT/SER.M/67/Rev.2, United Nations, New York, 2008).

In line with the above principle and practice, during previous censuses conducted since 1973, information related to densification were collected in the previous censuses as well as in the 2013 Population and Housing Census. Data collected included for example such variables as the number of compounds, households and buildings/structures located within, and number of persons living in defined geographic areas such as settlements, districts and Local Government Areas.

Adequacy and quality of housing is a welfare index that highly correlates with occupants'/owners' economic status. In general, poorer people live in unsafe environments and/or structures. Hence the quality of housing could be regarded as a proxy indicator for health and poverty.

The type of housing people live in is also reflective of seasonal weather conditions and natural resources available for housing construction. Notwithstanding, development planners and practitioners continually grapple with the challenge of finding optimal housing solutions for different social groups with respect to cost, affordability and reliability/scalability.

Thus, this report describes the information related to building stock statistics such as number and types of buildings/structures, number of compounds, number of households, and number of persons living in defined geographic spaces such as settlements, districts and Local Government Areas. It also provides information on the type of construction materials of buildings/structures as well as the average number of persons per room.

1.1 Data Source

The 2013 Housing Census was conducted the week prior to the actual Population Census. During this period,[2] enumerators systematically listed all compounds in their assigned enumeration areas and entered the requisite data in the Buildings/structures and Compounds questionnaire (Form C). This includes data on construction materials of buildings'/structures' exterior walls, roof top material, number of rooms in each particular building/structure as well as the purpose for which the building/structure was used.

The data collection on buildings/structures during the 2013 census separated the completed structures from uncompleted ones. This methodology is standard and will make comparison with other countries easy and derived statistics serve as the benchmark for future censuses.

1.2 Methodology

The 2013 Population Census used a blending of *de facto* and *de jure* methods in which all persons were enumerated at the place where they spent the census night, that is, the night of April 15, 2013. Household members absent on the night the census took place were also enumerated. Computation of indicators and cross-tabulation of key variables in the analyses which follow are based on the *de facto* population.

[2] i.e. April 8-14, 2013

CHAPTER 2: DISTRIBUTION OF COMPOUNDS AND BUILDINGS/STRUCTURES

2.1. Distribution of compounds, buildings, and persons by LGA and residence

As shown in Table 2.1, Brikama had the highest number of compounds (63,021), followed by Kanifing (25,438), Kerewan (16,966) and Basse (13,242) while Banjul had the least number of compounds (2,398). According to the definition given earlier of what constitutes an urban area, 56.2 per cent of the compounds enumerated are located in the urban areas and the remaining 43.8 per cent in the rural areas.

Similar to the number of compounds within LGAs, Brikama also has the highest number of buildings/structures (125,033), followed in the same order by Kanifing (69,290), Kerewan (65,138), Basse (62,347) and Banjul (7,687) with the least. Thus, the top two LGAs (Brikama and Kanifing) account for 61.0 per cent of compounds and 46.7 per cent of buildings/structures countrywide. Location of buildings/structures by residence shows that slightly more than half of the buildings/structures in the country (51.1 per cent) were located in the rural areas. The distribution of completed buildings/structures showed a similar trend with slight differences in some LGAs. The data on completed buildings/structures is collected in the census for the first time and would be useful to serve as a benchmark for the future housing censuses.

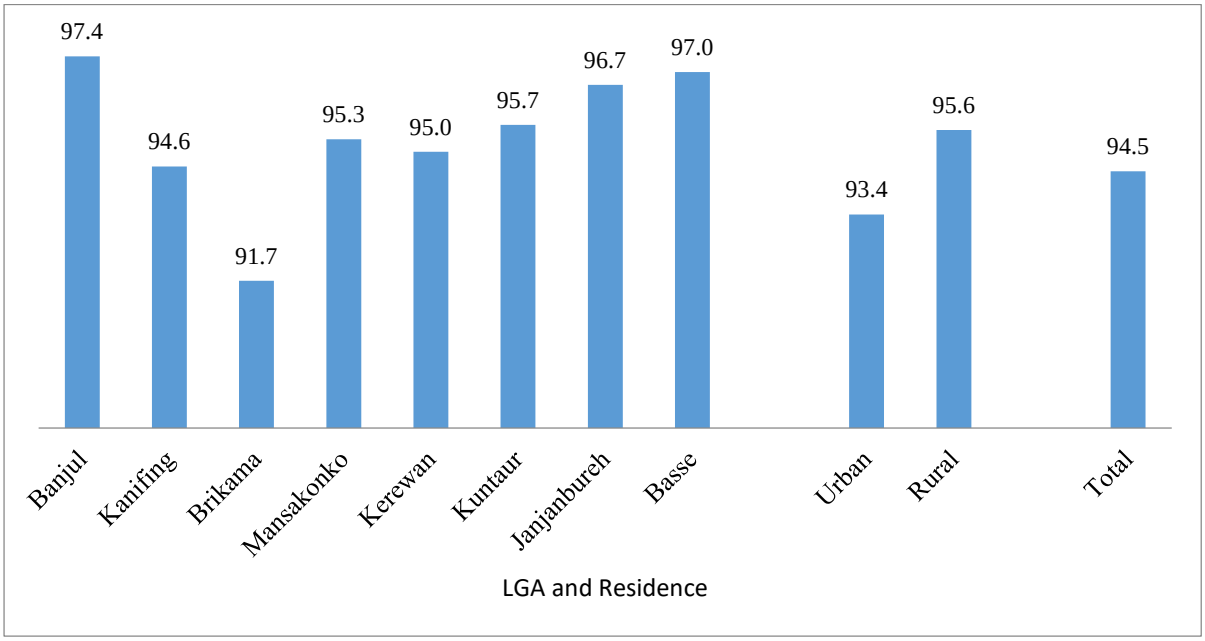
Table 2.1: Distribution of compounds, buildings by residence and LGA

	Compounds		All Buildings		Completed Buildings	
	Count	per cent	Count	per cent	Count	per cent
LGA						
Banjul	2,398	1.7	7,890	1.8	7,687	1.8
Kanifing	25,438	17.5	73,217	16.3	69,290	16.3
Brikama	63,021	43.4	136,299	30.4	125,033	29.5
Mansakonko	6,383	4.4	22,707	5.1	21,646	5.1
Kerewan	16,966	11.7	68,559	15.3	65,138	15.4
Kuntaur	7,951	5.5	34,637	7.7	33,144	7.8
Janjanbureh	9,681	6.7	41,287	9.2	39,928	9.4
Basse	13,242	9.1	64,253	14.3	62,347	14.7
Residence						
Urban	83,474	57.5	219,551	48.9	205,099	48.3
Rural	61,606	42.5	229,298	51.1	219,114	51.7
Total	**145,080**	**100.0**	**448,849**	**100.0**	**424,213**	**100.0**

2.2. Distribution of the proportion of buildings/structures completed by LGA

The proportion of buildings/structures completed is presented in Figure 2.2 below. The results show a high overall completion rate of about 95 per cent. The rate is higher in the rural areas compared to the urban areas and this may mainly be attributed to the types of buildings/structures constructed or the construction materials used as can be seen in the chapters ahead. Brikama recorded the lowest completion rate and this can be attributed to the immense construction taking place in the LGA as explained by the increase number of buildings/structures and again material used.

Figure 2.2: Completion rate of buildings/structures by LGA and residence



2.3. Change in the number of compounds and buildings/structures between 2003 and 2013

For reference and comparison with 2013 Census data, corresponding statistics from the 2003 Census are presented in Table 2.3.

Table 2.3 shows a general increase in the number of compounds across all LGAs between 2003 and 2013. The highest percentage increase was recorded in Brikama (93.3 per cent), followed in distant by Kuntaur (43.9 per cent). Kanifing which is currently ranked second home to a large proportion of the population recorded a modest increase of 21.7 per cent in the number of new compounds in part constrained by limited living space. At the national level, the total number of compounds increased by 51.8 per cent relative to the number tallied in 2003.

With regard to change in the number of buildings/structures over the 2003-2013 inter-censal period, data collected point to an increase in building numbers in four out of eight LGAs, and a slight slump in the remaining four. Among LGAs that show continued growth from 2003, there is also a large disparity. The highest was recorded in Brikama, 55.8 per cent and the lowest in Kerewan, 4.3 per cent. The biggest percentage drop in the number of buildings/structures since 2003 was recorded in Janjanbureh (14.9 per cent), followed by Kuntaur (8.3 per cent), Mansakonko (6.7 per cent) and Banjul (5.9 per cent).

Analysis of the data by area of residence shows an increase in the number of compounds for both urban and rural areas but the increase in the urban areas (69.9 per cent) more than doubled that in the rural areas (32.6 per cent). For the number of buildings, the urban settlements recorded an increase of 44.1 per cent whilst those in the rural settlements recorded a decline of 6.8 per cent.

Overall, there has been an increase in demarcated properties between 2003 and 2013. Building activity has also picked up except in LGAs previously mentioned. To some extent, the recorded increase in the number of compounds can be attributed to demographic changes and socio-economic transformations.

As for the drop in the number of buildings/structures in Banjul, this can largely be attributed to expansion of the Banjul Port and relocation of residents of properties formerly adjoining the Port area, as well as the demolition of housing units and their replacement, by new owners, with larger structures mostly serving as warehouses.

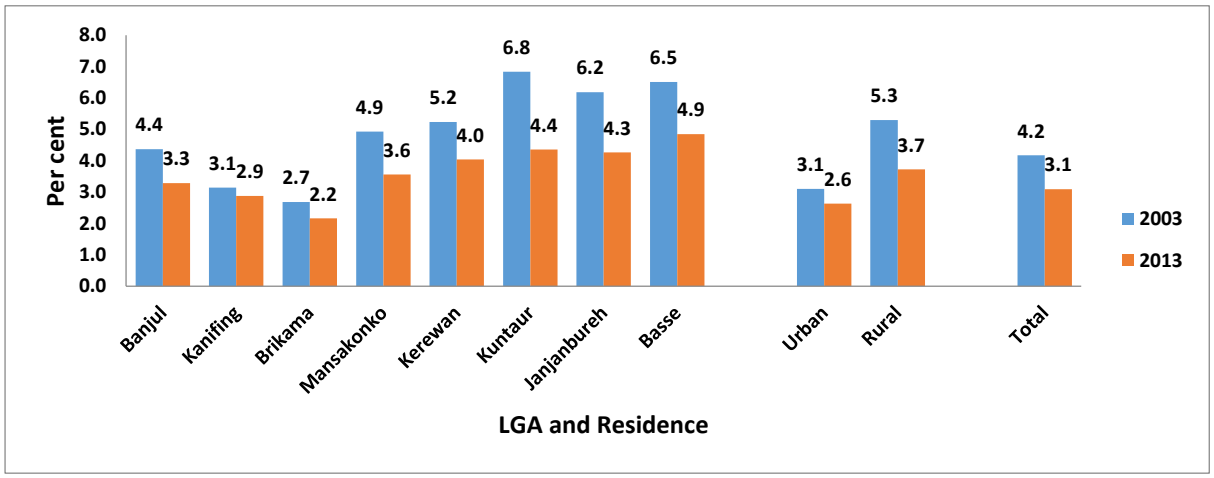
Table 2.3: Percentage change between 2003 and 2013 in the number of compounds and buildings/structures

	Number of Compounds		Percentage Change	Number of Buildings		Percentage Change
	2003	2013		2003	2013	
LGA						
Banjul	1,919	2,398	25.0	8,384	7,890	-5.9
Kanifing	20,907	25,438	21.7	65,654	73,217	11.5
Brikama	32,602	63,021	93.3	87,511	136,299	55.8
Mansakonko	4,935	6,383	29.3	24,327	22,707	-6.7
Kerewan	12,550	16,966	35.2	65,724	68,559	4.3
Kuntaur	5,526	7,951	43.9	37,780	34,637	-8.3
Janjanbureh	7,841	9,681	23.5	48,507	41,287	-14.9
Basse	9,293	13,242	42.5	60,532	64,253	6.1
Residence						
Urban	49,119	83,474	69.9	152,331	219,551	44.1
Rural	46,454	61,606	32.6	246,088	229,298	-6.8
Total	**95,573**	**145,080**	**51.8**	**398,419**	**448,849**	**12.7**

2.4. Number of buildings/structures per compound by LGA

The average number of buildings/structures per compound in each LGA plotted in Figure 2.4 shows a countrywide pattern of decline over the inter-censal period 2003-2013. This statistic should however be treated with caution because of confounding variables including age of buildings, size of allotments and tenure patterns. Without relevant data or deeper analysis, there is no way to determine if differences are caused by one, two, or more independent variables. Computationally larger drops in the Buildings/Compound ratio outside of Banjul, Kanifing and Brikama LGAs, may also suggest a location factor at play. Certainly lower density housing development in new compounds will bring the pre-existing average down.

Figure 2.4: Inter-comparison of building / compound ratios in 2003 and 2013 by LGA and residence



2.5. Variables of densification

Densification can be studied from structural or population perspectives. In this regard, housing and population census data are combined to generate information on compound density, building density and occupancy rate.

2.5.1. Building density, occupancy rate and compound populations by LGA

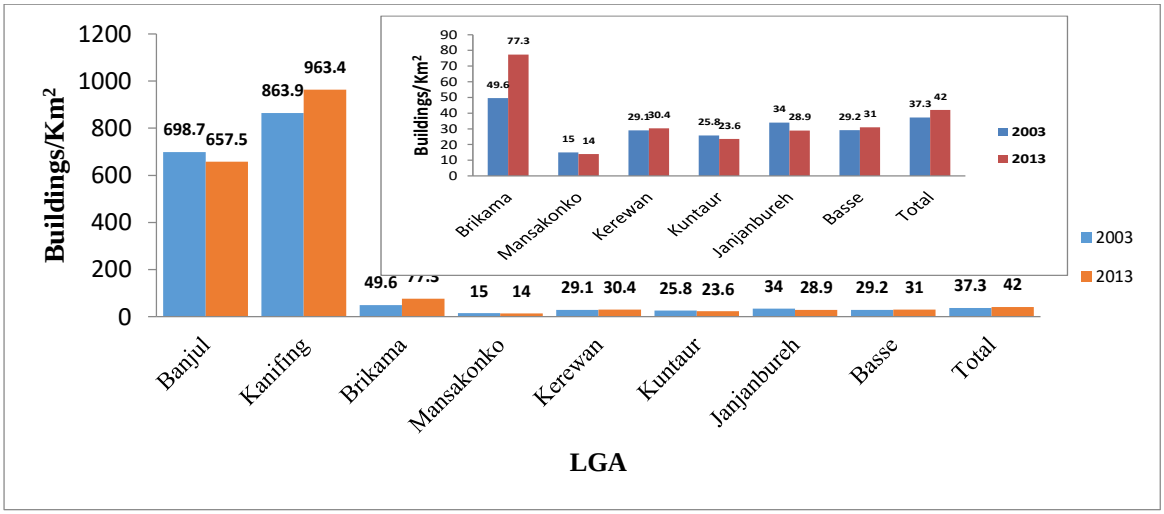
Without making any distinction between building functions, the aggregate number of buildings/structures recorded during the 2013 Housing Census and computed building densities for each LGA are tabulated in Table 2.5.1. The table and the figure show a large and continuing disparity in building densities from 2003 between mostly urban and mostly rural LGAs. Whilst Banjul and Kanifing have on average several hundred buildings/structures per Km^2, corresponding values in dominantly rural LGAs fall between 10 and 80 buildings/Km^2.

Table 2.5.1: Building density by LGA in 2003 and 2013

LGA	Area (Km^2)	2003		2013	
		Buildings	Buildings/Km^2	Buildings	Buildings/Km^2
Banjul	12	8,384	698.7	7,890	657.5
Kanifing	76	65,654	863.9	73,217	963.4
Brikama	1,764	87,511	49.6	136,299	77.3
Mansakonko	1,618	24,327	15.0	22,707	14.0
Kerewan	2,255	65,724	29.1	68,559	30.4
Kuntaur	1,467	37,780	25.8	34,637	23.6
Janjanbureh	1,428	48,507	34.0	41,287	28.9
Basse	2,070	60,532	29.2	64,253	31.0
Total	**10,690**	**398,419**	**37.3**	**448,849**	**42.0**

Figure 2.5.1 shows a large disparity in building densities in LGAs across the country, with some degree of uniformity between Banjul and Kanifing on one hand and other LGAs on the other. On an LGA-by-LGA basis, changes during the inter-censal period 2003 and 2013 are mixed. On one extreme, building density in Brikama increased from 49.6 to 77.3 buildings/Km^2 (55.8 per cent increase), and on the other extreme building density in Janjanbureh dropped from 34.0 to 28.9 (14.9 per cent decrease). Minimum inter-temporal change occurred in Kerewan (+4.3 per cent) and Banjul (– 5.9 per cent).

Figure 2.5.1: Inter-comparison of building density computed for various spatial units from 2003 and 2013 housing census data. Inset shows data for spatial units with values below 80 buildings/km2



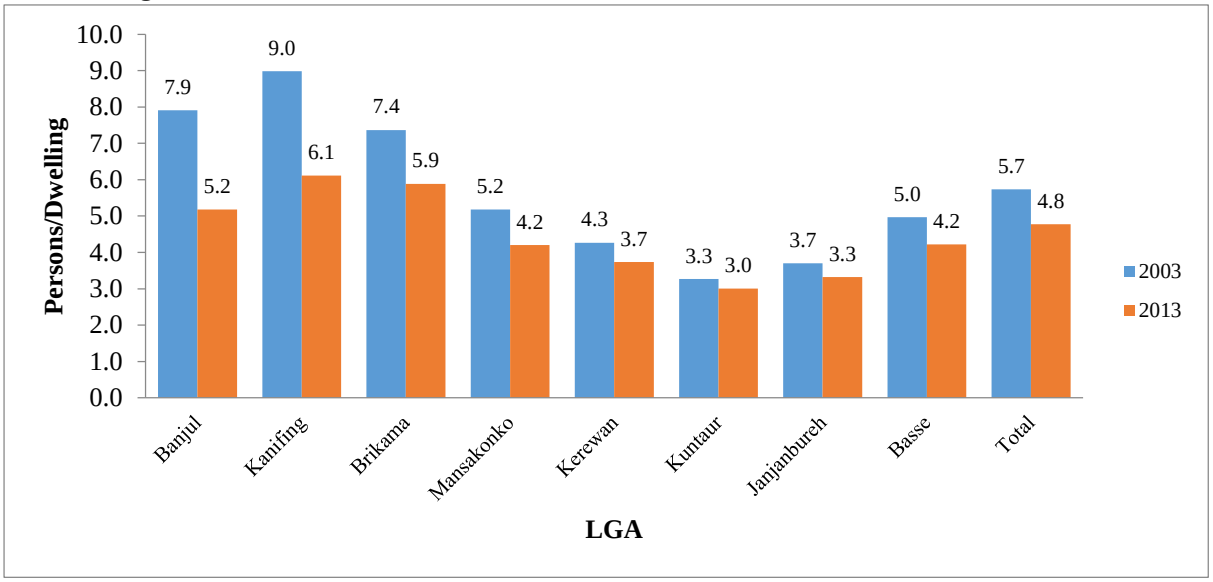
Data for occupancy rates defined as the number of persons per dwelling are reported in Table 2.5.2. Considering that both population size and building inventories are dynamic variables, computed changes in this statistics by LGA from 2003 to 2013 is influenced by net population growth and rate of increase in housing stock. Figure 2.5.2 depicts a universal drop in occupancy rates most likely caused by housing development outpacing population growth.

Table 2.5.2: Occupancy rates of dwellings by LGA in 2003 and 2013

LGA	2003			2013		
	Dwellings	Persons	Occupancy rate	Dwellings	Persons	Occupancy rate
Banjul	4,433	35,061	7.9	5,991	31,054	5.2
Kanifing	35,919	322,735	9.0	61,714	377,137	6.1
Brikama	52,886	389,594	7.4	117,207	689,519	5.9
Mansakonko	13,940	72,167	5.2	19,285	81,042	4.2
Kerewan	40,525	172,835	4.3	58,895	219,979	3.7
Kuntaur	24,030	78,491	3.3	32,079	96,289	3.0
Janjanbureh	28,968	107,212	3.7	37,440	124,241	3.3
Basse	36,727	182,586	5.0	56,173	237,156	4.2
Total	**237,428**	**1,360,681**	**5.7**	**388,784**	**1,857,181**	**4.8**

Note: Occupancy rate= Persons/Dwelling. Data on dwellings are extracted from Table 13 on functional use of buildings

Figure 2.5.2: Inter-comparison of occupancy rate computed for various spatial units from 2003 and 2013 housing census data



The number of persons per compound which provides additional information is shown in Table 2.5.3. With reference to building densities within LGAs, a clear divide can be seen between LGAs with the highest number of persons per compound (i.e. Kanifing, Banjul and Brikama) and the remaining LGAs. Apart from Banjul and Kanifing, which are entirely urban, the number of persons per compound is higher in the rural than in the urban areas. Basse LGA exhibited the highest disparity between urban (7.6 persons per compound) and rural (22.5 persons per compound).

Table 2.5.3: Persons per compound by LGA

LGA	Number of Compounds	Number of Persons	Number of Persons per compound	Number of Persons per compound	Number of Persons per compound
			Urban	Rural	Total
Banjul	2,398	31,054	12.9	0.0	12.9
Kanifing	25,438	377,134	14.8	0.0	14.8
Brikama	63,021	688,744	7.9	17.8	10.9
Mansakonko	6,383	81,042	11.3	13.1	12.7
Kerewan	16,966	220,080	11.6	13.4	13.0
Kuntaur	7,951	96,703	6.1	12.8	12.1
Janjanbureh	9,681	125,204	10.7	13.4	12.8
Basse	13,242	237,220	7.6	22.5	17.9
Total	**145,080**	**1,857,181**	**10.4**	**16.0**	**12.8**

CHAPTER 3: CHARACTERISTICS OF BUILDINGS/STRUCTURES

3.1. Distribution of the number of rooms in buildings/structures by LGA and residence

Information on the subdivision of buildings/structures into multiple rooms or preservation as single rooms is shown in Table 3.1.

In The Gambia, 2 in every 5 buildings were one-room structures. In Banjul, Kanifing and Brikama, 1-room buildings/structures constitute approximately 22–27 per cent of building stock. Comparative figures for Mansakonko (39.2 per cent) and Kerewan (43.5 per cent) are quite close to the national average of 40.3 per cent, in sharp contrast to values recorded for Kuntaur, Janjanbureh and Basse, were around 65 per cent. At the other extreme, highly segmented, seemingly large buildings/structures (>20 rooms) constitute less than 4 per cent of building stock in any of the LGAs, and less than 1.5 per cent nationally. Specifically, the largest concentration of buildings/structures in the latter category is found in Kanifing where they represent 3.5 per cent of building stock.

The data further shows that 1-room buildings/structures constitute more than half (54.5 per cent) of the rural building stock whilst a quarter constitutes the urban building stock. Apparently, it can be seen from the data that buildings/structures with multiple rooms are commonly found in the urban areas compared to the rural areas.

Table 3.1: Percentage distribution of buildings/structures by number of rooms, LGA and residence

	Number of Rooms								
	1 Room	**2 Rooms**	**3 Rooms**	**4 Rooms**	**5 Rooms**	**6 -9 Rooms**	**10-19 Rooms**	**20-49 Rooms**	**50+ Rooms**
LGA									
Banjul	26.5	15.9	11.6	10.1	8.2	18.1	7.9	1.6	0.1
Kanifing	22.3	12.3	8.2	7.5	6.5	23.0	16.7	3.4	0.1
Brikama	22.5	12.0	8.3	8.3	7.3	24.6	15.4	1.6	0.0
Mansakonko	39.2	11.7	7.4	7.5	6.3	19.7	7.8	0.4	0.0
Kerewan	43.5	16.8	9.0	7.8	5.3	13.4	4.1	0.2	0.0
Kuntaur	65.5	14.4	6.0	4.0	2.5	5.3	2.1	0.1	0.0
Janjanbureh	64.2	11.2	5.9	4.4	3.1	7.9	3.0	0.2	0.0
Basse	65.8	7.5	4.5	3.6	2.7	8.2	7.4	0.4	0.0
Residence									
Urban	25.0	12.6	8.3	7.7	6.7	22.4	15.1	2.2	0.1
Rural	54.5	12.0	6.6	5.7	4.1	11.5	5.2	0.2	0.0
Total	**40.3**	**12.3**	**7.4**	**6.7**	**5.4**	**16.8**	**10.0**	**1.2**	**0.0**

Notwithstanding, data from Table 3.1 above, illustrated in Figure 3.1, show that regional distribution of rooms per building structure follow a similar pattern, though with noticeable scale differences.

Figure 3.1: Percentage distribution of buildings/structures per number of rooms for selected LGAs

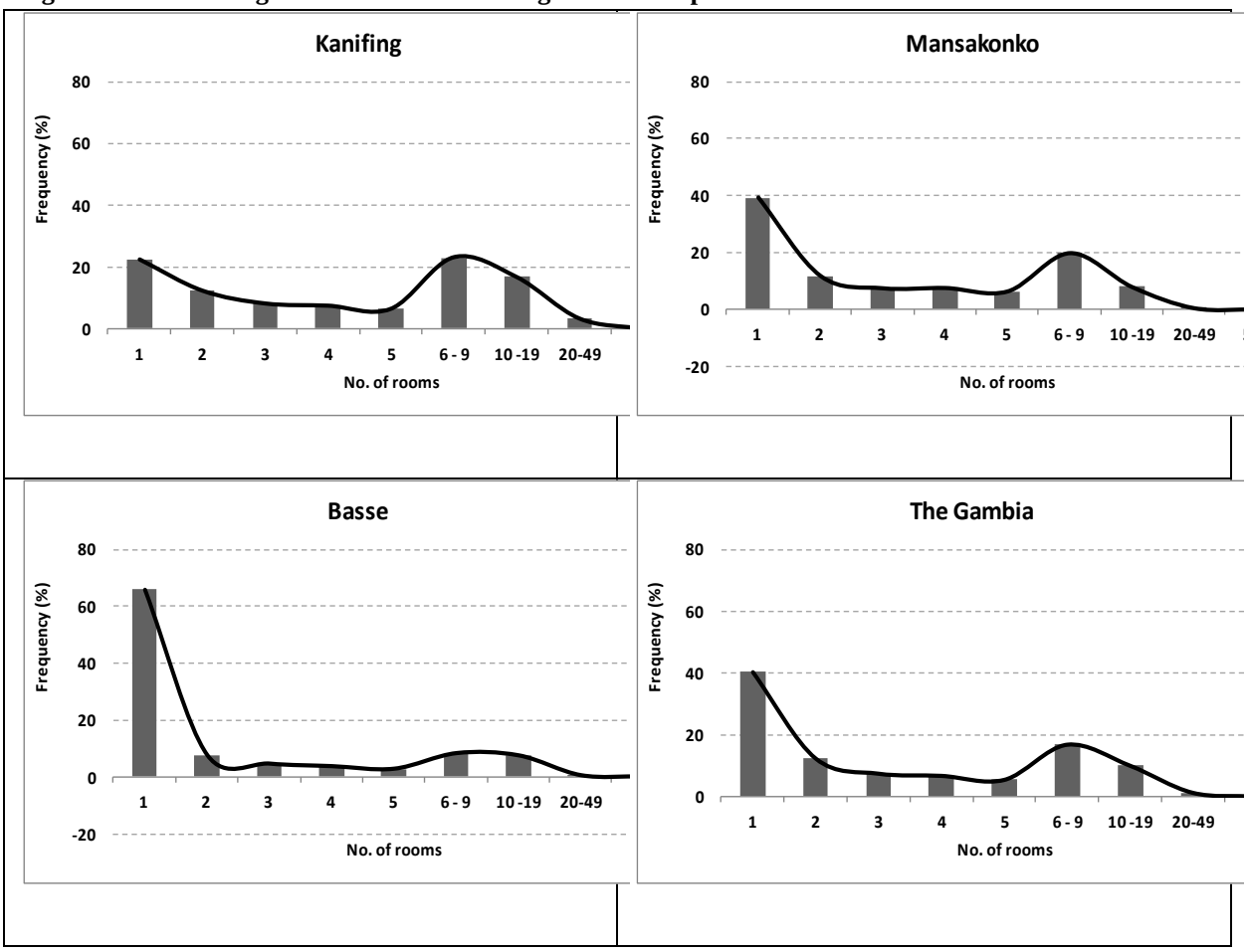


Figure 3.1 shows that Basse has the highest and Kanifing the lowest percentage of 1-room structures. Conversely, Kanifing, compared with Basse, has a much higher percentage of buildings/structures with 6 rooms and above. Mansakonko has a profile midway between these two LGAs and closely matches the national average.

It is worth noting that slightly more than half (54.5 per cent) of all buildings/structures in the rural areas are 1-room structures, whilst the number of similar structures is 25.0 per cent in the urban areas. In the same vein, buildings/structures with 5 rooms or less account for 60.3 per cent and 82.9 per cent of buildings/structures in urban and rural settings respectively.

Buildings/structures with more than nine rooms, mostly comprising of multi-storey buildings, school blocks, office blocks, industrial facilities, recreational facilities, comprise of 17.4 per

cent and 5.4 per cent of building stock in urban and rural areas respectively, and 11.2 per cent on a national scale.

3.2. Construction materials used in buildings/structures

This part of the report examines the type of building materials used for the construction of walls, roofs and floors of existing building structures.

3.2.1. Exterior walls

Data and descriptive statistics related to buildings/structures, and specifically to the type of construction material used in their exterior walls, collected in the 2013 Population and Housing Census, are shown in Table 3.2.1 below.

Compared to the 2003 census, the data showed a decline for the use of Mud/Krinting as material of wall from 66.4 per cent to 50.7 per cent. Also, the use of cement has increased from 30.1 per cent in 2003 to 46.3 per cent in 2013. This indicates an improvement in the state of wellbeing of the people in terms of housing conditions over the 2003-2013 inter-censal period.

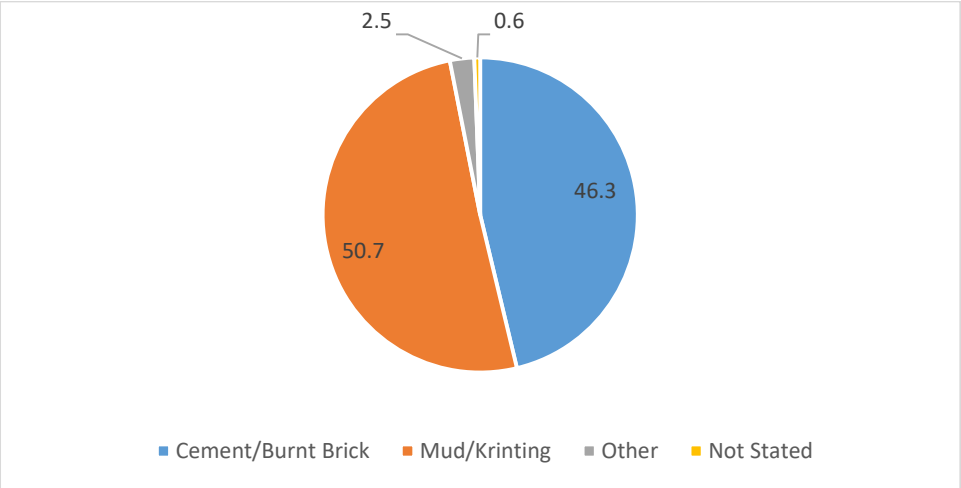
At LGA level, use of Cement/Burnt Bricks was lowest in Kuntaur (14.6 per cent) and peaked at 86.4 per cent in Kanifing. With regards to Mud/Krinting walled buildings/structures, the proportion was highest in Kuntaur (84.0 per cent) and lowest in Kanifing (8.4 per cent).

Table 3.2.1: Counts and percentages distribution of buildings/structures by material of exterior wall, LGA and residence

	Cement/Burnt Brick		Mud/Krinting		Other		NS		All Materials	
	Count	per cent	Count	per cent	Count	per cent	Count	per cent	Count	per cent
LGA										
Banjul	6,223	78.9	946	12.0	709	9.0	12	0.2	7,890	100.0
Kanifing	63,256	86.4	6,140	8.4	3,295	4.5	526	0.7	73,217	100.0
Brikama	77,330	56.7	54,199	39.8	3,580	2.6	1,190	0.9	136,299	100.0
Mansakonko	5,279	23.2	16,726	73.7	599	2.6	103	0.5	22,707	100.0
Kerewan	19,639	28.6	46,657	68.1	2,014	2.9	249	0.4	68,559	100.0
Kuntaur	5,064	14.6	29,110	84.0	253	0.7	210	0.6	34,637	100.0
Janjanbureh	8,286	20.1	32,621	79.0	233	0.6	147	0.4	41,287	100.0
Basse	22,663	35.3	41,041	63.9	338	0.5	211	0.3	64,253	100.0
Residence										
Urban	159,187	72.5	51,180	23.3	7,480	3.4	1704	0.8	219,551	100.0
Rural	48,553	21.2	176,260	76.9	3,541	1.5	944	0.4	229,298	100.0
Total	**207,740**	**46.3**	**227,440**	**50.7**	**11,021**	**2.5**	**2,648**	**0.6**	**448,849**	**100.0**

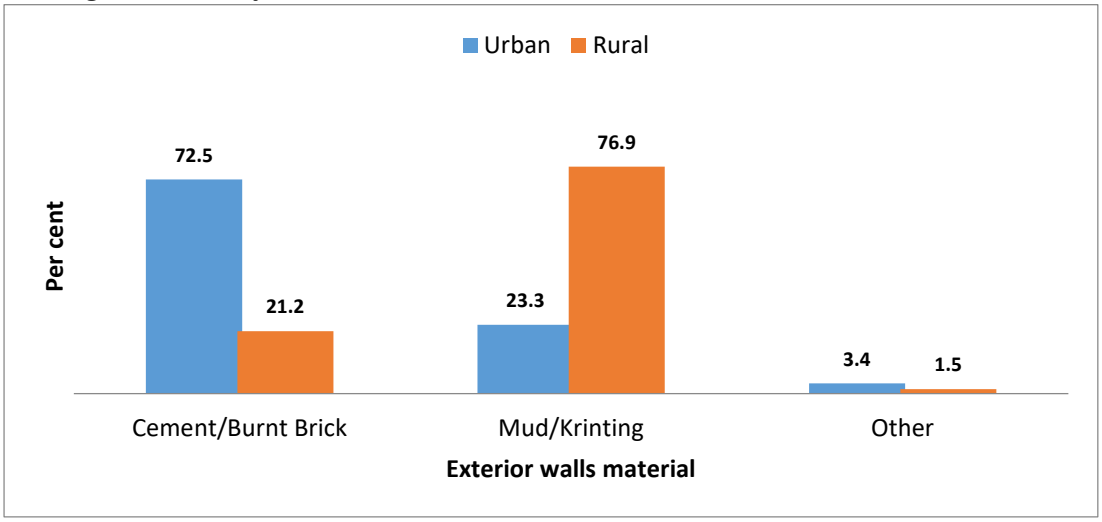
Figure 3.2.1A shows that majority of buildings in The Gambia, the materials of the exterior walls are made of mud/krinting (50.7 per cent) and 46.3 per cent of the building/structures was made of cement/burnt bricks.

Figure 3.2.1A: Percentage distribution of buildings/structures by material of exterior wall



Analysis of the data by residence shows that 72.5 per cent of buildings/structures in the urban areas had cement block walls and 76.9 per cent of buildings/structures in the rural areas had Mud/Krinting walls. In the rural areas, 21.2 per cent of buildings/structures had cement block walls and the corresponding figure for the urban areas was 72.5 per cent.

Figure 3.2.1B: Percentage distribution of construction materials used in exterior walls of buildings/structures by residence



3.2.2. Construction material of roofs

Number and percentage of roof construction materials recorded in the 2013 Housing and Population Census are shown in Table 3.2.2 below.

In 2013, majority of the buildings/structures used corrugated Iron/Asbestos sheets as roofing material (69.3 per cent), whilst 25.3 per cent used grass or palm leaves or thatch as roofing material. Concrete and Roof Tiles accounted for only 2.8 per cent and 0.2 per cent respectively.

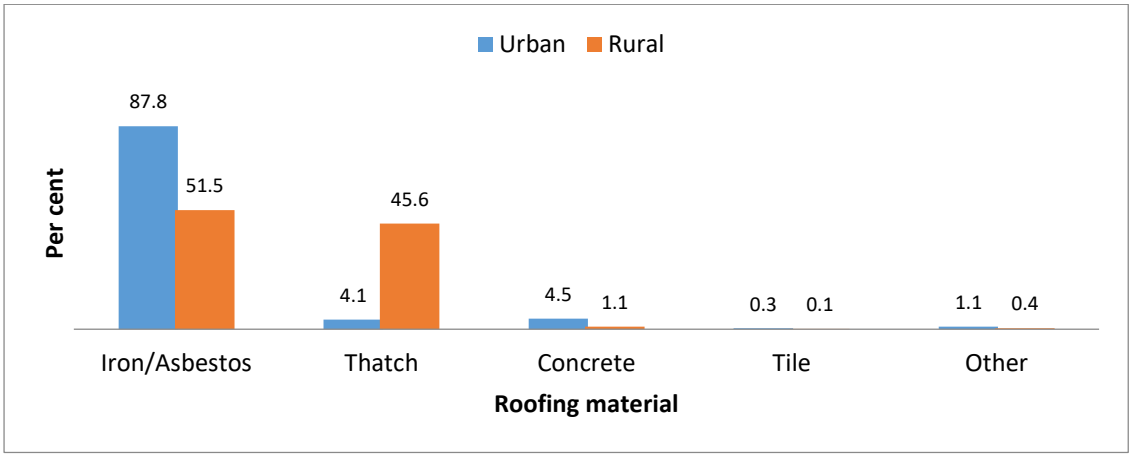
Table 3.2.2: Distribution of buildings/structures by roofing material

	Iron/Asbestos		Thatch		Concrete		Tiles		Other		NS		All materials
	count	per cent	count	per cent	count	per cent	Count	per cent	Count	per cent	Count	per cent	Count
LGA													
Banjul	6,858	86.9	91	1.2	668	8.5	74	0.9	162	2.1	37	0.5	7,890
Kanifing	64,956	88.7	725	1.0	4,809	6.6	411	0.6	1,010	1.4	1,306	1.8	73,217
Brikama	121,800	89.4	5,114	3.8	3,966	2.9	300	0.2	1,439	1.1	3,680	2.7	136,299
Mansakonko	17,004	74.9	5,193	22.9	237	1.0	19	0.1	66	0.3	188	0.8	22,707
Kerewan	48,450	70.7	18,662	27.2	666	1.0	34	0.0	260	0.4	487	0.7	68,559
Kuntaur	10,173	29.4	23,005	66.4	528	1.5	15	0.0	148	0.4	768	2.2	34,637
Janjanbureh	15,111	36.6	25,121	60.8	505	1.2	14	0.0	111	0.3	425	1.0	41,287
Basse	26,541	41.3	35,658	55.5	1,072	1.7	38	0.1	320	0.5	624	1.0	64,253
Residence													
Urban	192,737	87.8	8,914	4.1	9,930	4.5	762	0.3	2,497	1.1	4,711	2.1	219,551
Rural	118,156	51.5	104,655	45.6	2,521	1.1	143	0.1	1,019	0.4	2,804	1.2	229,298
Total	**310,893**	**69.3**	**113,569**	**25.3**	**12,451**	**2.8**	**905**	**0.2**	**3,516**	**0.8**	**7,515**	**1.7**	**448,849**

The use of iron/asbestos[3] sheets as roofing is 86.9 per cent, 88.7 per cent and 89.4 per cent in Banjul, Kanifing and Brikama LGAs respectively. Conversely, the use of thatched roofing is highest in Kuntaur which recorded the lowest frequency of buildings/structures with iron/asbestos roofing. Concrete is used as main construction material in 6.6 per cent and 8.5 per cent of buildings/structures in Banjul and Kanifing respectively. In sum, the three roofing materials cited account for over 96 to 99 per cent of all roof types across all LGAs, underscoring the rare use of other alternatives.

[3] It should be noted that, most roofs made of Iron/Asbestos material are actually made of corrugated iron only, as use of asbestos is gradually becoming a thing of the past.

Figure 3.2.2: Percentage distribution of roofing materials used for buildings/structures by residence



Analysis of the data by residence mirrors the dominant presence of iron/asbestos roofing material in Banjul, Kanifing and Brikama, and comparatively higher presence of thatched building roofing material in the rural areas.

3.2.3. Flooring material

Data on the frequency of use of specific flooring materials in buildings/structures enumerated during the 2013 Housing and Population Census are shown in Table 3.2.3 below.

At the national level, 46.1 per cent of the buildings/structures have cement/concrete flooring. In parallel, 40.7 per cent have sand flooring, 11.3 per cent tiles and less than 1.0 per cent wooden flooring material. Cement/concrete flooring was mostly found in Banjul, Kanifing and Brikama. Additionally, Banjul, Kanifing and Brikama constitute the three top LGAs with highest density of buildings/structures using tiles as floor materials.

Table 3.2.3: Percentage distribution of buildings/structures by flooring material, LGA and residence

	Sand		Cement/ Concrete		Tiles		Wood		Other		NS		All materials
	Count	per cent	count	per cent	count	per cent	Count	per cent	count	per cent	count	per cent	Count
LGA													
Banjul	396	5.0	4,971	63.0	2,278	28.9	38	0.5	181	2.3	26	0.3	7,890
Kanifing	8,053	11.0	39,338	53.7	24,004	32.8	645	0.9	356	0.5	821	1.1	73,217
Brikama	36,087	26.5	75,599	55.5	20,856	15.3	536	0.4	733	0.5	2,488	1.8	136,299
Mansakonko	11,542	50.8	10,367	45.7	430	1.9	178	0.8	38	0.2	152	0.7	22,707
Kerewan	36,272	52.9	29,884	43.6	1,561	2.3	266	0.4	142	0.2	434	0.6	68,559
Kuntaur	25,321	73.1	8,464	24.4	248	0.7	29	0.1	112	0.3	463	1.3	34,637
Janjanbureh	29,229	70.8	11,265	27.3	338	0.8	27	0.1	43	0.1	385	0.9	41,287
Basse	35,806	55.7	26,964	42.0	851	1.3	60	0.1	186	0.3	386	0.6	64,253
Residence													
Urban	37,991	17.3	128,436	58.5	47,474	21.6	1,357	0.6	1,128	0.5	3,165	1.4	219,551
Rural	144,715	63.1	78,416	34.2	3,092	1.3	422	0.2	663	0.3	1,990	0.9	229,298
Total	**182,706**	**40.7**	**206,852**	**46.1**	**50,566**	**11.3**	**1,779**	**0.4**	**1,791**	**0.4**	**5,155**	**1.1**	**448,849**

Analysis of the data by residence shows that the use of the following flooring materials: cement/concrete (58.5 per cent), tiles (21.6 per cent) and wood (0.6 per cent) was comparatively higher in the urban than in the rural areas whilst for sand, the proportion was higher in the rural areas. The proportion range from 5.0 per cent in Banjul to 73.1 per cent in Kuntaur.

3.3. Permanency of structures

Three broad categories are employed i.e. permanent, semi-permanent and non-permanent structures. Working definitions of these are provided earlier in the report under Concepts and Definitions.

Table 3.3A shows the number of buildings/structures by permanency status across LGAs, the data shows that Brikama had the highest number of permanent buildings (73,858) and Banjul had the lowest number (6,083). For semi-permanent and non-permanent buildings, Brikama had the highest numbers and Banjul the lowest.

Table 3.3A: Number of buildings/structures by permanency status and LGA

LGA	Permanent	Semi-Permanent	Non-Permanent	NS	All Categories
Banjul	6,083	999	8	800	7,890
Kanifing	61,467	6,556	91	5,103	73,217
Brikama	73,858	50,155	4,104	8,182	136,299
Mansakonko	5,113	11,730	4,996	868	22,707
Kerewan	18,869	29,214	17,754	2,722	68,559
Kuntaur	4,145	7,148	22,201	1,143	34,637
Janjanbureh	6,887	9,847	23,787	766	41,287
Basse	20,375	8,940	33,665	1,273	64,253
Total	**196,797**	**124,589**	**106,606**	**20,857**	**448,849**

The largest number of permanent buildings/structures (37.5 per cent) is found in Brikama, closely followed by Kanifing (31.2 per cent). Together these two LGAs account for 68.7 per cent of permanent buildings/structures. At the other end of the spectrum, Kuntaur features the least number of permanent buildings/structures (2.1 per cent). Brikama has the highest proportion of semi-permanent structures/buildings (40.3 per cent) whilst Basse has the highest proportion (31.6 per cent) of non-permanent buildings/structures. Kuntaur and Janjanbureh LGAs ranking second and third, and collectively accounting for 3 out of 4 buildings/structures in this category country-wide. (Table 3.3B)

Table 3.3B: Percentage distribution of building stock by permanency status and LGA

LGA	Permanent	Semi-Permanent	Non-Permanent	NS
Banjul	3.1	0.8	0.0	3.8
Kanifing	31.2	5.3	0.1	24.5
Brikama	37.5	40.3	3.8	39.2
Mansakonko	2.6	9.4	4.7	4.2
Kerewan	9.6	23.4	16.7	13.1
Kuntaur	2.1	5.7	20.8	5.5
Janjanbureh	3.5	7.9	22.3	3.7
Basse	10.4	7.2	31.6	6.1
Total	**100.0**	**100.0**	**100.0**	**100.0**

Table 3.3C shows that at the national level, 43.8 per cent of buildings/structures were permanent in terms of durability. Semi-permanent structures accounted for 27.8 per cent whilst non-permanent structures make up 23.8 per cent of all structures.

The results show a reduction of the non-permanent buildings/structures from 38.3 per cent in 2003 to 23.8 per cent in 2013 and an increase in permanent structures/buildings/structures from 29.0 per cent in 2003 to 43.8 per cent in 2013.

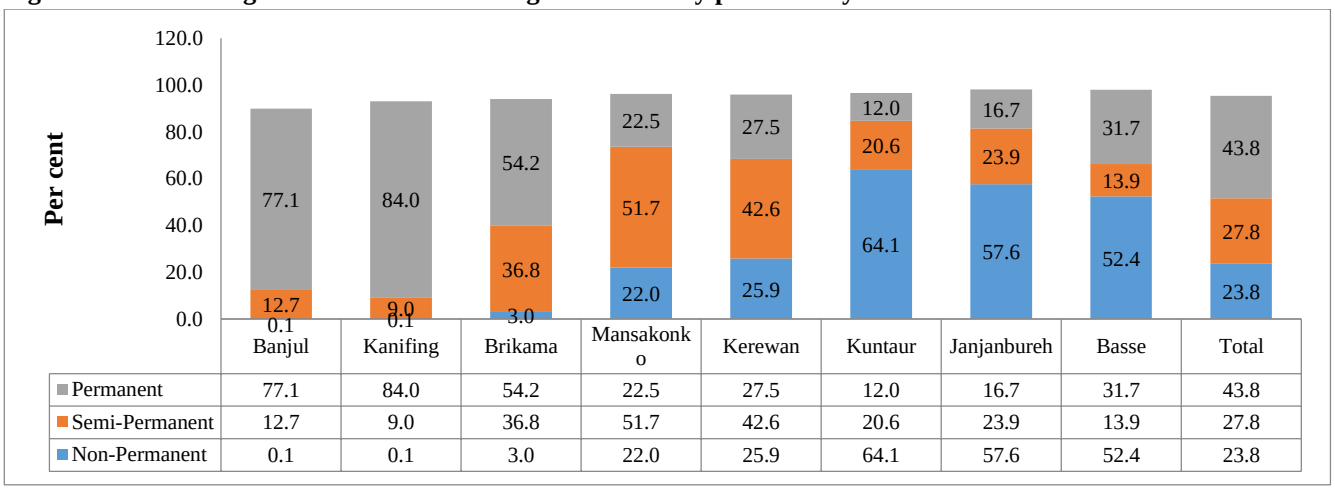
Table 3.3C: Percentage distribution of buildings/structures by permanency status and LGA, 2003 and 2013

	Permanent		Semi-Permanent		Non-Permanent		NS	
	Census Years							
	2003	2013	2003	2013	2003	2013	2003	2013
LGA								
Banjul	71.7	77.1	16.3	12.7	0.3	0.1	12.0	10.1
Kanifing	74.9	84.0	15.0	9.0	3.4	0.1	6.7	7.0
Brikama	33.6	54.2	48.8	36.8	12.7	3.0	5.0	6.0
Mansakonko	11.9	22.5	48.0	51.7	37.2	22.0	2.8	3.8
Kerewan	13.8	27.5	37.8	42.6	45.6	25.9	2.8	4.0
Kuntaur	6.3	12.0	18.8	20.6	72.5	64.1	2.3	3.3
Janjanbureh	9.0	16.7	20.7	23.9	66.6	57.6	3.7	1.9
Basse	20.2	31.7	10.7	13.9	66.9	52.4	2.2	2.0
Total	**29.0**	**43.8**	**28.6**	**27.8**	**38.3**	**23.8**	**4.1**	**4.6**

Figure 3.3 below shows that Banjul and Kanifing each had a proportion of 'permanent' buildings/structures above 75.0 per cent, that is, 3 out of 4 buildings/structures. Followed by Brikama and Basse with 54.2 per cent and 31.7 per cent respectively. The census results show that Mansakonko had the highest number of semi-permanent structures followed by Kerewan. The proportion of semi-permanent structures was lowest in Banjul and Kanifing. Again Kuntaur has the highest proportion of non-permanent structures followed by Janjanbureh and then Basse.

The data, compared to the 2003 census, shows a remarkable increase in the proportion of permanent structures. On the other hand, the proportion of non-permanent structures has decreased from 38.3 per cent in 2003 to 23.8 per cent in 2013.

Figure 3.3: Percentage distribution of buildings/structures by permanency status and LGA



	Banjul	Kanifing	Brikama	Mansakonko	Kerewan	Kuntaur	Janjanbureh	Basse	Total
Permanent	77.1	84.0	54.2	22.5	27.5	12.0	16.7	31.7	43.8
Semi-Permanent	12.7	9.0	36.8	51.7	42.6	20.6	23.9	13.9	27.8
Non-Permanent	0.1	0.1	3.0	22.0	25.9	64.1	57.6	52.4	23.8

3.4.Functional uses of buildings/structures

Data relating to the functional uses of buildings/structures enumerated in the 2013 Population and Housing Census is presented in Table 3.4A below.

Table 3.4A shows the numbers of the 12 defined functional uses of buildings, and the proportions are presented in Table 3.4B below.

Table 3.4A: Number of buildings/structures across the country associated with specific functional uses

	Functional use of buildings												
	I	**II**	**III**	**IV**	**V**	**VI**	**VII**	**VIII**	**IX**	**X**	**XI**	**XII**	**ALL**
LGA													
Banjul	5,992	783	39	32	5	133	92	87	14	11	314	388	7,890
Kanifing	61,720	4,151	206	619	231	1,027	199	541	31	60	390	4,042	73,217
Brikama	117,222	4,133	115	415	507	1,855	256	1,548	81	81	858	9,228	136,299
Mansakonko	19,285	561	4	81	20	450	128	342	10	23	260	1,543	22,707
Kerewan	58,897	1,723	42	137	102	822	234	760	26	51	674	5,091	68,559
Kuntaur	32,079	406	61	52	66	194	104	223	5	6	304	1,137	34,637
Janjanbureh	37,441	589	12	22	8	344	149	361	8	6	285	2,062	41,287
Basse	56,176	1,516	20	11	74	545	196	470	27	20	406	4,792	64,253
Residence													
Urban	185,652	10,078	369	1087	728	2,852	657	1,973	132	179	2,162	13,682	219,551
Rural	203,160	3,784	130	282	285	2,518	701	2,359	70	79	1,329	14,601	229,298
Total	**388,812**	**13,862**	**499**	**1,369**	**1,013**	**5,370**	**1,358**	**4,332**	**202**	**258**	**3,491**	**28,283**	**448,849**

Key to column data:

I =Residential, II = Business, III = Industry, IV = Hotel/Restaurant, V = Construction, VI= Education, VII = Health, VIII= Religion, IX= Recreation, X = Transport/Comm., XI = Government/Public Service, XII = Other.

In effect, buildings/structures used for residential purposes represent about 87 per cent of the country's building stock, whereas those used for businesses and commerce add up to just over 3 per cent of buildings/structures. Leaving aside unidentified uses, educational (1.2 per cent) and health (0.3 per cent) uses are ranked third and seventh respectively.

Table 3.4B: Percentage distribution of building stock by Functional Use by LGA and residence

	Functional use of buildings												
	I	**II**	**III**	**IV**	**V**	**VI**	**VII**	**VIII**	**IX**	**X**	**XI**	**XII**	**ALL**
LGA													
Banjul	1.3	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	1.8
Kanifing	13.8	0.9	0.0	0.1	0.1	0.2	0.0	0.1	0.0	0.0	0.1	0.9	16.3
Brikama	26.1	0.9	0.0	0.1	0.1	0.4	0.1	0.3	0.0	0.0	0.2	2.1	30.4
Mansakonko	4.3	0.1	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.1	0.3	5.1
Kerewan	13.1	0.4	0.0	0.0	0.0	0.2	0.1	0.2	0.0	0.0	0.2	1.1	15.3
Kuntaur	7.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.3	7.7
Janjanbureh	8.3	0.1	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.1	0.5	9.2
Basse	12.5	0.3	0.0	0.0	0.0	0.1	0.0	0.1	0.0	0.0	0.1	1.1	14.3
Residence													
Urban	41.4	2.2	0.1	0.2	0.2	0.6	0.1	0.4	0.0	0.0	0.5	3.0	48.9
Rural	45.3	0.8	0.0	0.1	0.1	0.6	0.2	0.5	0.0	0.0	0.3	3.3	51.1
Total	**86.6**	**3.1**	**0.1**	**0.3**	**0.2**	**1.2**	**0.3**	**1.0**	**0.0**	**0.1**	**0.8**	**6.3**	**100.0**

Key to column data:

I =Residential, II = Business, III = Industry, IV = Hotel/Restaurant, V = Construction, VI= Education, VII = Health, VIII= Religion, IX= Recreation, X = Transport/Communications., XI = Government/Public Service, XII = Other

The data in Table 3.4C shows a pattern quite similar to the functional use of buildings/structures seen from a national perspective. Amongst LGAs, Kuntaur has the highest percentage (92.6 per cent) of buildings/structures used for residential purposes and Banjul the least (75.9 per cent). Banjul has the highest percentage of structures (9.9 per cent) use for business purposes and Kuntaur had the lowest (1.2 per cent).

Table 3.4C: Percentage distribution of buildings/structures by Functional use by LGA

	Functional Use												
	I	**II**	**III**	**IV**	**V**	**VI**	**VII**	**VIII**	**IX**	**X**	**XI**	**XII**	**Total**
LGA													
Banjul	75.9	9.9	0.5	0.4	0.1	1.7	1.2	1.1	0.2	0.1	4.0	4.9	100.0
Kanifing	84.3	5.7	0.3	0.8	0.3	1.4	0.3	0.7	0.0	0.1	0.5	5.5	100.0
Brikama	86.0	3.0	0.1	0.3	0.4	1.4	0.2	1.1	0.1	0.1	0.6	6.8	100.0
Mansakonko	84.9	2.5	0.0	0.4	0.1	2.0	0.6	1.5	0.0	0.1	1.1	6.8	100.0
Kerewan	85.9	2.5	0.1	0.2	0.1	1.2	0.3	1.1	0.0	0.1	1.0	7.4	100.0
Kuntaur	92.6	1.2	0.2	0.2	0.2	0.6	0.3	0.6	0.0	0.0	0.9	3.3	100.0
Janjanbureh	90.7	1.4	0.0	0.1	0.0	0.8	0.4	0.9	0.0	0.0	0.7	5.0	100.0
Basse	87.4	2.4	0.0	0.0	0.1	0.8	0.3	0.7	0.0	0.0	0.6	7.5	100.0
Residence													
Urban	84.6	4.6	0.2	0.5	0.3	1.3	0.3	0.9	0.1	0.1	1.0	6.2	100.0
Rural	88.6	1.7	0.1	0.1	0.1	1.1	0.3	1.0	0.0	0.0	0.6	6.4	100.0
Total	**86.6**	**3.1**	**0.1**	**0.3**	**0.2**	**1.2**	**0.3**	**1.0**	**0.0**	**0.1**	**0.8**	**6.3**	**100.0**

Key to column data:

I =Residential, II = Business, III = Industry, IV = Hotel/Restaurant, V = Construction, VI= Education, VII = Health, VIII= Religion, IX= Recreation, X = Transport/Communications., XI = Government/Public Service, XII = Other.

3.5. Tenure patterns of buildings/structures used for residential purposes

Statistics on residential use of buildings in Table 3.5, disaggregated by type of tenure, are presented in Table 3.5. It is worth noting that the proportion of rented property in Banjul specifically, is almost four times the national average.

Table 3.5 shows that the owner-occupied type of tenure is most pronounced in Kuntaur (90.4 per cent) and down to a minimum in Banjul (32.3 per cent). Banjul, Kanifing and Brikama LGAs also feature lower than average proportions of owner-occupied dwellings. Banjul, Kanifing and Brikama have the highest proportions of rented properties which shows an inverse linear relationship with owner-occupied dwellings.

Also, as expected, the proportion of owner-occupied type of tenure is higher in the rural areas (86.1 per cent) whilst the proportions of rented and mixed occupancy are higher in the urban areas (16.0 per cent and 10.6 per cent respectively).

Table 3.5: Percentage distribution of buildings/structures by LGA and tenure of accommodation

	Tenure of Accommodation			All Residential
	Owner-occupied	Rent	Mixed	
LGA				
Banjul	32.3	33.2	10.5	75.9
Kanifing	46.7	21.6	16.0	84.3
Brikama	68.9	9.8	7.3	86.0
Mansakonko	78.7	3.4	2.8	84.9
Kerewan	80.1	3.8	2.1	85.9
Kuntaur	90.4	1.3	0.9	92.6
Janjanbureh	88.0	2.0	0.7	90.7
Basse	83.4	3.4	0.7	87.4
Residence				
Urban	58.0	16.0	10.6	84.6
Rural	86.1	1.6	1.0	88.6
Total	**72.3**	**8.6**	**5.7**	**86.6**

CHAPTER 4: CONCLUSION

Information on compounds and buildings/structures are highly useful socio-economic indicators. The type of buildings/structures is at times used as proxy indicator for social wellbeing of the population. The interrelationships within compounds, buildings/structures, households, land size and persons also give an insight supply and demand for housing and construction.

In general, there was an increase in the number of compounds in The Gambia in 2013 over 2003. This increase was across all LGAs. Also, in total, there was a net increase in the number of buildings/structures in The Gambia in 2013 compared to 2003. But in some LGAs, notably, Janjanbureh, Kuntaur, Mansakonko and Banjul the number of buildings/structures declined between 5.0 per cent and 15.0 per cent over the 2003-2013 inter-censal period.

The relative reduction in the number of compounds and buildings/structures in the respective LGAs, could be attributed to declining population which in some measure was precipitated by migration and comparatively better socio-economic prospects centered around Kanifing and Brikama LGAs. In the case of Banjul in particular, another contributing factor in the decline of buildings/structures is the conversion of the residential areas for expansion of the port.

In 2013, 50.7 per cent and 46.3 per cent of material of walls of buildings/structures in The Gambia were respectively found to be made of Mud/Krinting and Cement Block/Burnt Bricks compared to 66.4 and 30.1 per cent of material of walls of buildings/structures in 2003. Also, the use of Iron/Asbestos material use for roofing increased from 65.1 per cent in 2003 to 69.3 per cent in 2013. This indicates an improvement in the use of relatively more durable housing construction materials over the inter-censal period.

The buildings/structures regarded permanent registered an increase over the inter-censal period, from 29.0 per cent in 2003 to 43.8 per cent in 2013. This again shows marked improvement in permanency of buildings/structures over the inter-censal period.

In general, there seems to have been some improvement in the conditions of housing or buildings/structures in The Gambia over the 2003-2013 inter-censal period. It is hoped that this is a reflection of increased improvement in the social wellbeing of the population and infrastructure in the country over the period under review.

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