

**EVALUATION OF THE SLUM HOUSE UPGRADING
PROGRAMMES**

**A CASE STUDY OF NAIROBI DISTRICT, KIBERA DIVISION IN
KENYA.**

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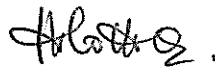
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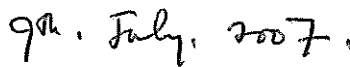


APPROVAL

This dissertation has been submitted with the approval of the supervisor.

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Signature..........

Date:..........

DEDICATION

I dedicate this dissertation to my maternal grandmother and my paternal grandfather.

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I sincerely thank my parents Mr & Mrs. Kimani for their financial, moral and material support they gave me throughout my study period, my siblings Eddy, Fred and Sarah for their prayers and my study group members Evelyn, Fridah, Good luck, Njoki, Irene, Emmah and Liz for the great team work and support we had.

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LIST OF ABBREVIATIONS

CAP	-	Community Action Plans
G.O.K	-	Government of Kenya
C.B.O	-	Community Based Organization
G.T.Z	-	German Technical Corporation
S.T.D.P	-	Small Towns Development Programme
M.L.G	-	Ministry of Local Government
N.G.O	-	Non-Governmental Organisation
N.H.A	-	National Housing Authority
N.L.P.F.P	-	National Land Policy Formation Programme
N.U.P.P.P	-	Nairobi Urban Poverty Partnership Programme
U.N.H	-	United Nations Habitat
U.N.C.H.S	-	United Nations Centre for Human Settlements
P.R.P	-	Poverty Reduction Process
UNICEF	-	United Nations CHildrens Fund
W.H.O	-	World Health Organisation
I.L.O	-	International Labour Organisation
KENSUP	-	Kenya Slum Upgrading Programme Policy
L.A.S	-	Local Authorities
M.C.E	-	Municipal Council of Embu

ABSTRACT

The study is concerned with evaluation of slum house upgrading programmes.

The variables under the study were activities under slum house upgrading programme, levels of community participation and level of community accessibility to the upgraded slum houses.

The supportive respondents consisted of governmental and non-governmental organizations, who were involved in attempting to help solve the problem of informal settlement.

Lack of land was a major contributing factor to mushrooming of informal settlements thus the crowding of large numbers of people in one area which happens to be a small piece of land.

Lack of national housing policy framework has also greatly contributed to proliferation of informal settlement. The policy paper or document should be reviewed from time to time so as to facilitate provision of maximum number of people with adequate shelter and a healthy living environment at the lowest possible cost.

The movement of people from rural areas to urban areas which is also known as rural urban migration has also led to settlement of people in parts of the study area not meant for such kind of living thus resulting in slums or informal settlement.

The main recommendations of the study were that kind matters should be reconsidered in issues pertaining slum house upgrading.

The community members should also be involved in looking for ways to improve slum houses and in making decisions which affect them.

CHAPTER ONE

INTRODUCTION

1.0 Background

There are several meanings of slums but in Kenya, they are also referred to as informal settlements and shatter settlements. Elsewhere in the world, they are equated to shanty towns, neighborhoods and ghettos. (Roger O. Matara 2002)

Slums are settlements which have not been planned and lack of official recognition and basic infrastructure services. These settlements are either on public or private land. All the informal settlements apparently enjoy unofficial recognition which has perpetuated their existences and expansion over the years. (D.L Mshila 2002).

In most developing countries the poor have few or no opportunities to acquire a house through conventional housing scheme and therefore they tend to live in overcrowded and dilapidated slums or as squatters in spontaneously developed settlements.

In Kenya, slums have existed for a long time and more are still coming up. At independence, the government had expectations of reducing slums but instead, the slums reducing strategy led to the proliferation of new slums such as Mathare valleys, Kibera among others.

The concept of slum upgrading has become an important component of the housing strategy of most governments. Different countries with different levels of urbanization and economic developments, with the different land tenure system have all reported upgrading of slums and

squatter settlements. The upgrading works include improvement of shelters, roads, footpaths; water supply reticulation etc. slum upgrading work has been reported in Colombia, Greece, India, Brazil, Philippines, Morocco, Sri Lanka, Uganda, Tanzania etc.

Kenya has not been left behind in slum house upgrading. The government in conjunction with NGOs, GTZ and private investors/sector has tried to upgrade and develop the housing scheme for the poor. A good example is the Kibera slum in Nairobi which has middle income estates and is the most pronounced slum within Kenya and is undergoing intensive upgrading.

The municipality holds a total number of 700,000 people a quarter of the population in Nairobi it occupies government land (1999 National population census). Most people carry out various kinds of businesses to earn a living. Quite a number are in the 'Jua Kali' sector which does not earn them a lot of money whereas others are self-employed in small-scale businesses like selling hawking goods.

Quite a big percentage of the populations are Christians, at least 80% of the population. The other 20% belong to other religions Islam and Hindu included.

It is against this background that the study was aimed to find out why slum house upgrading has not succeeded in Kenya despite the effort of the government, NGOs, private sector and even individuals.

1.1 STATEMENT OF THE PROBLEM

The issue of housing is indeed a real problem in our country and society as a whole. The government of Kenya has laid a number of strategies to improve or to upgrade slum houses but nothing seems to have happened

in terms of improving the living conditions in these areas. Even though the government and the NGOs have put a lot of effort in upgrading some of the slums in the country, the problem is still persistent.

Currently, urbanization in Kenya is growing at a rapid rate of between 5%-8% per annum. As the population increases, the population density also increases. The increase of the number of urban dwellers requires increased services amongst them good housing.

The upgrading of slum houses in Mathare valley for example where a number of slum dwellers were to be resettled had started but the project did not take off too well, and so was the case in voi whereby the project had been funded by G.T.Z but still the problem of pathetic slum houses is still very rampant in voi.

It is worth noting that after moving a certain group of people to the upgraded area only after a few weeks the place sets new occupants and some of those who moved to the upgraded places at times go back to the dilapidated houses renting out the upgraded ones they had been allocated, and when they are evicted from the slum, the victims move only to a short distance away from where they camp in the same settling.

Kenya has pronounced policy issues such as decent housing, decent environment, upgrading of informal settlements, resettling of the squatters and good housing standards. Despite many strategies by the government to improve these slums, others are still coming up.

1.2 RESEARCH OBJECTIVES

Research objectives included both the general and specific objectives.

1.2.1 GENERAL OBJECTIVE

- i. To evaluate the slum house upgrading programmes.

1.2.1 SPECIFIC OBJECTIVES

- i. To analyze the activities under the housing upgrading programmes.
- ii. To assess levels of participation of the community in the housing upgrading programme.
- iii. To assess the extent of community accessibility to these houses.

1.3 Research Questions

- i. What activities are carried out in the slum house upgrading programme?
- ii. At what level does the community participate in the slum house upgrading programme?
- iii. To what extent does the community access those upgraded houses?

1.3.1 SIGNIFICANCE OF THE STUDY

The challenges facing slum upgrading within the major towns are the same in almost all developing countries. This study therefore was done to find out what these challenges are or what has made slum upgrading not successful. The findings from this study will therefore benefit a number of people.

The slum dwellers will be able to bring out their needs which will be analyzed and solved. However, this will only be possible if the communities are involved fully in decision making in the problems affecting them.

The government will also benefit greatly because they will be able to improve on the existing policies on housing, land tenure etc.

The planners will in future use these findings to improve in their planning.

The NGOs who have been doing much on slum upgrading with very little success will use the findings as well to improve on their work. They will be able to know what has been making them fail and therefore improve.

The social workout working with the community will use the findings in the study to assist in future projects.

The findings will influence the formulation of the housing policies that would take into account the general welfare of the low income earners hence this will end up benefiting all the vulnerable or disadvantaged people living in slums incase a similar project starts.

The study will be an opening for other researchers who would want to research on the problem further.

This study will add more knowledge to the researcher as a student of social work and social administration as well as being an eye opener for the researcher to carry out more studies in future.

1.4 SCOPE OF THE STUDY

This research will be carried out in Nairobi district in Kenya. It will cover Kibera division, with a target of the slum in that vicinity which is Kibera slum. For quite a period of time, slums have been a major issue and several actors have joined hands to upgrade them. The slums in Nairobi district have been in existence since, independence and this particular study will take a period of five months so that the required information can be fully collected.

CHAPTER TWO

LITERATURE REVIEW

2.0 INTRODUCTION

Housing is one of the basic needs which mean that human beings cannot do without. It comes second to food. This chapter presents literature related to this topic that is being discussed. It looks at the work that had been previously carried out by different scholars and factors behind the problems of slum upgrading project.

2.1 Activities under slum house upgrading programme

Amongst the activities carried out for implementation are the institutional arrangements for implementation. Robert Jennings has identified some of these activities. This has helped to establish institutional structures such as inter-agency coordination committee with the membership of the ministry of roads, public works and housing the ministry of lands and settlement, the ministry of water and the city council.

The formation of the National Kenya Slum Upgrading Programme (KENSUP) secretariat at the Ministry of Reads, Public works and Housing is also another institutional structure. This caters for all the upgrading works of slum houses all over the country. Whenever there is some upgrading work going on, this secretariat must be involved from the inception to the implementation stage. This secretariat also wanted with the implementation stage. This secretariat also works with the Ministry of local government and helps it to become a reliable advisory institution for local councils as well as disseminating successful management strategies throughout the country.

Another institutional structure which has been established is a settlement executive committee (SEC) made up of community members in each settlement. The most important thing when upgrading the slum houses is to include the community itself since they are the people who will benefit from this project, and they are the people who know exactly what problems they are facing. They all gather and discuss their needs with the actors who have come together to carry out the slum house upgrading programme, D. Wrangler (2001) according to Moffat (1997), another activity carried out during the slum house upgrading programme is social and economic mapping. This results in an actors survey that documents the various actors participating in the slum house upgrading programme. It helps to identify which actor is doing what in order to make the programme successful.

The social and economic mapping also results in social mobilization activities that are undertaken through numerous meetings to sensitize the communities on slum upgrading. This mobilization brings together people from the community to educate them on what is expected of them and what they should do to make their lives better.

This activity of social and economic mapping also helps to come up with a social and economic profile of the slum in question documented by consulting firms such as research international which is a well known consulting firm. This comes in handy in future when other actors will be interested in carrying on with the project from where other actors left it.

This activity also ensures communication / media strategy to ensure that all aspects of the programme are effectively communicated to all stakeholders operating in the slums hence, this keeps the public aware in every step undertaken in the slum house upgrading programme.

The third activity carried out during the slum house upgrading programme is physical mapping. This can also be described as a digitized base map of the slum houses features. This comprises the detailed information in the structures in the slums, describing ownership, use and type of structure that is either permanent or temporarily. This layout also shows the rearrangement of structures to lessen density and provide accessibility to the houses in the slums.

The other activity carried out is to ensure a decanting site which is provided by the government. A decanting site houses the residents of the slums who are moved to make way for upgrading houses. This gives them shelter as the project is being carried out. In the daily Nation of 13th October 2004, the slum dwellers feel secure when they are taken to a decanting site since they have a roof over their heads as their slum houses are being constructed.

According to D.L Mshila 2002 community members also indulge themselves in the activity of the actual building or upgrading of the slum houses by making some of the materials such as building bricks using locally available materials. By involving them in this activity, the members gain a sense of ownership of the upgraded slum houses.

2.2 Levels of community participation

According to the UNHCS (1989), community involvement and self help efforts in the slum upgrading programmes are commanding a growing role in the National shelter strategies in many countries. In India for example, community involvement in all aspects of housing is widespread. One example is the subsidized aided self help housing scheme in Kelala Estate.

As stated in the National development plan (1983-1989) all Kenyans were called up to engage themselves more productively in their endeavors. The theme of the plan 'participation for progress' underscores the importance of tapping the energies of various socio-economic entities and institutions in the country. The people who are affected by the development must be associated with it from inception.

R.J Skinner (1971) says that the normal prescription of problems in slum upgrading would be participation. He stresses that residents should be involved right from the preparation phase. In some countries there exists apathy or quasi government machinery accepted by the residents as being their leaders and mouthpiece which gives them a starting point for participatory decision making.

Johnstone Maina (1988) did a research in community participation in slum upgrading and he found out that decisions which do not favor the community members thus affecting them. Decisions are made either by the donor agencies or the government with little or no consultation with the local people.

According to Habitat (1988) conference it was agreed that meaningful participation is critical and would be enhanced through policies, legal instruments, enablement, empowerment and capacity building, poverty eradication as well as illiteracy reduction to reduce dependency. In this conference, it was also resolved that the government, community, N.G.Os and private sector should recognize the values and benefits of working in partnership to achieve sustainable development and improvement of living conditions in communities.

According to Shankland et al (1977) co-operation in decision making in Guinea did not exist prior to upgrading. But after the formulation of this

co-operation decision making programme in slum upgrading in Guinea took a new dimension and actually succeeded.

2.3 Community accessibility to upgraded slum houses

Due to the very complex nature of informal settlement development in the city, attempts to upgrade slums have had mixed results. Lack of affordability and insecure land tenure has been cited as the main constraints to improving housing for the urban poor in the city. Research has shown that the poor cannot afford to pay for upgraded housing, even if it is available to them. This means that indirect cost recovery and subsidies have to be developed. According to Winnie, a researcher at Nairobi University's Institute for Development Studies, the cost of land and infrastructure itself prohibits the urban poor from developing or owning their houses. This calls for more innovative tenure systems that are accessible to the urban poor, such as community ownership of land and subsidised by the government. Some have even called for the lowering of building standards for low-income housing, which would allow the use of non-conventional or traditional building materials, which are cheaper and more accessible to the poor.

Instead of improving the lives of slum dwellers by enabling access to adequate housing, poorly targeted slum upgrading improves the lives of the better off and displaces the original residents into expanding or newly forming slums. Such intervention therefore plays into the hands of structure owners illegally investing in slums. It may also play into the hands of negligent landlords of decaying multi-storey tenements. While displacing tenants into inadequate housing, slum redevelopment that provides home-ownership of two bed roomed (or three-roomed) units unintentionally (or, as slum dwellers suspect, perhaps not so unintentionally) attracts middle class households who otherwise rent similar units from private landlords or attracts richer individuals who

purchase these units as an investment and rent them to the middle class.

If slum upgrading is to improve the lives of slum dwellers, to reduce slums and to prevent the formation of new slums, then it needs to outmaneuver two interested parties: firstly, the existing and prospective landlords at the bottom end of the market, who are keen to take on tenants in their inadequate structures; and secondly, lower middle class households who are tenants and have few prospects for acquiring homeownership other than by buying out the beneficiaries of slum upgrading (and site and service) projects intended for the poor. In the absence of pensions and other security for this class, their motivation to own property may be for future security. They too may intend to extract rent from units they own rather than create an owned 'home' for themselves in the city.

The Committee on Economic, Social and Cultural Rights, General Comment 4, identifies seven elements of the right to housing: Security of tenure, access to services and infrastructure, affordability, habitability, physical accessibility, location, cultural adequacy.

Slum upgrading should achieve a balanced realization of all these seven elements. However, in the context of intense commercialization of basic necessities within slums and a distorted wider housing market, as is the case in Nairobi and Kisumu, conventional physical slum upgrading and regularization does not lead to the realization of these elements. As habitability and physical accessibility of housing units and access to services and infrastructure are improved through slum upgrading or redevelopment, tenure security is undermined by the market competition for these improvements. The market undermines affordability and displaces slum dwellers to less convenient locations. Displacement

means that both affordability and tenure security have been undermined and access to convenient location is lost.

The assumption usually underpinning the land regulation component of conventional slum upgrading is that tenure is secured to the greatest extent through home ownership. It is indeed the most sophisticated form of property titling, ensuring the greatest enjoyment of rights, including also the right to trade at will. In a context where 84.7 per cent of households rent, mostly in a system of large scale landlordism, intense competition results for any freehold titling of property. Therefore titled land for low income housing (be it in upgrading or sites and services projects) is soon traded to the better off. In this context, home ownership cannot be considered a secure form of tenure for the poor.

Cultural adequacy can play an important role in defining slum upgrading approaches that do not undermine tenure security, affordability and location. Cultural adequacy is closely associated to habitability. Official standards of habitability are usually determined by Western, 'urban norms. Slum demolition (often linked to plans for slum redevelopment), in many cases is officially justified on the basis of 'inhabitability' of the existing slum. UN-Habitat notes that demolition on this basis 'normally creates more problems than it solves'. The rural to urban migration process, which leads most households into urban slums, inevitably involves an assimilation of elements of Western culture. However, the social acceptability of wattle and daub rooms in Kenya's urban slums, with no water and sanitation, is underpinned by rural norms. In this context, non-western housing norms such as rooming (to decent standards) and shared access to water and sanitation can protect upgraded environments from market pressure, by ensuring that the housing units are not desirable to those with Western demands, who command more resources and can buy out the original slum dwellers.

The enormous multi-storey rooming market that exists above slum rooming on Nairobi's housing affordability ladder also points to the current social acceptance, thus 'habitability', of single rooms. Two-roomed units (with communal access to toilet and washing facilities) have not taken off at scale in the tenement market. In Huruma, many single rooms tenements provide interconnecting doors between pairs of rooms to allow tenant households the choice of renting one or two rooms. However, most tenants do not make use of this option.

Single roomed units with communal facilities have been provided in official housing projects in Nairobi. The Greenfield site and service development practice in Nairobi has sought to respond to the massive pressures for private rental investment, a frequent reference point being 'what went wrong' in the former site and service area Dandora, funded through the World Bank's Urban I project and completed in 1977. This project targeted home-ownership of 100-160m², sites at the poor, but has to a large extent transformed into a multi-storey tenement district with profits extracted by middle to high income landlords residing elsewhere. Conceptualized to encourage small scale landlordism, the home-ownership beneficiaries of Dandora were to finance their subsidized mortgage payment by renting out rooms. However, qualification criteria meant that many of the beneficiaries were so poor that while servicing the mortgage, they did not have the resources even do build themselves a room on their served site. With no prospects of ever generating finance through their property, beneficiaries sold the serviced sites to richer individuals who had the capital to not only build the permitted number of rooms, but to multiply these vertically up to seven floors above ground.

In a subsequent attempt at more successful targeting, Nairobi planners conceptualized smaller, communal units, therefore less attractive to the middle class and less viable for large scale multi-storey rental investment. The Umoja II estate south of Dandora included 'condominiums', six one-roomed units registered on an individual purchase basis, surrounding a communal courtyard with communal kitchen and wash space (see Figure 9). While beneficiaries find that aspects of this concept, e.g. positioning of the collective cooking area, are not resolved in a culturally sensitive manner, this project nevertheless was considered habitable and relatively successfully targeted in its early years. However, even in the condominiums of Umoja II, market pressures are such that investment in multi-storey tenements is gradually reshaping this development (see Figure 10). It appears that despite the small size of the units, the form of titling encouraged rent speculation and trade of the units.

Given these well analyzed and much-debated experiences in low-cost Greenfield development in Nairobi, it must be questioned why the planners for the Kibera-Soweto slum 'upgrading' (based at the UN-Habitat head-office in Nairobi) insist on inappropriate standards of habitability, conceptualizing two-bed roomed fully tradable units to middle class standards. One cannot blame Kibera residents for assuming that the project is deliberately attempting to create housing for the middle class and deprive current Kibera residents of their right to a convenient location in Nairobi.

Habitability as a concept is applied in the defense of slums when demolition and redevelopment threaten. People live in slums, therefore slums, as inadequate as they may be, are habitable, and often more habitable/affordable/convenient than the alternative that is provided through the redevelopment. When threatened with eviction, people

defend their slum environments. Often the eviction order is granted by the court on the basis of habitability standards, e.g. in South Africa, with reference to health and building safety laws. In the massive slum clearance programmes of the past (in the West), an area officially declared a 'slum' meant it was beyond repair/restoration, therefore justifying a cycle of eviction, demolition ('slum clearance') and redevelopment, always associated with gentrification or displacement of the original population. Slum improvement as a concept (as opposed to slum redevelopment) emerged out of a struggle by slum tenants for recognition that these environments were indeed habitable and could be improved.

Tenancy, in particular exploitative large scale landlordism in dense rooming districts, is a capitalist social relationship that developed in the West in response to massive housing demand and cultural assimilation, both associated with urbanization and industrialization. In Nairobi, it has its roots in the first decade of the 20th century, when renting of rooms emerged in Pangani, in the absence of any other affordable housing for Africans. After independence, rooming flourished in the well located Mathare Valley, with private housing companies investing in this form of housing at scale, setting the trend for large scale landlordism, which predominantly provides rooming for the poor.

The concept of human rights in the West developed in an emerging, exploitative capitalist context. Rights and civil liberties have the function of protecting the individual from other individuals, from an exploitative market and from an unaccountable government that operates only in the interest of the market. Human rights, and in particular housing rights, have this same important role to play in the distorted, exploitative, unregulated form of capitalism represented by the Kenyan tenancy

market, where it is still socially legitimate to extract lucrative profits out of inadequately housing the poor.

Within the current housing market in Kenyan cities, an affordable housing alternative to wattle and daub slum rooming does not exist. An affordable alternative cannot be created by adhering to the current Kenyan government's minimum standard of two habitable rooms, as market pressures simply do not permit a poor family to inhabit two rooms. In excess of minimum standards, slum 'upgrading' or redevelopment attempts to create home-ownership of two-bed roomed units for former slum dwellers, then encourage them to let two rooms while occupying the third themselves –an official circumvention of official standards of habitability. Examples mentioned above are the Pumwami-Majengo slum redevelopment project and the plans for redevelopment (or so-called 'upgrading') of the Soweto village of Kibera. Having to share a two-bed roomed unit with two other households may be far less desirable than what is readily available in the unregulated multi-storey housing market for the same price: two roomed units, with communal sanitation provided for several parties; and slightly more expensive self-contained bed-sitters. These options are as inaccessible to slum dwellers as are the current mortgage repayments for two-bed roomed units (Phase 2 of the Pumwami-Majengo project), even if the two bedrooms are let at K.Shs 4000 each (see Table 1 above).

The private rents are determined by an unregulated market, in which landlords expect to make returns in as little as three years. Rents could be lower, if the expectations on return on investment were lower. However, this is linked to the type of finance (mostly non-mortgage) that investors mobilize for this construction. The lower down in the market, the more short-term the investment perspective of the landlords, and the less willing he/she is to spend on maintenance. The same reasoning is

reflected in the building design, with many distortions in access, light and ventilation, all restricting habitability by Western standards. During interviews in Huruma's tenements, tenants of dark, unventilated rooms, to our surprise, voiced that they did not mind paying the same rent as others were paying for rooms with

CHAPTER THREE

METHODOLOGY

3.0 INTRODUCTION

This section brought out the overall plans for executing the study. It gave light to the population of study, research design, sampling strategies, data collection techniques / instruments and data analysis.

3.1 RESEARCH DESIGNS

The sample survey design was used to collect data. This helped in designing a suitable size for the sample.

3.2 AREA OF STUDY

The study was carried out in Kibera division of Nairobi district. According to the 1999 National population census, the area has a total of 700,000 people. The location of the slum is a town set-up characterized by low income earners.

3.3 SAMPLING TECHNIQUES

The area of study that is Kibera division was purposively sampled. This is because it had the characteristics that the researcher required.

3.3.1 SAMPLE POPULATION

The sample population was 50. Out of the 50 respondents, for purposes of gender sensitivity 25 were female and 25 were male. The respondents included the area chief and sub-chief as well as the community members.

3.4 DATA COLLECTION METHODS AND INSTRUMENTS

The researcher used two main sources of data collection that is primary and secondary services.

Primary source

This is where data was obtained through the above mentioned methods (observation, interviews and questionnaires).

Secondary source

This is where data was obtained from documentary reviews. This was collected from text books, magazines, journals, records and from the internet. It was presented in form of tables, graphs, pie charts and bar graphs.

3.4.1 Instruments

Self administered questionnaires

This was useful for collection from a large group of people. These questionnaires were distributed through hand delivery during personal visits. They contained both open and close ended questions.

Interview Guides

The researcher carried out face to face interviews with the people living in slums. The interviews were prepared first thoroughly before interviewing the respondents hence lead to reliability and validity of instruments used to collect data.

Observation checklist

This technique was applied concurrently with other techniques for instance during interviews. The procedures that were used in this study were personal visits and hand delivery.

3.5 DATA ANALYSIS AND PROCESSING

Data will be analyzed using quantitative and qualitative methods basing on the research questions and research objectives that will be set for the study. Data processing is concerned with editing, coding and tabulating the collected data.

This will be necessary so as to check for errors and omissions within the provided answers to ensure accuracy, uniformity and completeness.

CHAPTER FOUR

4.0 Data Presentation Analysis and Interpretations

4.1 Introduction

This chapter presents the findings, analysis and interpretation of the data that was collected in response to the research questions in order to fulfill the requirements of the research objectives set in chapter one.

4.1.1 To analyze the activities under slum upgrading programme.

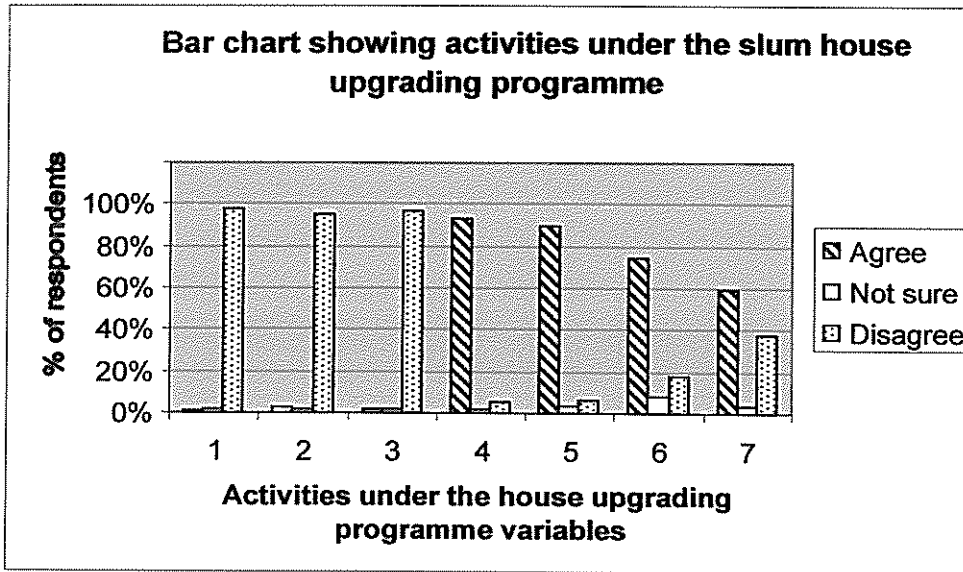
The findings relating to the activities under slum upgrading programme were captured and presented in percentages using frequency counts in form of table 4.1 and bar chart 4.1 below;

Table 4.1: Status of the activities under the slum house upgrading Programme.

No.	Activity	Exits	Not sure	Does not exists	Total percentage
1.	Social mobilization	0%	2.4%	97.6%	100%
2.	Profile of the slum	4.7%	0.0%	95.3%	100%
3.	Media strategy	3.5%	0.0%	96.5%	100%
4.	Physical mapping	92.9%	0.0%	7.1%	100%
5.	Decanting site	89.4%	0.0%	10.6%	100%
6.	Actual building	74.1%	8.3%	17.6%	100%
7.	Making building materials	58.8%	3.6%	37.6%	

{Source Primary Data}

Charts 4.1: Activities under the slum house upgrading



From Chart 4.1 above, the respondents agreed that the following activities take place, physical mapping, decanting site, actual building and making building materials.

However, (49) 97.6% of respondents didn't agree that there was social mobilization, (47) 95.3% of respondents did think that the profile of the slum is carried out and (48) 96.5% of the respondents didn't agree that there was a media strategy directed towards the sensitization and identification of a donor.

4.1.2 Levels of community participation

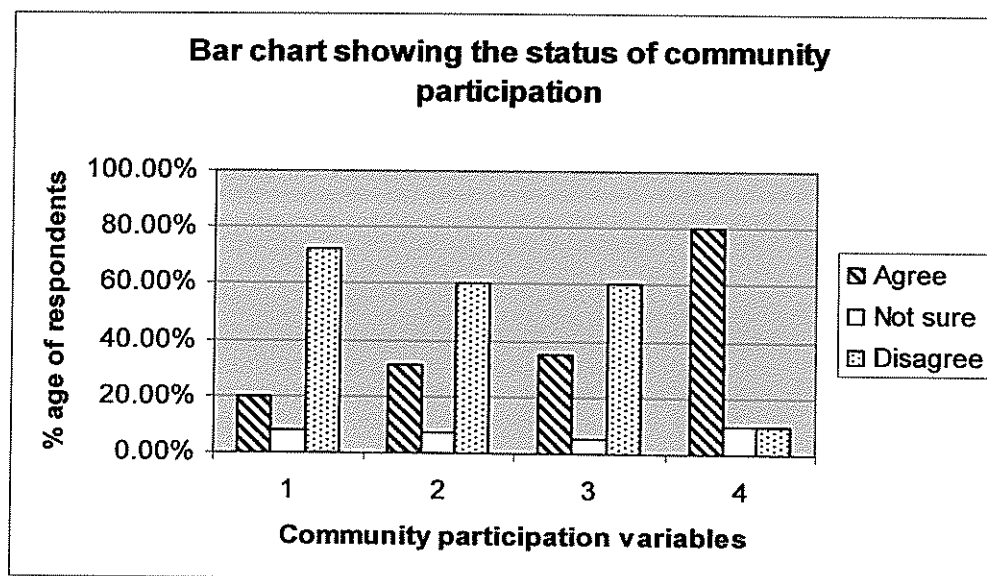
The findings on the status of level of community participation are presented in the table 4.2 and chart 4.2;

Table 4.2: Levels of community participation

No	Item	Agree	Not sure	Disagree	Total % age
1.	Decisions reached through majority vote	28.0%	0.0%	72.0%	100%
2.	Decisions reached through discussions	38%	2%	60%	100%
3.	Committee members agree on a decision	40%	0.0%	60%	100%
4.	Decisions are reached by the donor	80%	10.0%	10%	100%

(Source: Primary data)

Chart 4.2: Bar chart showing status of community participation.



Results from table 4.2 above shows that an over whelming number of respondents think decisions reached are made by the donor (80%).

Only (20) 40% think committee members are involved in the decision making, (19) 38% of respondents say that decisions are reached through discussions and (14) 28% of respondents agree that decisions are reached through majority vote.

4.1.3 Level of community accessibility to the upgraded slum houses

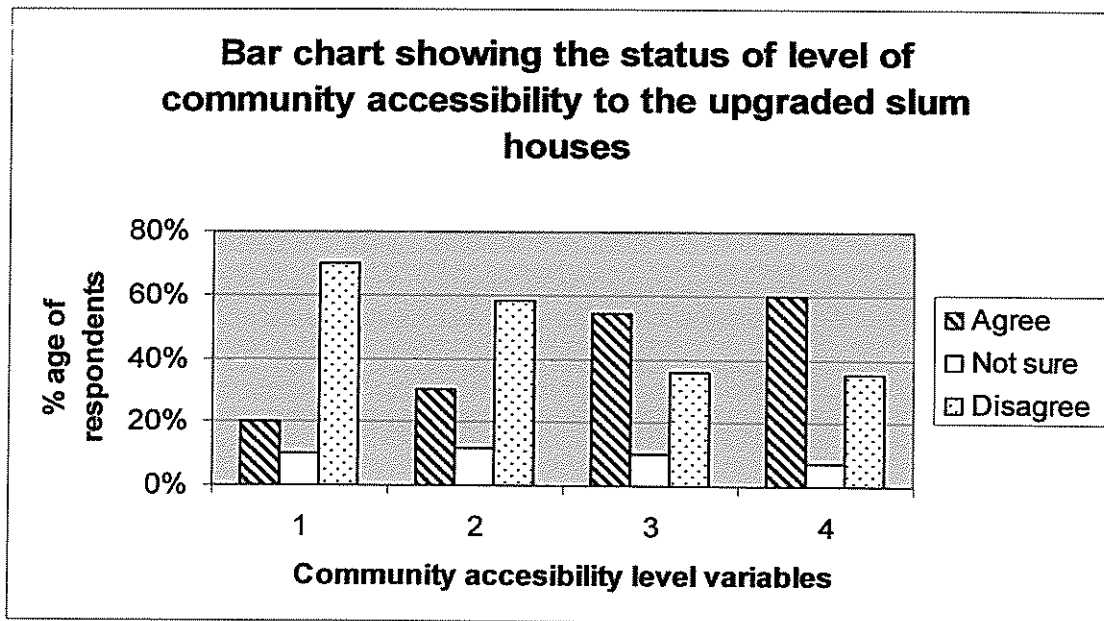
The research findings on the status of level of community accessibility to the upgraded slum houses are presented in the table III and bar chart III below;

Table 4.3: Status of level of community accessibility to the upgraded slum houses.

No	Item	Agree	Not sure	Disagree	Total % age
1.	Poor slum dwellers access the upgraded houses	20%	10%	70%	100%
2.	Other poor people access the upgraded houses	30%	12%	58%	100%
3.	Middle income dwellers access the upgraded houses	54%	10%	36%	100%
4.	High income dwellers access the upgraded houses	60%	5%	35%	100%

(Source: Primary data)

Bar chart 4.3: Status of level of community accessibility to the upgraded slum houses



Results from table 4.3 above show that (35) 70% of the respondents are of the opinion that the poor slum dwellers do not have access to its upgraded houses. Also, (29) 58% of the respondents suggest that even poor people outside the slum area also do not have access to the upgraded houses.

The respondents are of the view that only high income dwellers are the only ones who have access to these houses (30) 60% and some reasonable number of respondents also thinks that middle income earners also have access to the upgraded houses (27) 54%.

CHAPTER FIVE

5.0 CONCLUSIONS AND RECOMMENDATION

5.1 Introduction

The overall objective of the study was to evaluate the slum house upgrading programmes with specific reference to Kibera division in Nairobi, Kenya. This chapter therefore reviews the key findings of the study drawing appropriate conclusions, before making the recommendations.

5.2.1 The analysis of the activities under slum upgrading programme

Based on the main findings from this study it can be concluded that the activities carried out under slum upgrading programme are; physical mapping, decanting site, making of building materials by the slum dwellers and the actual building. This implies that there are a number of activities which the slum dwellers can involve themselves in the process of slum upgrade.

5.2.2 The status of level of community participation

The main conclusion drawn from this study is that there is little or no participation in the decision making process in the project of slum upgrading. It was further concluded that it's only the donors that make the decisions on the slum upgrade programme.

5.2.3 Status of the level of community accessibility to the upgraded slum houses.

In terms of the level of community accessibility to the upgraded slum houses, the researcher has come to the conclusion that these upgraded houses are not accessible to the poor slum dwellers to whom the projects

are intended for. They are instead accessed by the high income people mostly outside the slum area.

5.3 Recommendations

The study recommends the following in order to improve the project of slum upgrading programme;

Land tenure systems should be reconsidered in issues pertaining slum upgrading. This should be done for the purpose of land ownership. The policy shall also be aimed at legalizing the existence of slum and urban squatter settlement with good plans and infrastructure. This will help in eliminating the possibility of high income people taking away what belongs to the poor.

The urban poor or community members should be involved by agencies while implementing housing and upgrading programmes because they have ideas about improving their place of living. This will lead to ownership of such programmes by the community. A national policy should be established for the participation of poor and low income people in the local projects with the full involvement of women.

Community mobilization should be strengthened by social workers to make the community aware of their rights and importance of participation and subsequent ownership of slum upgrading projects which will be of their benefit.

The city authority should come up with a clear policy catering for both the low income earners (the poor), and the high income earners. This will protect the poor from being further economically marginalized by the high income earners.

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SAMPLE QUESTIONNAIRE

I am Kimani Josephine, a student of Kampala International University carrying out my field research on slum house upgrading programme. I kindly request you to help me make my research a success by answering the following questions. I promise not to implicate anyone and that all the information will be treated with utmost confidentiality. Thank you for your cooperation.

SECTION A

1. Name
2. Age
3. Sex
4. Level of education
5. Designation
6. Organization/department
7. Residence
8. Have you participated in any slum upgrading / low-cost housing project?
9. Who initiated the idea?
Council
Community
Donor
10. Who was targeted by the project?
Poor slum dwellers
Single mothers
Poor people

13.(a) Did those targeted benefit?

Yes

No

Partially

(ii) If no who benefited?

Explain

14. What was the project's objectives?.....

.....

(b) Were the objectives met?

Yes

No

Partially

15. If No Explain

16. What do you think could affect community participation in slum upgrading?

Lack of involvement

Lack of awareness

All above

17. In your own opinion, does the community easily access the houses which have been upgraded?

Yes

No

18. Do you think security of land tenure has a bearing in slum upgrading?

Yes

No

19. What challenges do you face during slum house upgrading projects?

.....

20. Who was the donor in this particular project

(b) Did the donor network with other agencies or government departments?

Yes

No

21.(a) Did the donor involve the beneficiaries in decision-making?

Yes

No

(b) If no do you think they have a sense of ownership?

Yes

No

22. Whose land was the upgrading low cost housing done

Council

Government

Private land

(b) What arrangements are there in relation to the land and the settlers?

Explain

23. Does the Council have any plan to resettle the slum dwellers in this Municipality? If No, Give reasons

24. Supposing a certain donor wishes to resettle the slum dwellers or do the slum house upgrading in one of the slums, is there any land available for that?

Yes

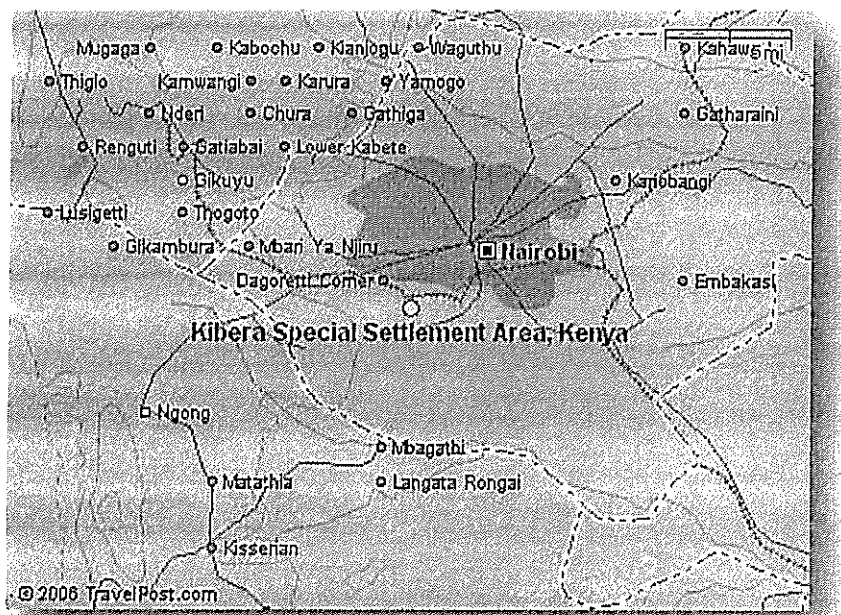
No

25. Give recommendations on improvements you would like to be made to boost slum house upgrading.

A MAP OF KENYA SHOWING NAIROBI DISTRICT



A MAP OF KIBERA DIVISION





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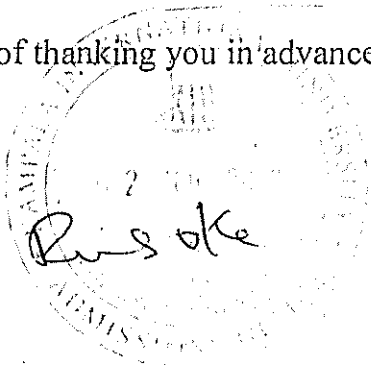
To..... WHOM IT MAY CONCERN

This is to introduce to you Mr/Miss ...KIMANI.....JOSEPHINE
who is a bonafide student of Kampala International University. He/She is
working on a research project for a dissertation, which is a partial requirement
for the award of a degree. I here by request you, in the name of the University,
to accord him/her all the necessary assistance he/she may require for this
work.

I have the pleasure of thanking you in advance for your cooperation!

Yours sincerely,

Ongora Rusoke



Dr. Ongora. J
Associate Dean