

**EXPLORING OPPORTUNITIES FOR TRANSFORMING LAINI SABA WARD IN  
KIBERA, NAIROBI**

**THESIS**

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## DECLARATION

### Student

I, Musya Maureen Mukonyo, declare that this study is my original work and has not been submitted in any university or any other institution as a research project for the award of a Master of Arts Degree in Planning.

Signature:



Date:

16-08-2023

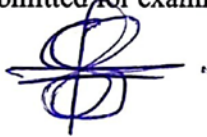
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## ABSTRACT

Housing is an essential requirement for every individual, as recognized by the Constitution of Kenya 2010 in article 43 (1) (b), which stipulates that every Kenyan has the right to access adequate housing with a reasonable standard of sanitation. However, the current availability of affordable housing in the country is not commensurate to the ever-increasing population. This has resulted in inadequate housing conditions and the rapid expansion of informal settlements characterized by substandard housing. Currently in Nairobi, more than 60% of the city dwellers live in informal settlements. There have been different efforts to upgrade and improve informal settlements. However, the informal settlements continue to exist due to unmet demand for low-cost housing, economic vulnerability, underpaid work and dislocation caused by conflicts, disasters and climate change. This study explored opportunities towards upgrading Lini Saba ward in Kibera informal settlement by increasing supply of low-cost housing. The study assessed manifestation of informality in a settlement/neighbourhood, profiled characteristics that manifest informality in Lini Saba Ward, identified challenges that arise from informality in Lini Saba Ward and proposed planning interventions that can remedy the identified challenges to deliver sustainable neighbourhoods in Lini Saba Ward. The study made use of survey research design which used both qualitative and quantitative data. The target population for the study included all the households, structure owners, enterprises, institutions, relevant government officers, politicians, and groups within the ward. The study made use of both random and non-random sampling methods. 70 households and 30 enterprises were sampled. The research method employed include: literature review, interviews, observation, photography, Delphi method and mapping. The data was analyzed using Excel, SPSS and GIS. Lini Saba ward being an informal settlement experience a myriad of development challenges. Some of these challenges include: uncoordinated, inadequate and uneven land use distribution, limited job creation opportunities and poor housing which is mainly caused by lack of planning. These challenges have an impact on the living conditions, health and livelihoods of the residents of the ward. These challenges can be addressed through planning to ensure even distribution of land uses, exploring job opportunities within the ward and construction of high-rise low-cost buildings through a joint venture model. Comprehensive settlement upgrading should be done so as to ensure improved social cohesion,

economic benefits, improved public health, safety and wellbeing, environmental stability and will also provide a conducive environment for doing business.

## **DEDICATION**

I dedicate this study to the residents of Laini Saba Ward who can use the information to lobby for support from the state and other key actors who can spearhead the slum upgrading initiatives.

I also dedicate my dissertation to my parents Mr. and Mrs. Benedict Musya Kilonzo and my siblings Jemimah, Zipporah, Joyce, Kelvin, July and Juliet.

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## ACRONYMS

ACP:	Africa Caribbean and Pacific group of the States
AFD:	Agence Francaise de Development
AMREF:	African Medical and Research Foundation
COHRE:	Centre on Housing and Eviction
FDG:	Focus Group Discussion
GIS:	Geographic Information System
GOK:	Government of Kenya
GPS:	Geographical Position System
KENSUP:	Kenya Slum Upgrading Programme
KISIP:	Kenya Informal Settlement Improvement Projects
KNBS:	Kenya National Bureau of Statistics
KPLC:	Kenya Power and Lighting Company
MCA:	Member of County Assembly
PSUP:	Participatory Slum Upgrading Programme
SDG:	Sustainable Development Goal
SIDA:	Swedish International Development Cooperation Agency
SPSS:	Statistical Package for Social Scientists
UNESCO:	United Nations Educational, Scientific and Cultural Organization
US:	United States

## CHAPTER ONE: INTRODUCTION

### 1.1 Background Information

The right to housing is a fundamental human right that is integral to ensuring a satisfactory standard of living. It is necessary for fostering security, comfort, social cohesion and national development. Housing also plays a critical role in driving economic development through its linkage with other economic development processes. Rapid urbanization has presented numerous challenges one of the most critical being the decline in living standards for a significant proportion of urban dwellers. This can be attributed to various factors such as inadequate housing options, overcrowding, lack of basic amenities, and limited access to affordable housing. (GOK, 2016). With a minimum of 1.2 billion individuals living in inadequate living conditions, it is clear that there is a pressing need for improved housing conditions worldwide. The projected demand for 300 million new homes by 2030 further underscores the urgency of addressing this issue. The majority of these new homes will be required in regions such as South Asia, Sub-Saharan Africa, and Southeast Asia, where rapid population growth and urbanization are driving the need for adequate housing. (Jones, 2020).

There is a critical shortage of affordable housing in Africa, particularly in well located and equitably serviced areas. Affordable housing provided in African cities is not commensurate to the increasing population (New Africa, 2021). Sprawling development patterns push new housing development far from people's jobs (Mwaura & Kost, 2017). The limited supply and volume and high pricing make it difficult for a large portion of the population to access housing that is within their financial means. This has made people to continue living in informal housing with poor living conditions (New Africa, 2021).

In Kenya, the urban housing situation is marked by a severe lack of affordable residences, overpopulation within the current budget housing options, and the presence of subpar human settlements like informal settlements. The significant housing demand of 250,000 units, contrasted with the estimated supply of only 50,000 units, results in a cumulative deficit of 80% (Habitat for Humanity, 2022). The high rents charged by landlords in the face of a shortage of affordable housing supply is a common challenge in the country. This situation further exacerbates the difficulties faced in accessing affordable housing options. Furthermore, the supply of essential

infrastructure fails to adequately meet the needs of the expanding population within established settlements (GOK, 2016). Insufficient planning, enforcement, and supervision in housing expansion have caused disorderly and unregulated expansion in numerous regions, resulting in inadequate service and infrastructure provision. Presently, there lacks a functional organizational structure and regulatory system to handle urgent housing needs for internally displaced individuals, refugees, and those affected by natural disasters (GOK, 2016).

Rapid urban growth unmatched with requisite urban infrastructure have led to the emergence of informal settlements with poor housing and residential infrastructure to accommodate a significant proportion of urban dwellers. The location of settlements in unsafe and unstable areas, like floodplains, road reserves, zones beneath high-voltage power lines, quarries, waste disposal sites, and railway reserves, poses significant risks to the residents. These areas are often unsuitable for human habitation due to safety concerns and potential environmental hazards (GOK, 2016). The quality of dwellings in these settlements indeed vary significantly, ranging from simple shacks to more permanent structures. However, access to fundamental services and infrastructure including water, electricity, sanitation, and other amenities is typically limited. The severe poverty and absence of basic services in these settlements contribute to challenging living conditions for residents. The absence of proper housing, coupled with limited access to clean water and sanitation facilities, heightens the likelihood of disease outbreaks and health issues. Furthermore, inadequate investment in infrastructure and services in these areas lead to a sense of neglect and decay, which may contribute to social issues such as suburban flight, the presence of roaming gangs and drug dealers, and a general feeling of despair among the residents. The buildings in the informal settlements do not follow any specific standard plan. Most of these structures are constructed using iron sheets and are mostly single storey with a few being two and three storey. The rooms within the structures are mostly 10 by 10 feet single rooms. Therefore, there is lack of optimal utilization of land in informal settlements which contributes to increase in informality.

Indeed, the scale and circumstance of the population residing in informal settlements in Kenya necessitate immediate attention. Recognizing this, County Governments have made efforts to upgrade and improve these settlements, following national guidelines for slum improvement and prevention. The government of Kenya has also initiated a housing program with the aim of enhancing housing quality, ensuring food security, promoting health, and fostering

industrialization. The housing program encompasses both affordable housing and social housing (Omenya, 2018). The housing initiative designed to improve living conditions in Kenya aligns with the provisions of Article 43(1)(b) of the Constitution of Kenya 2010. This article recognizes the right of every individual to accessible and adequate housing along with reasonable sanitation standards.

However, informal settlements continue to exist due. This can be attributed to to unmet demand for low-cost housing, rapid population growth, rural-urban migration, weak governance, inadequate urban planning and management, economic vulnerability, underpaid work and conflicts, disasters and climate change induced displacement (Sandoval & Sarmiento, 2019).

## **1.2 Problem statement**

The concept of housing mobility originated in the US. In the 1976 case of *Gautreaux v. Chicago Housing Authority*, the lower courts determined that the U.S. Department of Housing and Urban Development (HUD) had funded racial discrimination by supporting the concentration of public housing in predominantly African American neighborhoods in Chicago. This practice limited housing opportunities for African Americans and perpetuated racial segregation. This discrimination resulted in African Americans being confined to poor, racially isolated neighborhoods, while whites had greater access to better housing units in wealthier parts of towns and cities (HousingMobility.org, 2018). The *Gautreaux* case was a landmark legal battle that led to the development of the *Gautreaux Assisted Housing Program*. This program aimed to provide African American public housing residents with greater housing choice and the opportunity to move to predominantly white neighborhoods. It involved the provision of housing vouchers and counseling services to assist families in finding housing in areas with greater opportunities and less racial segregation (BPI, 2022).

Segregation and spatial inequalities that originated during the colonial period in Nairobi continue to shape the city's structure and dynamics today. The historical division of Nairobi into different racial and ethnic enclaves has had long-lasting effects on housing patterns, access to resources, and socio-economic opportunities for different communities. During the colonial era, the upper-class neighborhoods in Nairobi were predominantly occupied by white settlers, who had access to better housing, infrastructure, and services. These areas, located in the higher ground to the west

and north of the city center, were characterized by spacious homes, well-maintained streets, and amenities that were lacking in other parts of the city. The Asian Enclave, comprising areas like Parklands, Eastleigh, Pangani, and Nairobi South, emerged as middle-income neighborhoods primarily occupied by Asian communities. These areas were relatively better off compared to the Housing standards and service accessibility in African regions. The Eastlands, also known as the African area/location, consisted of working-class residences constructed by the City Council and were primarily occupied by African communities. These areas often faced challenges such as inadequate infrastructure, limited access to basic services, and substandard housing conditions. These historical divisions have contributed to the spatial inequalities that persist in Nairobi today. The city remains characterized by stark contrasts in housing quality, infrastructure provision, and service accessibility between different neighborhoods. The upper-class areas continue to be predominantly occupied by wealthy individuals, while the Eastlands and other working-class areas face challenges related to inadequate housing, infrastructure, and limited opportunities for socio-economic advancement.

Efforts have been made over the years to address these spatial inequalities and promote more inclusive urban development in Nairobi. This includes initiatives to improve infrastructure, upgrade informal settlements, and provide affordable housing options. However, addressing the legacy of segregation and spatial inequalities requires sustained efforts, policy interventions, and inclusive urban planning that prioritizes equitable access to housing, services, and opportunities for all residents of Nairobi.

However, although there have been efforts to upgrade informal settlements and provide affordable housing, they have not been completely eliminated within the country. Instead, the informal settlements are growing bigger and bigger and the demand for housing is also not commensurate to the supply. Kenya has a housing deficit that has accumulated to 2 million housing units. The demand is estimated at 250,000 residential units annually while the availability is limited to just 50,000 units (Habitat for Humanity, 2022). Previous studies have not clearly identified interventions for providing decent and affordable housing for individuals with low-income in the city. This study explored planning proposals that can be implemented to provide decent and affordable housing and convert informal settlements to formal settlements.

### **1.3 Research questions**

**Major question:** The main research question was; how can Laini-Saba Ward be upgraded into a sustainable formal settlement?

**Minor questions:** The specific research questions included the following:

- i. How does the phenomenon of informality manifest itself in a settlement/neighbourhood?
- ii. What characteristics manifest informality in Laini Saba Ward?
- iii. What challenges arise from informality in Laini Saba Ward?
- iv. What planning interventions can deliver sustainable neighbourhoods in Laini Saba Ward?

### **1.4 Research Objectives**

The research objectives included the following:

- i. To assess manifestation of informality in a settlement/neighbourhood.
- ii. To profile characteristics that manifest informality in Laini Saba Ward.
- iii. To identify challenges that arise from informality in Laini Saba Ward.
- iv. To propose planning interventions that can remedy the identified challenges to deliver sustainable neighbourhoods in Laini Saba Ward.

### **1.5 Justification and significance of the study**

Housing is a fundamental need for all human beings. Article 43(1)(b) of the 2010 Kenyan Constitution acknowledges the entitlement of each individual to attainable and sufficient housing along with sensible sanitation standards. Although it is recommended that someone should spend less than 30% of their income on rent, most people living in Nairobi especially those with low income spend over 40% of their earnings towards rent. The available initiatives to upgrade low-



income settlements is not commensurate to the demand and in some cases, it does not promote quality of life. This has therefore led to the continued existence of informal settlements with more than 60% of the city dwellers living in informal settlements within Nairobi (World Bank, 2019).

It is therefore, evident that the current provision of low-cost housing is not commensurate to the demand hence continued existence of informal settlements. This study therefore seeks to identify some of the strategies that can be proposed to formalize informal settlements so as to increase supply of low-cost housing. This is because the economic outcome from formal settlements is significantly better than in informal settlements since residents have access to formal economy in terms of housing, employment and education. The findings from this research can also be used to inform policy on how to formalize informal settlements. The proposals can also be used to inform formulation of policy on settlement upgrading and sustainable settlements.

This study is limited to Laini Saba Ward in Kibera informal settlement. The investigation is centered on Kibera because the settlement was declared a special planning area by the Nairobi Metropolitan Services owing to its distinct development characteristics and opportunities and challenges related to natural resource and the environment. This declaration then gives a leeway for the formulation of a participatory plan. However, due to limited financial resources and time, this study focuses on Laini Saba Ward which is the smallest Ward. The strategies that will be proposed in this village can be scaled up to the other Wards of Kibera.

Different studies have been done on to evaluate slum upgrading strategies implemented in Kibera informal settlement with a main focus on Soweto East slum upgrading project. These studies do not focus on upgrading Laini Saba ward. This study has therefore contributed to creating a portfolio for the ward as well as recommending strategies for upgrading the ward by addressing the challenges brought about by informality of the ward so as to deliver a sustainable neighbourhood.

## **1.6 Definition of Terms**

In this report, unless the context changes the different words are defined as follows.

Affordable housing – Affordable housing refers to housing that is within the financial reach of low- and middle-income households. This can be achieved through various means, such as

providing subsidies or incentives for developers to construct affordable housing units, facilitating access to affordable financing options, and implementing rent control measures. The cost of these houses should be less than 30% of the household income (The Economic Times, 2023).

**Housing** – A multi-dimensional product that encompasses various aspects beyond just physical shelter. It encompasses the socio-economic and cultural dynamics associated with living in a particular dwelling or community, as well as the related services, infrastructure, and inputs required for its production and maintenance. In addition to providing a physical structure for individuals and families to live in, housing also includes the social and economic aspects that shape the quality of life within a dwelling. This includes factors such as affordability, accessibility, safety, and the availability of basic amenities like water, electricity, and sanitation

**Housing demand** – This refers to the desire and willingness of individuals or households to acquire or lease a particular house typology. It is shaped by diverse elements, encompassing population expansion, the establishment of households, income tiers, affordability, and inclinations for particular housing styles (Jain, 2023).

**Housing supply** – Housing supply refers to the availability and quantity of housing units in a particular market or area. It represents the number of housing units that are offered for sale or rent at a given time. It is influenced by various factors, including land availability, construction activity, government regulations, and market conditions (Youds, 2020).

**Informal settlement** – Commonly referred to as slums, are residential areas that exhibit traits such as absence of official acknowledgment, substandard housing conditions, and restricted availability of essential services and infrastructure. They typically emerge spontaneously and without formal planning or government authorization. They are often found in urban areas of less developed countries, where rapid urbanization, population increase, and poverty contribute to the proliferation of such settlements (Government of Kenya, 2016).

**Social housing** – Focuses on providing housing for vulnerable and marginalized populations, such as low-income earners, the elderly, persons with disabilities, and internally displaced persons. This can involve erection of housing structures tailored to cater to the requirements of these demographics, along with delivering social services and communal infrastructure.

Sustainable settlement/neighbourhood: Refers to a residential area that is designed, developed, and managed in a manner that promotes social, economic, and environmental sustainability. It is a holistic approach to urban planning and development that aims to create livable, resilient, and environmentally-friendly communities. Key features of sustainable development include: compact and mixed-use development, efficient land use, accessible and diverse transportation options, energy efficiency, sustainable water management, green spaces and biodiversity, social inclusivity and affordability. These settlements contribute to a more equitable, livable and environmentally friendly future (United Nations, 2023).

## **CHAPTER TWO: LITERATURE REVIEW**

### **2.1 Overview**

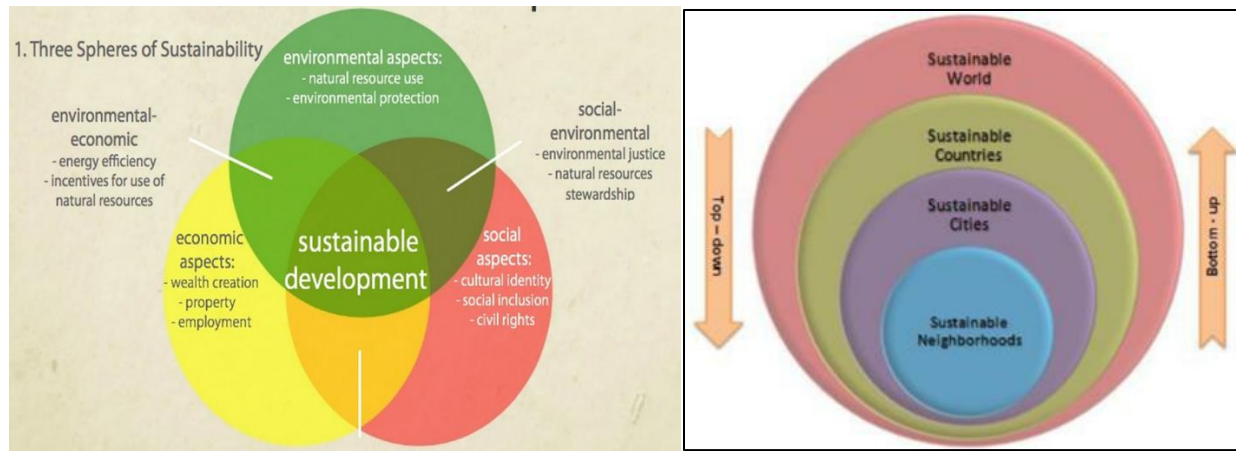
This chapter covers theoretical framework, empirical studies, policy and legal framework, information gap and conceptual framework. The information in this chapter is from secondary sources. The data and information in this chapter has helped understand existing research and debate relevance to the research objectives and the study area. It has also helped identify research gaps not addressed in previous studies. The literature has therefore guided the development of a conceptual framework which guided the study.

### **2.2 Theoretical Framework**

#### **2.2.1 Sustainable Neighbourhood Concept**

A sustainable neighbourhood is one that meets the needs of the existing and future population by creating a harmonious living environment, quality life and providing choices and opportunities. The needs are met in a way that ensures effective natural resource use, promotes social cohesion and inclusion strengthens economic vitality, enhances natural environment and reduces negative impacts of the built environment hence economic, social and environmental aspects are balanced (Joyner & Et.al., 2007).

Sustainability of neighbourhoods can be seen in three domains: environmental aspect, social aspect and economic aspect. Environmental dimension includes natural resource use and environmental protection, the social aspects include cultural identification, social inclusion and equal protection under the law and fundamental rights while the economic aspects include economic growth and prosperity, property and job creation opportunities. The integration of the three aspects brings about sustainability as shown in the figure below. Sustainable neighbourhoods contribute to sustainable cities which in turn lead to sustainable countries and a sustainable world.



Sustainable neighbourhoods are compact, integrated and connected. They are based on 5 principles which guide the design and development of neighbourhoods that promote a balanced and thriving community while minimizing negative impacts on the environment. These principles include: well-designed streets for mobility, safety and access, high density, integration of various land uses, social mix and avoiding excessive specialization of land use (UN Habitat, 2014). These principles aim to address the challenges of urbanization while fostering a sense of community, minimizing environmental impact, and promoting economic viability. Their goal is to encourage intensified urban expansion, diminish urban spread; foster sustainable, inclusive, and prosperous neighborhoods; neighborhoods that encourage walking and reduce reliance on cars; efficient land utilization; connected road networks, community empowerment, local manufacturing and consumption, and a range of plot sizes and housing styles (Joyner & Et.al., 2007).

This concept can be applied in an urban renewal and renaissance especially in declining parts of the city for revitalization and urban transformation initiatives. It is therefore applicable in formalizing Laini Saba ward in that it will help the ward to have key features like vibrant street life, walkability and affordability.

### 2.2.2 Theory of Community Development

The concept of community development was formulated in 1960. It advocates for a grassroots strategy in planning that engages and empowers the local community within the planning procedures. The desires of the community are therefore considered in the process. Some of the needs and desires are cultural, political, economic, ecological and cut across sectors like education, health, housing, equity and institutions (Urban Design Lab, 2023). This theory involves understanding how people relate, where they live and the power they have, broadening community engagement and governance, enhancing societal networks and improving living conditions to achieve community and individual benefit hence community and individual well-being as shown below.

This theory has been applied in this project to safeguard the needs and desires of the residents of Laini Saba throughout the research process. This will be achieved through community engagement, co-planning and co-designing. This will help the community to trust and own the process and even push for implementation of the plan by the government and other implementation agencies.



However, in many cases the community, especially people living in informal settlement are deprived the right to participate in development happening within their settlements. This in most cases happen during laying of infrastructure such as water, sewer and roads hence the community end up facing forced evictions.

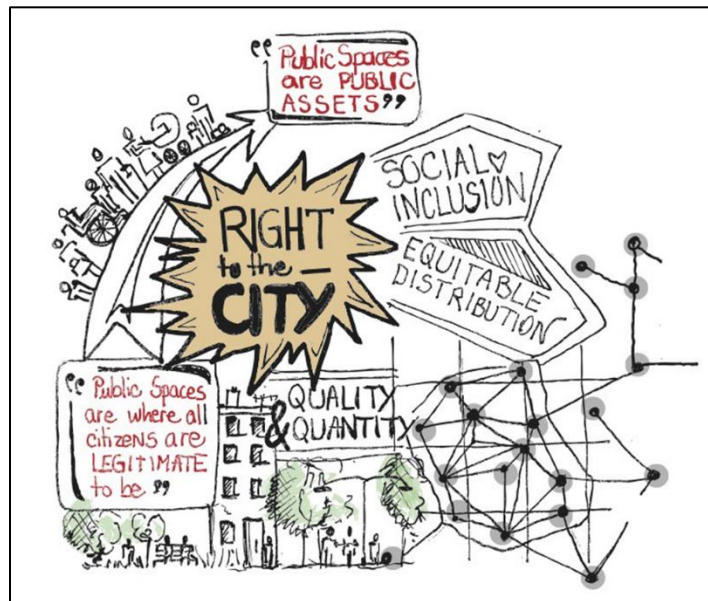
### 2.2.3 Right to the City

This slogan was first proposed in 1968 by Henri Lefebvre. The concept has been taken up recently as a call for action for the reclamation of the city as a co-created space. It is an important framework

for urban development and social injustice. The World Charter on the Right to the City, developed with the involvement of UNESCO, UN Habitat, and various social movements and organizations, emphasizes the need to ensure equitable access to urban opportunities for all residents, including marginalized and deprived individuals (Urban Design Lab, 2023). The right to the city is the idea that all people, regardless of their social, economic, or cultural background, have a fundamental right to actively participate in the processes of urbanization and have access to the advantages and resources that cities provide.

It emphasizes the idea that all individuals, regardless of their socio-economic status, should have the right to actively participate in shaping and enjoying the benefits of urban life. It goes beyond just the physical space of the city and encompasses the social, economic, and cultural dimensions. It consolidates human rights and combats exclusion, marginalization and discrimination rampant in today cities.

This concept is founded on fundamental human rights principles, encompassing: the elimination of discrimination, the interconnectedness of human rights, gender parity, gradual implementation, prevention of regression, subsidiarity, and collaboration. It also involves strong commitment to poverty reduction through financial incentives, subsidies, credit and priority to housing (Kothari & Chaudhry, 2015). Every city dweller has the right to social inclusion, equitable distribution of services, quality and quantity allocation of resources and access to public spaces.



This concept emphasizes that urban development should ensure the well-being and dignity of all residents. Some of the entitlements upheld by this notion comprise suitable housing, fundamental services like water, sanitation, electricity, employment and sustenance, nourishment, medical care, sustainable transportation and energy, education, a clean and healthy environment, social

protection, parity, information, engagement, safety, protection, confidentiality, and freedom from violence (Urban Design Lab, 2023). However, people residing in informal settlements are deprived their entitlement to the city since the city does not provide services to the populace.

In this case, the residents of Laini Saba Ward are a marginalized group of people living in a deprived area. They therefore are entitled to the rights of the city. However, this is not the case since they experience a myriad of challenges ranging from poor housing to inadequate access to basic services. By formalizing Laini Saba Ward, the residents will have rights to the city and will help preserve and uphold the dignity of the residents.

## **2.3 Empirical Studies**

### **2.3.1 The Concept of Urban Informality**

Urban informality represents a condition of exemption from the formal trajectory of urban development. Urbanization denotes the transition of a society changes from a rural to an urban lifestyle. Urban informality in turn, alludes to the existence and prevalence of informal activities, structures, and systems within urban areas. Informality manifests itself in wide range of informal practices which include informal settlements, informal housing, informal economy and informal governance (Sandoval, Hoberman, & Jerath, 2019).

Informal settlements are a manifestation of dysfunctional urbanization where urban expansion is accompanied by existence of unplanned settlements characterized by high levels of destitution and joblessness among those migrating from rural to urban area (Government of Kenya, 2016). Informal settlements phenomenon in Kenya can be associated both historical and current reasons. Historically, colonial urban strategies led to a situation where Africans were prevented from accessing urban areas due to land dispossession (Government of Kenya, 2016). The persistent expansion of informal settlements has emerged as a significant policy concern over the last twenty years. These settlements are characterized by inadequate infrastructure and basic services, high poverty levels, housing that does not conform to government regulations, constant threat of eviction and are often located in hazardous areas (Sandoval, Hoberman, & Jerath, 2019). The main land uses in informal settlements is residential while the other land uses are inadequately provided.



Informal economies refer to economic activities that are not regulated by the state and do not comply with formal labor laws and regulations. They exhibit traits such as meager wages, absence of social safeguards, and restricted entry to credit and official markets. These economies contribute over a third of the total output in developing nations. This can include street vending, small-scale entrepreneurship, informal production and informal labor arrangements. Informal labour workforce is mostly identified as unskilled workers involved in low-output, marginal, and small-scale endeavors, often centered around family units (Sandoval, Hoberman, & Jerath, 2019).

Informal housing includes illegal shelter which falls outside the government control guidelines (Sandoval & Sarmiento, 2019). Ad-hoc policies and approaches, have mostly remained small scale, and have failed to sort out the slum challenge thus encouraging the growth of informal housing. Provision of adequate low-cost housing and slum upgrading will reduce the threat of forced eviction, secure tenure, livelihood and employment generation which play a major role in urban prosperity.

Governance can be seen as the mechanism through which choices are formulated, executed, or not executed. It can also be defined with respect to the authority as the actor's ability to manage resources and execute policies while aligning with the community's perspectives and institutional mandates. Those engaged in delivering public services, like formalizing informal settlements, should possess the necessary authority and capability. To ensure effective and efficient regularization efforts, governance necessitates transparency and responsibility on the part of governing bodies while safeguarding public concerns, which is often lacking in the context of informal settlements. Informal governance structures arise in response to the absence or ineffectiveness of formal state institutions. These can include community-based organizations, neighborhood associations, and self-help groups. Informal governance structures often play a crucial role in providing basic services and addressing the needs of marginalized urban populations. (Nuhu & Mngumi, 2023).

While urban informality can provide certain benefits and opportunities for marginalized populations, it also poses significant challenges. Informal settlements are often vulnerable to eviction, lack of tenure security, and inadequate infrastructure. Informal economies can perpetuate poverty and inequality, as workers often face exploitation and limited social mobility. Informal

governance structures may lack accountability and legitimacy, leading to issues of corruption and exclusion.

Addressing urban informality requires a comprehensive approach that combines formalization efforts with inclusive urban planning, affordable housing policies, and social protection measures. It is essential to recognize the rights and agency of informal urban actors and involve them in decision-making processes. By integrating informal urban activities into the formal urbanization process, cities can strive towards more inclusive and sustainable development. This study has, therefore, focused on land use distribution in the informal settlements, informal economy in terms of job creation opportunities, and informal governance. The study also focuses on strategies that can be implemented to upgrade the informality in Laini Saba to a sustainable neighbourhood.

### **2.3.2 Land Uses in Informal Settlements**

Informal settlements often involve land uses that do not conform to official regulations and zoning plans. This includes urbanization of areas that are not officially designated for housing, the subdivision of land into smaller parcels than permitted by regulations, and the construction of buildings that exceed the maximum allowed occupancy or number of floors. These settlements, residents often build their homes and businesses without obtaining the necessary permits or complying with land use regulations. This can result in overcrowding, inadequate infrastructure, and unsafe living conditions. Informal businesses also operate without adhering to formal regulations, which can lead to issues related to safety, health, and fair competition (Riano, 2001).

Just like other settlements, informal settlements have a number of land uses spread over land although some of them may not be compatible. They are characterized by unauthorized subdivision of land and uncontrolled location of land uses (Found & Abbas, 2014). The land uses in informal settlements are not adequate as provided in the physical planning handbook. In most instances residential land use dominates the informal settlements. For instance, the land use distribution in Mukuru informal settlements is as indicated below:

Table 1: Mukuru Land Uses

Land use	Code	Colour	Recommended land use structure		Mukuru existing land use	
			Percentage	Area in Ha	Area in Ha	% age
Residential	0	Brown	41	114.44	115.34	41.34
Industrial	1	Purple	7.8	21.77	4.24	1.52
Education	2	Orange	15.6	43.54	18.63	6.67
Recreation and open space	3	Green	13.2	36.84	0.68	0.24
Public purpose	4	Yellow	15	41.87	5.61	2.00
Commerce	5	Red	3.9	10.86	7.4	2.65
Public utility	6	Light blue	3.5	9.77	2.76	0.99
Transport	7	Grey	7% of each land use		28.83	10.33
Spaces between buildings	–	–	–	–	85.70	30.70
Government restricted areas	–	–	–	–	9.88	3.54
<b>Total</b>					<b>279.12</b>	<b>100</b>

Source: (Akiba Mashinani Trust; et al, 2014)

The unplanned and in-efficient use of land in the informal settlements lead to poor infrastructure development, ranging from roads, water and sanitation, social amenities and provision of other services such as waste management. However, this also means that if the land is appropriately planned, many more land uses can be accommodated. Addressing the challenges posed by informal land uses requires a combination of approaches. It involves regularizing informal settlements by providing legal recognition and basic services, implementing urban planning strategies that accommodate the needs of informal settlements, and promoting inclusive land use policies that provide affordable housing options for all urban residents. Maintaining a harmonious equilibrium between established rules and the practicalities of informal settlements is crucial to ensure urban development that is both sustainable and equitable.

### 2.3.3 Job Creation Opportunities in Informal Settlements

Informal settlements have unique economies that cater to the specific needs and priorities of their residents. These economies vary between nations, cities and even among distinct settlements.

Therefore, it is crucial to understand the local economy and develop inclusive approaches to improve these settlements.

In larger informal settlements, the need for products and services is more pronounced in larger areas, whereas smaller settlements often exhibit closer integration with their neighboring regions (UN HABITAT, 2018).

Economic activities in informal settlements range from self-employment to wage-based work. For example, in Nairobi, approximately 49% of adults in informal settlements are waged employees, with half of them having regular jobs and the other half working on a casual basis. Additionally, around 19% of adults in these settlements are self-employed, running small businesses or working independently as plumbers, carpenters, or electricians (World Bank, 2006).

Job creation opportunities in informal settlements depend on factors such as the entrepreneur's capital and skills, available space, location, infrastructure services, income levels of the customer base, and the size and density of the settlement (UN HABITAT, 2018). In informal settlements, livelihood activities can be categorized into five primary types, encompassing retail, space-related endeavors like renting rooms and urban farming, manufacturing and repair work, personal services like hairdressing and laundry, and social and community-oriented activities such as education and healthcare (Gough & Kellet, 2001).

The positioning of businesses within informal settlements is influenced by factors like ease of access, visibility to customers, and the presence of available space. Main access roads are often the most attractive commercial locations. However, some businesses, like those selling clothes or eggs, do not operate in fixed locations. Operating a business in an informal settlement comes with challenges, including a lack of infrastructure, environmental costs such as pollution, harassment, informal payments, and the risk of evictions (UN HABITAT, 2018).

There are several sectors that create employment opportunities in informal settlements, including room rental, services and transport, construction and manufacturing, and urban agriculture. Women make up the majority of informal entrepreneurs, as studies have shown that in each city the percentage of women engaged in informal employment surpasses that of men. This can be attributed to women having household and childcare responsibilities, limited mobility due to social

norms or security concerns, and therefore engaging in part-time or home-based work (UN HABITAT, 2018).

#### **2.3.4 Housing Typologies in Informal Settlements**

Housing typology generally describes the nature of housing configuration and design. There are limited ranges of housing typologies in informal settlements. The bulk of these houses are temporary while a few are permanent (Akiba Mashinani Trust; et al, 2014). In most cases the housing materials are informed by security of tenure: in informal settlements where structure owners do not own the land, they tend to construct using temporary materials since they can be evicted anytime. Most of the people in informal settlements are tenants with very few structure owners and even fewer land owners. For instance, in Mukuru 92% of the residents are tenants (UC Berkeley, 2017).

The walling material in informal settlements vary from iron sheets to mud with few structures having brick/block walls. Structures in Kibera slum are mostly constructed using mud and corrugated iron sheets (Nzau & Trillo, 2020) Most of the structure in these settlements are single-story. For instance, a study done in Sisal village in Mukuru found out that 80% of the structures in that village were single-storey (Ono & Kidokoro, 2020). This is a clear indication of uneconomical utilization of vertical space yet informal settlements are located in prime areas. The use of temporary building materials which cannot support high rise buildings to a large extend necessitate this phenomenon.

Structures in informal settlements vary in size, shape and building plan. The layouts therefore change from one village to another and from one settlement to another. Newer informal settlements are organized in grid patterns while the older settlements are organized in less consistent patterns. This layout therefore affects mobility and emergency response, safety, vulnerability to fires ability to increase density (UC Berkeley, 2017). Although there is no specific standard design, most of the rooms are rectangular in shape. The size of the rooms varies from 10 feet by 10 feet to 12 feet by 12 feet (Ono & Kidokoro, 2020). For instance, in Kibera one structure contains several 12 feet by 12 feet single rooms each occupied by one household (Nzau & Trillo, 2020). These structures have shared bathrooms and most of them lack sanitation facilities.

Structures in informal settlements have varied uses. These includes shops, hotels, schools, clinics, residential, religious institutions, animal sheds among others. The shops are located along streets and are usually set at a higher rent than the residence rooms (Ono & Kidokoro, 2020).

The cost of housing units in informal s is purely determined by the structure owners. It varies depending on a number of factors some of which comprise access to fundamental amenities like electricity, water and proximity to transportation routes. For instance, in Mukuru the average rent of a room is Ksh. 1500 to Ksh. 2000 for rooms with electricity and bathroom, Ksh. 2500 for rooms with electricity, bathroom and water services and Ksh. 3000 to Ksh. 3500 for rooms near main roads since they are perceived to be easily accessible and secure (Akiba Mashinani Trust; et al, 2014).

According to a study done in Mukuru, self-contained, permanent stone houses are the most preferred housing typology (Akiba Mashinani Trust; et al, 2014). However, if the provision of this preferrable model is entirely left to the private sector, the housing produced might not be affordable to the slum dwellers.

Securing inclusivity in informal settlements' housing is of utmost importance. This entails enforcing land usage rules that require developers of residential projects targeting the open market to reserve a portion of their housing units at a reasonably affordable price, catering to households unable to meet market rates. This strategy involves using planning techniques to construct affordable housing by using the augmented land values to fund the construction of such dwellings. This method stands as a potent instrument for the government to expand the accessibility of economical housing choices for low-income urban inhabitants in conveniently situated areas (Nzau & Trillo, 2020).

### **2.3.5 Planning Interventions Approaches in Informal Settlements**

There are three main approaches used in slum upgrading; organic slum development model based on community approach, modernist slum clearance high-rise development model and hybrid approach.

## **1. Organic slum development model based on community approach**

The method of community-centered infrastructure and planning in informal settlements employs advanced technologies for energy, water, sanitation, and waste handling, customized to suit the distinct traits of these closely-knit slum areas. This approach not only enhances the residents' economic situations but also considers the social framework inherent in the slum's organic layout. It plays a notable role in eliminating severe poverty through its remarkably inclusive mechanism and encourages a more participatory form of governance. To implement this approach effectively, a formal tenure system for the entire informal settlement is necessary, and development takes place on-site. Under this model, housing is made affordable and owners can upgrade their homes once they are granted tenure, while basic services are provided through community utilities (Teferi & Newman, 2017). The in-situ slum improvement strategy is an economical method that allows informal settlements to progressively evolve into habitable communities, seamlessly integrating the city's workforce with low-income earners into the urban landscape (Collier & Et.al., 2019). Some of the in-situ slum upgrading programs that have been used in Kenya include:

In Kenya, there have been several initiatives for enhancing informal settlements in their current locations, such as the Kenya Informal Settlement Improvement Project (KISIP). This undertaking, financially supported by the World Bank, the Swedish International Development Cooperation Agency (SIDA), and the Agence Française de Développement (AFD), is focused on 15 urban areas (Ngau & et.al, 2012). KISIP works in conjunction with the national Kenya Slum Upgrading Program and aims to introduce organized planning and bolster land tenure security in unplanned and underprivileged urban communities, aligning with the principles of the National Land Policy. KISIP encompasses enhancements in infrastructure, regularization of land tenure, reinforcement of institutional capabilities, and strategic planning to prevent the future expansion of informal settlements (Muraguri, 2011).

An additional significant initiative is the Participatory Slum Upgrading Programme (PSUP), established by the secretariat of the Africa Caribbean and Pacific Group of States (ACP), the European Commission, and UN-Habitat. This program operates in 63 cities spanning 30 countries, primarily in Africa, the Caribbean, and Asia. Its objective is to tackle the imbalanced and uneven growth dynamics manifested in slums and work towards the attainment of Sustainable

Development Goal 11.1, which seeks to guarantee the availability of suitable, secure, and reasonably priced housing as well as fundamental amenities through the enhancement of slum areas (UN HABITAT, 2012). PSUP works with civil societies, the private sector, and universities worldwide, focusing on basic service access and sustainable urbanization. It involves assessing needs, identifying challenges, establishing networks for slum upgrading, capacity building, and project implementation support (UN HABITAT, 2012).

However, organic slum development in Kenya faces challenges. One component of this development model is tenure regularization, which aims to assist landowners in developing housing for low-income earners. Unfortunately, in some cases, after receiving title deeds, landowners sell the land to others who construct high-rise buildings and rent them out at market rates that are unaffordable for low-income earners. As a result, the initial occupants of the settlements often move to other informal settlements within the city or form new ones..

## **2. Modernist slum clearance high-rise development model**

The modernist model is characterized by the construction of high-rise buildings that provide formal housing for a large number of people. This approach ensures that residents have access to essential infrastructure such as energy, water, sanitation, and waste disposal services, which are provided through centralized utility systems. Housing in this model is subsidized, and basic services are made available through centralized systems (Teferi & Newman, 2017).

An example of a program that falls under the slum clearance high-rise development upgrading model is the Kenya Slum Upgrading Program (KENSUP). Launched in 2004, KENSUP represents a joint effort between the Kenyan government and UN-HABITAT. Its primary goal is to enhance the quality of life for individuals living in slums in Kenya by employing comprehensive and interdisciplinary strategies. The program has been implemented in selected slums in Nairobi, Mavoko, Mombasa, and Kisumu. Its activities include promoting community organization and resource mobilization, providing social and physical infrastructure such as roads, schools, health facilities, and lighting, conducting health and environmental sensitization, regularizing tenure, and improving structures (Ngau & et.al, 2012). The execution plan of KENSUP strives to establish an environment conducive to enduring nationwide slum enhancement in Kenya. This will be achieved



through the mobilization of political determination, the reinforcement of associations of slum residents, and the cultivation of an inclusive approach rooted in agreement and collaboration.

Soweto East village was chosen as the pilot village for the Kenya Slum Upgrading Program. It is one of the 12 villages in the Kibera informal settlement with a high population density (Ministry of lands, 2004). In 2009 and early 2010, 1200 residents from Soweto East were relocated to the Langata decanting site, where 600 housing units were constructed to accommodate them. Subsequently, 691 units were allocated to the beneficiaries. This led to significant improvements in residents' standards of living by having a cleaner and safer environments and access to water and sanitation. However, the project design did not adequately address the economic and livelihood needs of the residents. For instance, there were no provisions for the women who conducted businesses at their doorstep in their previous housing arrangements. Additionally, the project faced political implications due to the relocation of communities (Mwaura 2002). The tenants and structure owners were expected to join a housing cooperative established in 2007 by the Ministry of Cooperatives and make weekly payments through the Co-operative Bank of Kenya towards home ownership. However, there was some reluctance among residents to accept the cooperative idea due to a lack of confidence in the program and difficulties in registering as cooperative members or accessing micro-credit schemes (Calas, 2021).

The Soweto East pilot project encountered several challenges. These included residents' inability to contribute to the cooperative societies, which hindered their access to the developed houses. Other challenges included the absence of a well-defined relocation policy, changing interests and positions among stakeholders, malpractices and irregularities in the relocation process, poor communication regarding program progress, insufficient understanding regarding the significance of cooperatives, delays in the house construction process, and disruption of economic networks (Kusienya, 2010). In my opinion, the KENSUP program is a valuable slum upgrading approach, but it would benefit from incorporating the lessons learned from the Soweto East project. However, the process is slow, and it may take a considerable amount of time to upgrade all informal settlements within urban areas in the country.

### **3. Hybrid approach**

The modernist slum clearance high-rise development model can bring about economic and environmental improvements, but it often leads to a loss of social cohesion within the slum. In some cases, it is not possible to upgrade slums due to the poor material conditions of the structures. Therefore, a hybrid approach that combines elements of both the modernist and organic approaches may offer a more effective solution. The organic approach should serve as the guiding principle for all interventions, as it promotes empowerment, integration of urban development, social cohesion, environmental upgrading, and economic development. It also addresses issues such as urban unemployment, poverty, socio-economic inequalities, and limited government funding for large-scale interventions (Teferi & Newman, 2017). This study examines the approaches that community members view as having the potential to formalize their settlements into sustainable neighborhoods.

Currently, this approach is being implemented in Nairobi to upgrade the old County Council housing. It involves densifying these settlements by providing affordable housing. Compared to the KENSUP approach, this method has a higher rate of housing unit supply because it utilizes public-private partnerships. The government provides the land for housing construction and controls the housing prices, while it is the mandate of the private sector to build the housing units within a sustainable neighborhood. In my opinion, this approach is superior and can be used to upgrade informal settlements.

## **2.4 Policy and Legal Framework**

### **2.4.1 Policy Framework**

#### **i. Sustainable Development Goals (SDG)**

The United Nations established the 17 Sustainable Development Goals (SDGs) with the objective of attaining a satisfactory existence for everyone on a thriving planet by 2030 (Jatana & Currie, 2020). Among these goals, Goal 11 concentrates on creating sustainable urban environments and communities. Target 11.1 within this goal aspires to guarantee access to appropriate, secure, and reasonably priced housing, fundamental amenities, and the improvement of slum areas by 2030

(GOK, 2016). To accomplish the vision of sustainable cities, it is necessary to address all the other 16 goals, including eradicating poverty, eliminating hunger, promoting well-being, ensuring quality education, fostering gender parity, securing clean water and sanitation, facilitating affordable and clean energy, supporting economic growth, advancing infrastructure, encouraging innovation, diminishing inequalities, promoting sustainable production and consumption, taking climate-related actions, preserving marine ecosystems, conserving terrestrial ecosystems, establishing peaceful societies with effective institutions, and cultivating partnerships to achieve these objectives (Jatana & Currie, 2020). The global policy emphasizes the importance of achieving formal and sustainable neighborhoods, providing guidance for proposals in the Laini Saba Ward.

## **ii. New Urban Agenda**

The New Urban Agenda was endorsed during the United Nations Conference on Housing and Sustainable Urban Development (Habitat III) held in Quito, Ecuador. This marks a change in perspective concerning cities and sets forth benchmarks and principles for enhancing urban areas. It acts as a reference for different groups, ranging from governments and non-governmental organizations to businesses and urban inhabitants. The agenda acknowledges the interrelations between sustainable urban growth, the generation of employment, the creation of habitable environments, heightened living standards, and the engagement of all sectors in strategies for urban advancement and rejuvenation (United Nations, 2017). This study explores the aspirations of community members in achieving the objectives of the New Urban Agenda.

## **iii. Agenda 2063**

Agenda 2063 stands as a strategic blueprint designed to foster comprehensive expansion, lasting progress, and the efficient utilization of Africa's assets to serve the welfare of its entire populace. This framework was crafted through thorough discussions with contributors hailing from diverse nations within the African continent. Embedded within the agenda are visions of a thriving Africa founded on comprehensive expansion and sustainable development. Among its objectives is the ambition to secure elevated living standards, improved quality of life, and well-being for all individuals by means of contemporary, economical, and habitable living spaces, as well as access

to top-tier basic amenities (African Union, 2015). This study examines the progress of this agenda in the Laini Saba Ward.

#### **iv. Vision 2030**

Vision 2030 serves as an extended-term developmental roadmap designed to reshape Kenya into a globally competitive and affluent nation, offering a superior standard of living by the year 2030. The blueprint concentrates on three central pillars: economic, societal, and political. Within the societal pillar, the aspiration of the vision revolves around ensuring the populace's access to satisfactory and respectable residences within an unpolluted and sustainable setting. The housing sector in Kenya faces challenges including a substantial gap between the demand and supply of housing, insufficient investments in the domain, restricted availability of funds for both purchasers and developers, and an absence of encouraging legal and regulatory frameworks. This vision encompasses flagship undertakings such as permitting the construction of permanent residences and enticing private investments in informal settlements, the annual creation of 200,000 housing units through diverse endeavors, establishing technology hubs for housing in each electoral district, forming a secondary mortgage finance institution, and passing the Housing Bill of 2006 (Government of Kenya, 2007). This study examines the status of housing and the economy as envisioned in Vision 2030.

#### **v. BIG Four Agenda**

The Big Four Agenda was created to expedite the realization of Vision 2030 by concentrating on four key areas of development: manufacturing, food security, affordable housing, and affordable healthcare. To achieve affordable housing, several measures have been proposed under this agenda, including implementing strict regulations on land costs and rates, utilizing alternative building technologies, allocating public land for housing, regulating land ownership by investors, developing infrastructure in both countryside and urban setting, and executing effective zoning policies (Government of Kenya, 2020). This study examines the progress made towards achieving the objectives of the Big Four Agenda.

**vi. National Land Policy**

The creation of the National Land Policy aimed to provide direction for the judicious, sustainable, and fair utilization of land in Kenya. It tackles matters including land management, land accessibility, and land utilization planning, with a particular emphasis on fostering impartial land access and safeguarding the rights of marginalized land possessors. The policy categorizes land in Kenya into public, communal, or individual ownership, and underscores the need for an open and democratic approach to land governance. It also establishes a National Land Trust Fund for financing land reform programs, with additional funding from internal revenue sources available to the National Land Commission (Ministry of Lands, 2009). The provisions of this policy have helped classify land within the Laini Saba Ward.

**vii. Sessional Paper No. 1 of 2017 on National Land Use Policy**

The objective of the National Land Use Policy is to establish a legal, administrative, institutional, and technological structure that facilitates the efficient and sustainable exploitation of land resources across national, county, and community tiers. This policy emphasizes the reservation of land for public utilities and infrastructure, including housing. It also encourages public-private partnerships, the formulation of financial policies that support housing sector funding, the establishment of land banks for affordable housing development, the implementation of social housing programs in urban areas, and the promotion of appropriate building technologies (Government of Kenya, 2017). This study explores the effectiveness of land utilization in the Laini Saba Ward.

**viii. Sessional Paper No. 3 of 2016 on National Housing Policy**

The National Housing Policy aims to progressively realize the right to accessible and adequate housing for all, as guaranteed by Article 43 of the Constitution. It addresses the deteriorating housing conditions nationwide and provides guidelines for bridging the gap between housing demand and supply, particularly for low-income housing in urban setup. The policy's goal is to facilitate the accessibility of housing, essential amenities, and infrastructure for low-income households. It seeks to advance comprehensive and participatory strategies for upgrading informal settlements, establish a National Fund for Social Housing Development, back research and slum

enhancement through the fund, streamline regulations governing urban progress, and foster heightened private sector investment in housing for households with modest to moderate incomes (GOK, 2016). The provisions of this policy have guided proposals for accessible and adequate housing, basic services, and infrastructure.

**ix. Sessional Paper No. 2 of 2016 on National Slum Upgrading and Prevention Policy**

The core objective of the National Slum Upgrading and Prevention Policy is to enhance the living conditions and economic prospects of impoverished individuals residing in slums by seamlessly incorporating them into the societal, political, and economic structure, aligning with the constitution. The policy underscores the importance of acknowledging and assimilating slums within the urban landscape, guaranteeing access to suitable housing, establishing a framework that coordinates and enforces responsible slum enhancement and prevention, and fostering involvement from both communities and stakeholders. Transparency and accountability also hold significant roles in slum improvement. The policy proposes integrating slum upgrading and prevention initiatives at both national and county levels, forming connections, enhancing research capabilities, and instituting a fund for slum upgrading and prevention (Government of Kenya, 2016). The provisions of this policy have been explored to achieve sustainable development in the Laini Saba Ward.

**2.4.2 Legal Framework**

**a. Constitution of Kenya, 2010**

The Constitution of Kenya functions as the highest legal authority in the nation, obliging all citizens and governmental bodies at both the national and county tiers. Article 43 (1) (b) within the constitution secures the entitlement of all citizens to obtainable and sufficient housing, as well as acceptable standards of sanitation. The constitution also delineates the responsibilities of both the national and county administrations in creating housing policies and engaging in planning and development activities, which encompass housing-related matters (Government of Kenya, 2010).

### **b. Housing Act 2015**

The Housing Act of 2015 was introduced to offer financial support in the form of loans and grants for the creation of residences, institute a housing fund and a housing board, and tackle interconnected concerns. This legislation also establishes the National Housing Corporation and the Housing Fund (Government of Kenya, 2015). This study explores the possibility of utilizing these institutions and funds to formalize the study area.

### **c. Urban Areas and Cities Amendment Act, 2019**

The Urban Areas and Cities Amendment Act of 2019 is aimed at classifying, governing, and managing urban areas and cities in accordance with Article 184 of the constitution of Kenya. It establishes criteria for the categorization of urban areas and emphasizes the principles of governance and resident participation. The act also takes into account population size, which informs the housing requirements for a particular urban area (Government of Kenya, 2019). This study utilizes the provisions of this act to propose a governance and management structure for the settlement.

### **d. Physical and Land Use Planning Act, 2019**

The Physical and Land Use Planning Act of 2019 stipulates regulations and guidelines for the planning, use, regulation, and development of land. It establishes planning institutions, outlines different types of plans, and sets procedures for their preparation (Government of Kenya, 2019). These procedures also guide the provision of housing. The provisions of this act will be used to guide development a local physical and land use plan for the settlement.

## **2.5 Nexus Between Theory, Policy and Practice**

In reviewing the theories of sustainability, the right to the city, and community development, it is evident that previous upgrading strategies have focused more on environmental aspects rather than social and economic aspects. Informal settlements often face social exclusion and high living costs, which contradict the principle of the right to the city. The concept of community development emphasizes the significance of community involvement and decision-making, but in slums, residents lack the power to influence decisions or have their concerns addressed. Additionally,

although Kenya has numerous policies and legal documents related to slum upgrading, enforcement remains a challenge, with informal settlements being areas of exploitation and corruption. This research draws lessons from theory and policy to propose recommendations for upgrading the Laini Saba Ward.

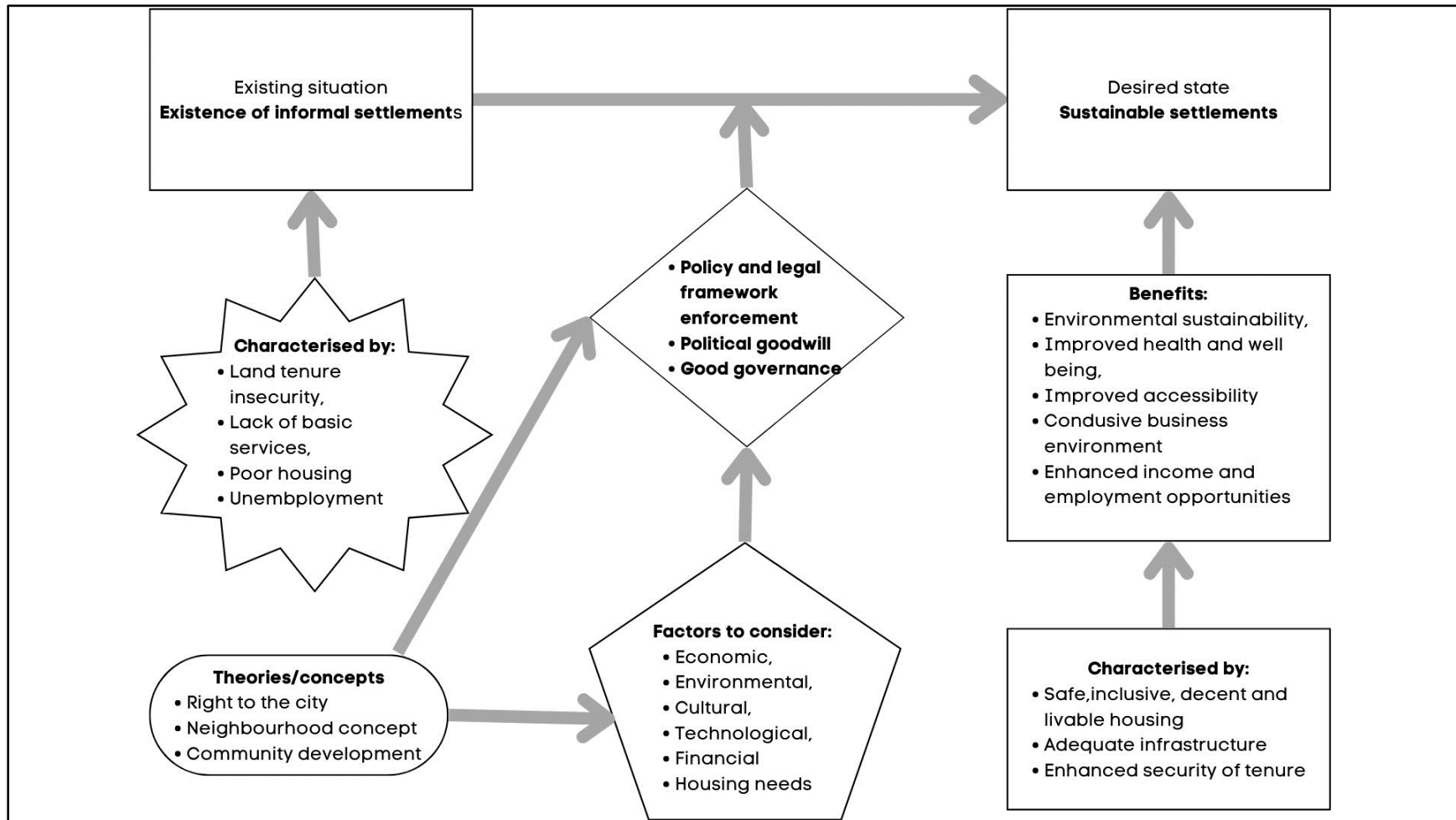
## **2.6 Information Gap**

Despite various initiatives and policies aimed at low-cost housing, slum upgrading, and proactive urban growth, informal settlements continue to persist and even expand. Previous studies have focused on understanding the conditions in Kibera informal settlement, with some attempts at upgrading specific areas such as the KENSUP program implemented in Soweto East which abuts Laini Saba Ward. However, the Laini Saba Ward has not benefited from these initiatives, and there is a lack of comprehensive solutions for the challenges faced within the ward. This study aims to explore opportunities to upgrade Laini Saba ward and propose an initiative that optimizes the opportunities and promotes sustainable development of the settlement.



## 2.7 Conceptual Framework

Figure 1: Conceptual Framework



Source: Author, 2023

## **CHAPTER THREE: RESEARCH METHODOLOGY**

### **3.1 Overview**

The aim of this research is to explore strategies to formalize informal settlements with a case study of Laini Saba Ward in Kibera. This chapter outlines the approach taken to ensure that the research objectives and overall aim of the study are addressed, resulting in reliable and valid findings. The intended demographic, the method of selecting samples, the size of the sample, the approaches for gathering data, the procedures for handling data, the techniques used for data analysis, and the ethical factors taken into account.

### **3.2 Study Design**

Research design refers to the systematic plan and approach followed to conduct a study and address the research problem or question (Millan, James, & Schumacher, 1984). In this study, survey design was utilized. This research design involved collecting qualitative and quantitative data through questionnaires, interviews with key informants, focus group discussions, and observations.

### **3.3 Target Population**

According to Brown (2015) the target population refers to the individuals, households, organizations, communities, or other identifiable units that are the focus of intervention programs. For this study, the target population included all households, structure owners, enterprises, institutions, relevant government officers, politicians, and groups within the Laini Saba Ward.

### **3.4 Sampling Plan**

Sampling involves selecting a subgroup of items from a larger populace to represent the whole. In this study, the sampling frame consisted of a comprehensive list of all households and business individuals in the Laini Saba Ward. Both probability and non-probability sampling techniques were applied. The simple random sampling method was utilized to pick the households and business individuals to be interviewed. Additionally, Geographic Information System (GIS)

technology was utilized to identify the specific households and business individuals to be included in the sample.

The formula below was used to calculate the household sample size:

$$\text{sample size, } n, = \frac{\frac{z^2 \times p(1 - p)}{e^2}}{1 + \left(\frac{z^2 \times p(1 - p)}{e^2 N}\right)}$$

Where:

- n represents the sample size
- z found in a z table
- p is the proportion of the population which has the attribute in question
- e is the desired level of precision (margin of error)
- N the number of households

There were 11,795 households within Laini-Saba Ward. With a confidence level of 90%, the Z value will be 1.645 and the margin of error will be 0.1. With a p of 0.5 the sample size was therefore 70 households.

According to Mugenda and Mugenda (2003), citing Gay (1981), descriptive studies typically require a sample size of 30 cases or more, or at least ten percent of the accessible population, in order to ensure dependable outcome. In this case, without the exact number of the people doing business in Laini-Saba Ward, 30 business people were a reasonable sample to create a case for the business people within the ward.

Purposive sampling method was utilized to identify key informants. In this case key informants included the area chief, the MCA, the ward administrator, the sub-county planner and a housing officer from Nairobi City County government.

### 3.5 Data Collection Methods and Instruments

This study employed both primary and secondary data. The data collection methods used included the following:

**Literature review:** Literature review was used to collect secondary data. It was done to determine what information already exists in terms of the research objectives, the policies and legal framework that govern enhancement of slums and this led to the formulation of a conceptual

framework. Data sources that were used include libraries, textbooks, journals, articles, blogs, and internet. Literature was reviewed throughout the research period.

**Interviews:** Face to face interviews with the sampled households and business people were conducted. These interviews were guided by a structured questionnaire. Key informant interviews were also done using key informant guides. The key informants included the area chief, the MCA, the ward administrator, the subcounty planner and a housing officer from Nairobi City County government. Group interviews were also done in focus discussion groups of 10 people and were guided by the focus group discussion guide. Four focus group discussions were conducted: elders, structure owners, women and youth FGDs. Elders FGD sought to understand the history of the settlement in terms of how the structures came to being and the ownership of the land, the structure owners' FGD helped bring out the issues of housing, some of the challenges that structure owners face and how they would like to be involved in the project, the youth were engaged to help understand the role of the youth in the development of the ward and some of the job opportunities that benefit them while the women were engaged to help understand the role of the women in community development, the challenges they face and what can be done to solve these challenges since in most cases women in the informal settlements do not have formal jobs.

**Observation and photography:** these approaches were employed to collect data by watching and noting physical characteristics in their natural settings. It was used to appreciate people movement, economic activities, land uses, population structure facilities, infrastructure and activities in and around the ward. This was guided by an observation checklist. Observation was supplemented by photography to facilitate the depiction of the data that was observed.

**The Delphi method/Delphic poll:** This method entails a predictive procedure alongside a well-organized communication structure. It relies on successive rounds of surveys dispatched to a panel of specialists. The intent of this approach is to collect viewpoints and pursue consensus within a group of experts concerning a particular matter. Its application is geared towards forming an expert consensus on a given topic by soliciting collective agreement from this group of experts. In this study different stakeholders were interviewed the data was analyzed and presented to the stakeholders for both validation and consensus building.

**Mapping:** Different features were mapped out, this includes the structure within the ward and their uses, institutions, existing transportation routes, basic services and community facilities. The mapping was done using a GPS and the data analyzed using GIS so as to produce maps.

### **3.6 Data Analysis and Data Presentation**

Various methods were utilized to examine the accumulated data. The analysis encompassed descriptive, qualitative, and spatial analysis procedures. Descriptive analysis involved calculating frequencies, percentages, summated ratings, and means. To analyze the quantitative data, computer-based software (such as SPSS) was utilized, and the results were displayed using tables and charts whenever feasible. GIS was also used to analyze spatial data. It was used to interpret spatial data so as to show the distribution of various land uses, activities and elements within the study area denoting spatial relationships existing between these activities and other land use activities.

### **3.7 Ethical Considerations**

The study was conducted in a manner that upheld the rights and privacy of the respondents. Confidentiality and anonymity were assured to all participants, with the researcher refraining from using their real names when necessary. The participants were clearly informed that the data they provided would be strictly used for academic purposes. None of the respondents were subjected to any form of pressure to share information, ensuring their agreement was both voluntary and well-informed. Furthermore, this research involved the engagement of susceptible groups, including minors, senior citizens, individuals with physical impairments, and those experiencing financial challenges.

## **CHAPTER FOUR: STUDY AREA**

### **4.1 Overview**

This chapter provides a synopsis of the study area, Laini-Saba Ward, focusing on its locational context, population and demographic characteristics, land uses, physical infrastructure, and socio-economic factors.

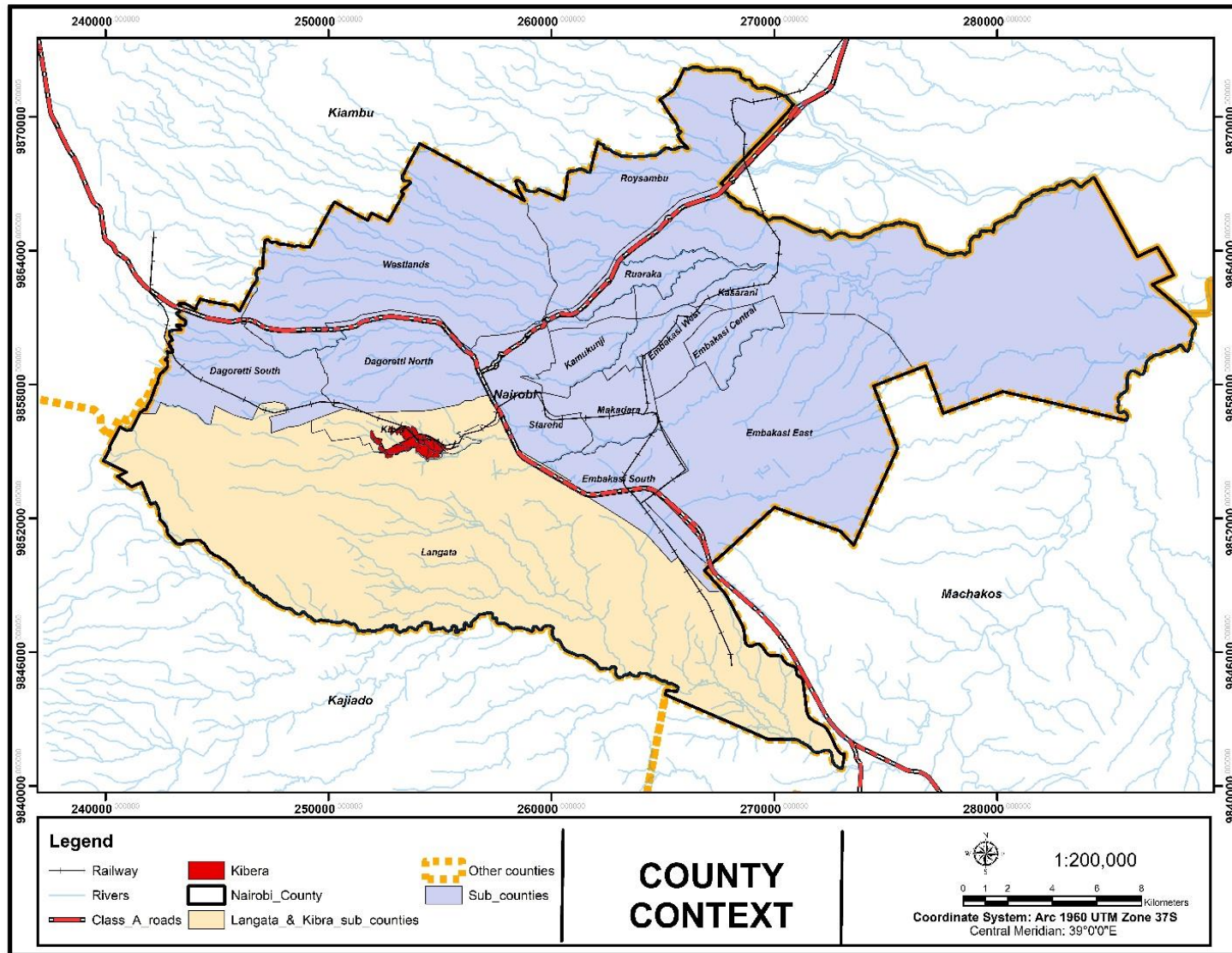
### **4.2 Location and Size**

Laini Sab Ward is approximately 0.6 square kilometers big. It is located in Kibera Sub- County, Nairobi County as shown in the maps below. It borders Mashimoni, Lindi, Silanga and Soweto East villages within Kibera.

### **4.3 Population and Demography**

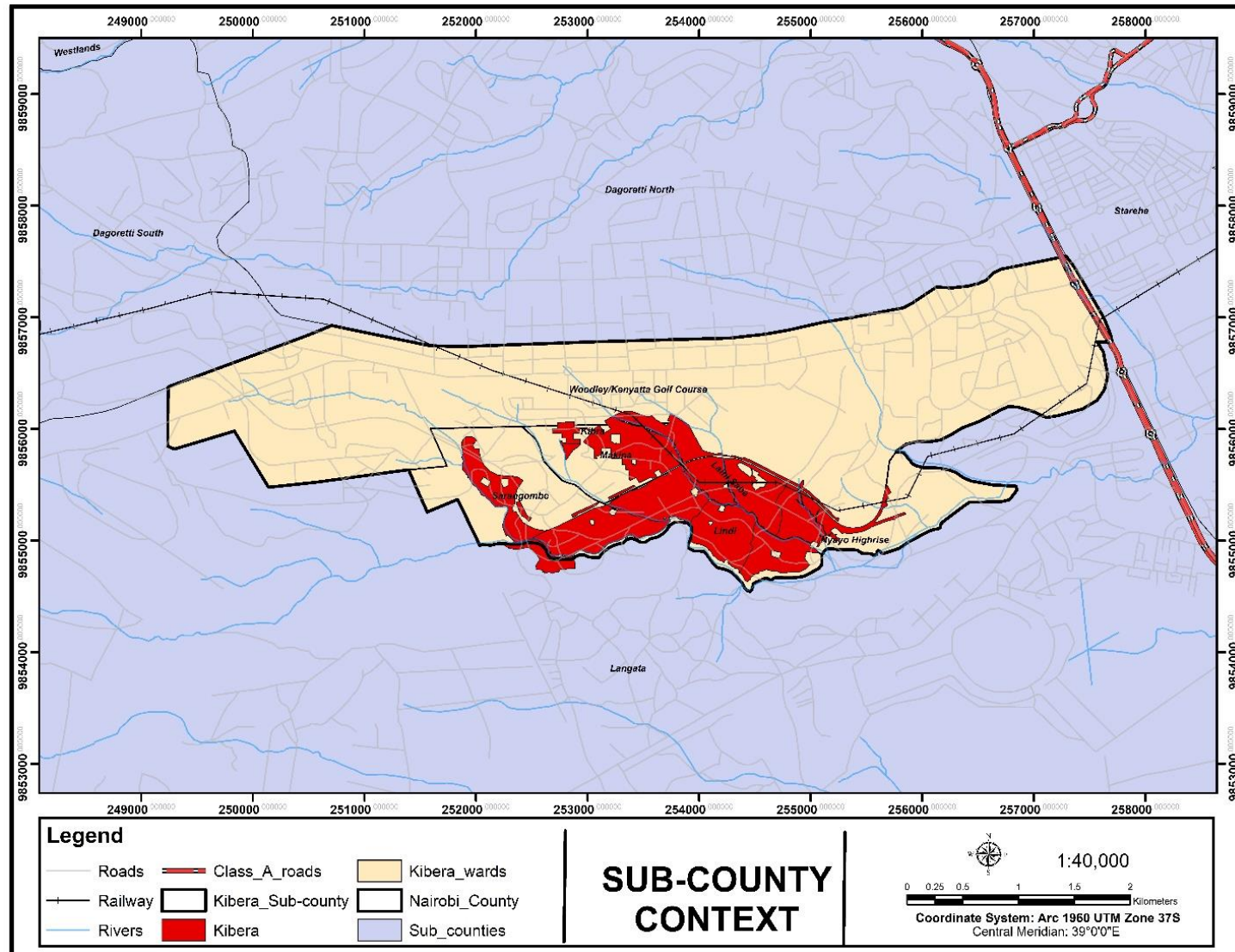
According to 2019 census report Kibra sub county, where Kibera informal settlement is located has a population of 185,777 people where 94,199 were male and 91,569 were female. Laini Saba ward had a population of 29,605 people out of which 15,941 were male and 13,663 were female. The population density of the ward the was 81,807 people per square kilometer. The Ward is a home to 11,795 households therefore the average household size 2.5 (KNBS, 2019).

Figure 2: County Context



Source: Author, 2023

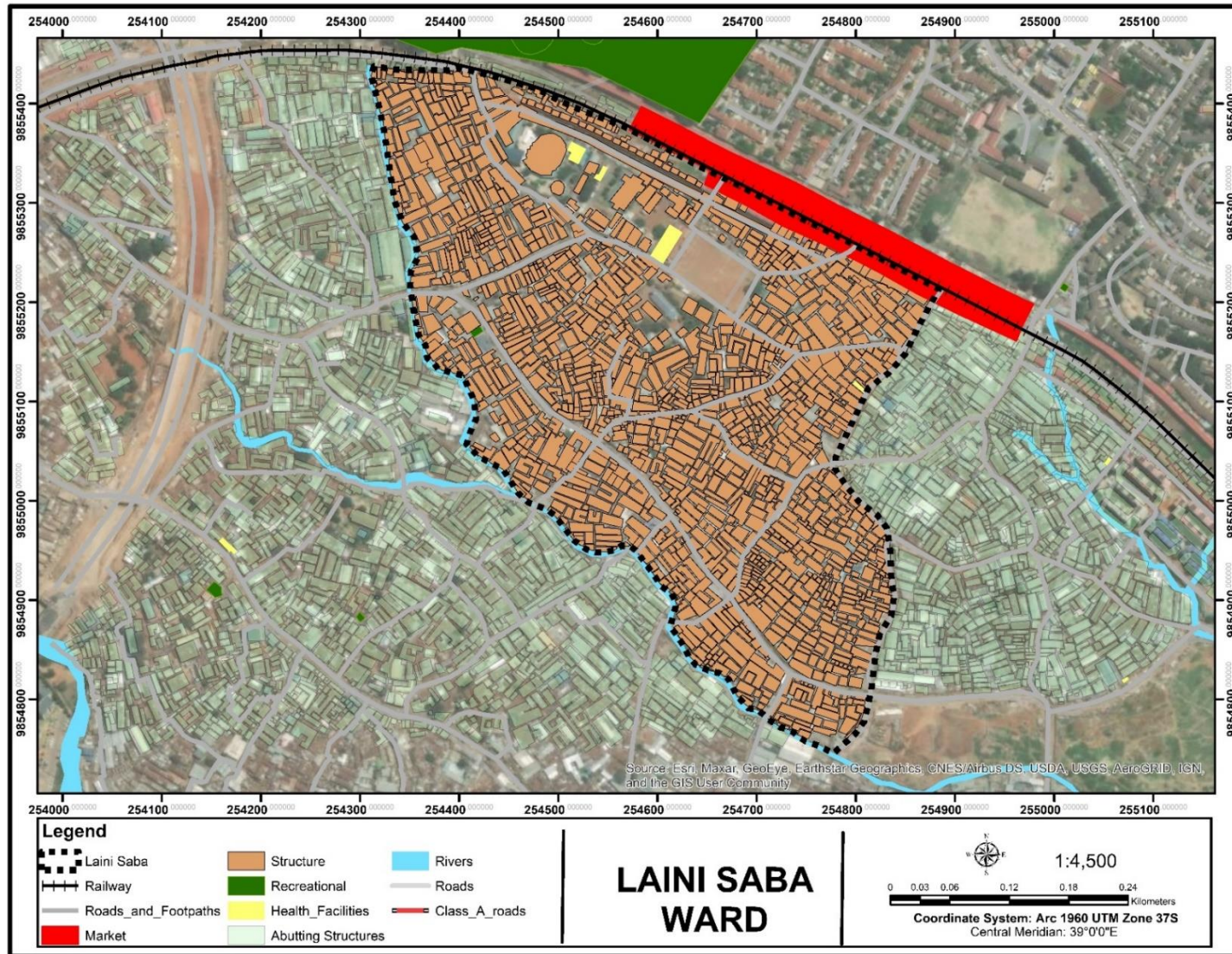
Figure 3: Sub-County Context



Source: Author, 2023



Figure 4: Laini Saba Ward



Source: Author, 2023

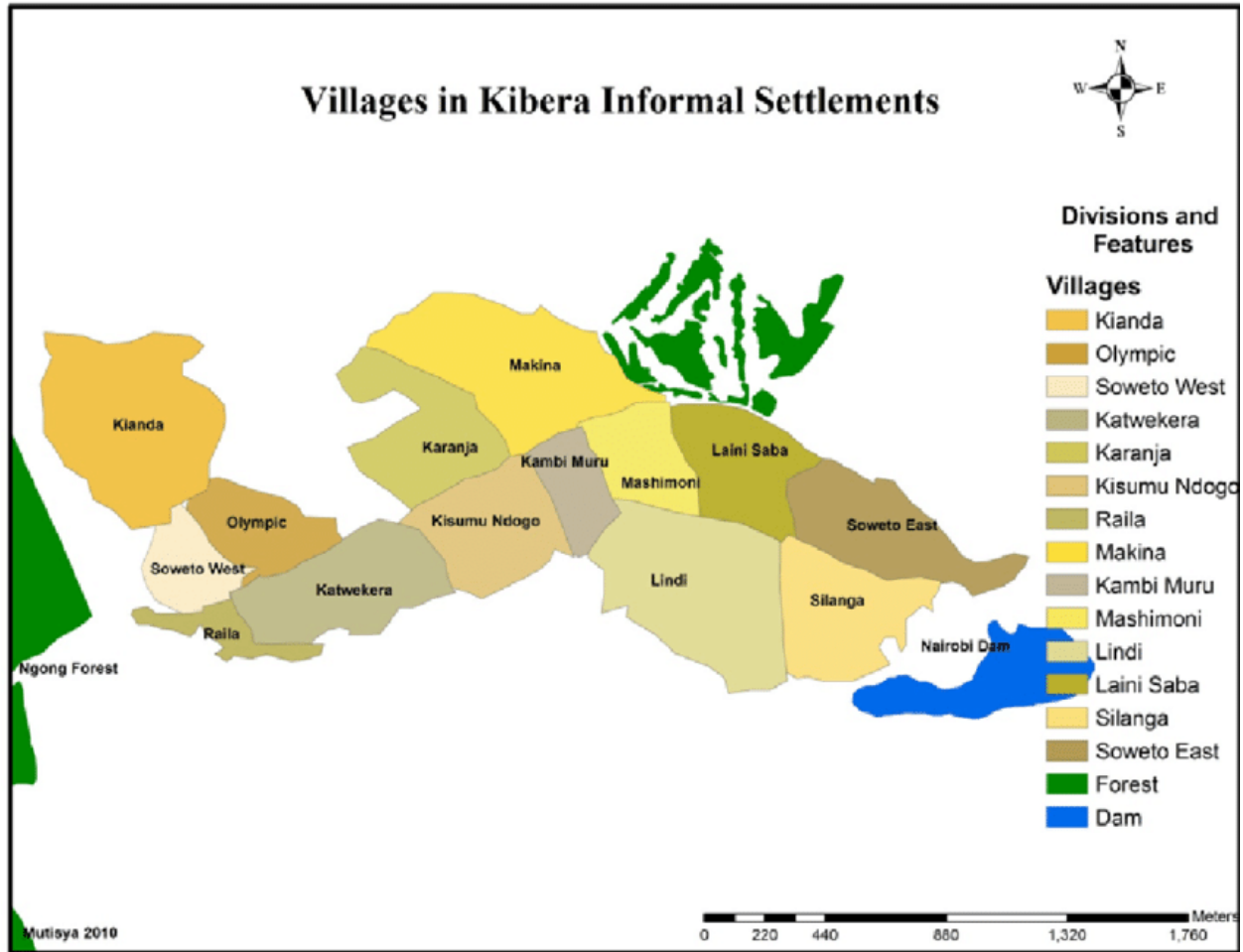
#### **4.4 Background of study area**

Kibera, the largest informal settlement in Nairobi, has a rich history. Originally named Kibrah, a Nubian word meaning "forest," the settlement's name later changed to Kibira and eventually became Kibera. Its origins can be traced back to the aftermath of World War II when Nubian refugees began clearing the land and constructing structures in 1914. These Nubians were initially employed by white settlers as guards. In 1918, the colonial administration allocated the land in Kibera to former Nubian soldiers who had served in the British army. Many of them settled near Otiende (Pamoja Trust, 2015; COHRE, 2008).

After Kenya gained independence, President Jomo Kenyatta permitted certain Kenyan individuals to establish residences in Kibera leading to tensions and conflicts between the Nubians and Kenyan residents. These issues were eventually resolved through the intervention of the Member of Parliament and the Provincial Commissioner of Nairobi. By 1981, a substantial portion of Kenyan citizens had received land allocations in Kibera from the provincial administrator, with the Kikuyu and Kamba communities being the initial recipients. Throughout President Moi's leadership, the movement of people from rural to urban areas escalated, and chiefs persisted in assigning land until all accessible areas were filled (Pamoja Trust, 2015).

Today, Kibera is home to approximately one million people, residing on approximately 100 acres of land, most of which is owned by the government. The settlement is divided into fourteen villages: Kianda, Soweto East, Gatwekera, Kisumu Ndogo, Lindi, Laini Saba, Kambi Muru, Silanga, Makina, Karanja, Olympic, Soweto West, Raila, and Mashimoni. Laini Saba Ward, located near Ngumo Estate and the railway line, derives its name from the practice of targeting arrows at a mark, as the land was previously used as a hunting ground by early colonial settlers. Additionally, according to the area chief, Laini Saba was also utilized as a shooting range by soldiers (Pamoja Trust, 2015).

Figure 5: Kibera Villages



Source: (Obare, 2020)

## CHAPTER FIVE: RESEARCH FINDINGS

### 5.1 Overview

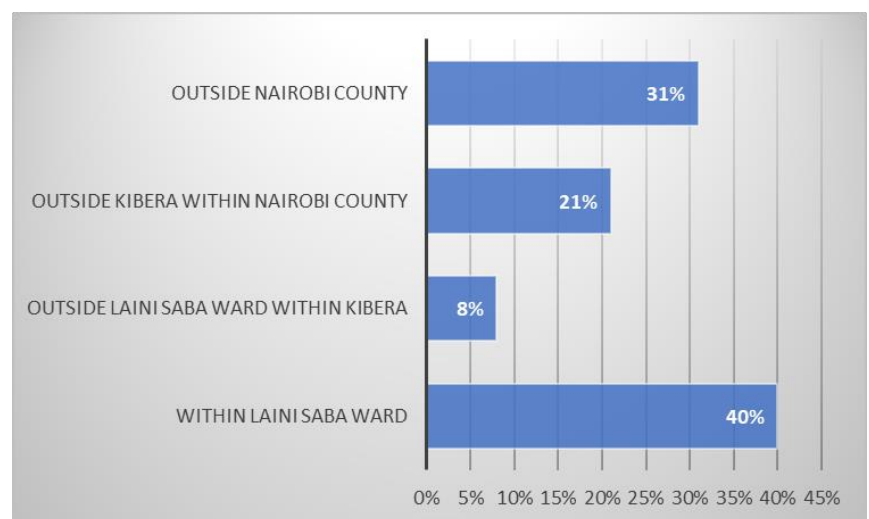
Data was collected from the study area and from different stakeholders using the methodology explained above. This chapter entail analysis and interpretation of data collected from household interviews, enterprise interviews, focus group discussions and key informant interviews. It explains the results with relation to the research objectives and also with previous studies and explores implications and limitations.

### 5.2 Bio-data of Respondents

Respondents from seventy-five households were interviewed out of which 37 were female and 38 were male. This indicates that the ration of male to female in the settlement is almost equal hence both genders should be considered in decision making process. The respondents' mean age was 32 years, ranging from the youngest at 19 years to the eldest at 65 years. Most of the respondents (72%) were married with a few being single (23%) and separated/divorced (5%). Sixty three percent of the respondents have had access to basic education, 28% have had access to higher education while 9% have not had access to formal education. From the above, the 91% of the population that have had access to education have an opportunity to further their skills in TVET so as to gain a skill which can help them diversify their income streams. Eighty nine percent of the respondents were Christians, 10% Muslims and 1% Pagan. The religious diversity therefore indicated that facilities that fit a

certain religious group should be provided within the ward. The average household size of the respondents was 4 which is higher than that in the census report 2019. Some of the respondents were born in Laini Saba ward. However, most of the residents have migrated to Laini Saba from within and outside Nairobi City

*Figure 6: Place of origin*



County as shown in the chart above. From the above analysis, it is evident that population growth within the ward is mainly due to immigration as opposed to natural growth.

Enterprise interviews involved interviewing people carrying out business activities in Laini Saba Ward where 30 business people were interviewed out of which 14 were male and 16 were female. Most (53%) of the interviewees were married while 30% and 17% were single and divorced/separated respectively. The average age of the people doing business in Laini Saba is 34 years the youngest being 21 years and the eldest 52 years while the average household size for business people is 4. This indicated that people have equal opportunity to venture into business despite their age, gender and marital status. Fifty percent of the respondents were born outside Nairobi, 26.7% were born within Laini Saba, 13.3% were born outside Kibera within Nairobi while 10% were born Outside Laini Saba within Kibera. It is therefore evident that most of the people doing business in the ward are immigrants who have identified opportunities to make a living from business.

Different focus group discussions were conducted which included youth, women, elders and structure owners FGDs. Key informant interviews were also done and they included chief, MCA, Planner and housing officer interviews.

### **5.3 Land Use Characteristics in Laini Saba Ward**

#### **5.3.1 Land**

Land use distribution in the informal settlements is mainly informed by land ownership status. The land on which Laini Saba is situated, covering approximately 50 acres, is owned by the government. However, the residents of Laini Saba are uncertain about the government's plans for the land. They have recounted instances of receiving threats from Kenya Railways and KPLC, but thus far, none of these warnings have been carried out (Pamoja Trust, 2015). From the county planning officer, Kibera informal settlement is not included in the City's development ordinances and zones.

In the recent past, chiefs have been involved in the informal land subdivision and allocation in the name of protecting government land. Initially, prospective land owners used to pay the chiefs ksh. 5,000 to be allocated land, however this has changed over time and they currently pay Ksh. 100,000

for land allocation. This therefore informs the land use distribution in that the dominant land use is residential. Additional land uses within the Ward comprise: transport, public purpose, public utility, industrial, recreational and educational.

**Residential land use:** This land use is defined by dense housing units made up of iron sheets. It covers 70% of the ward.

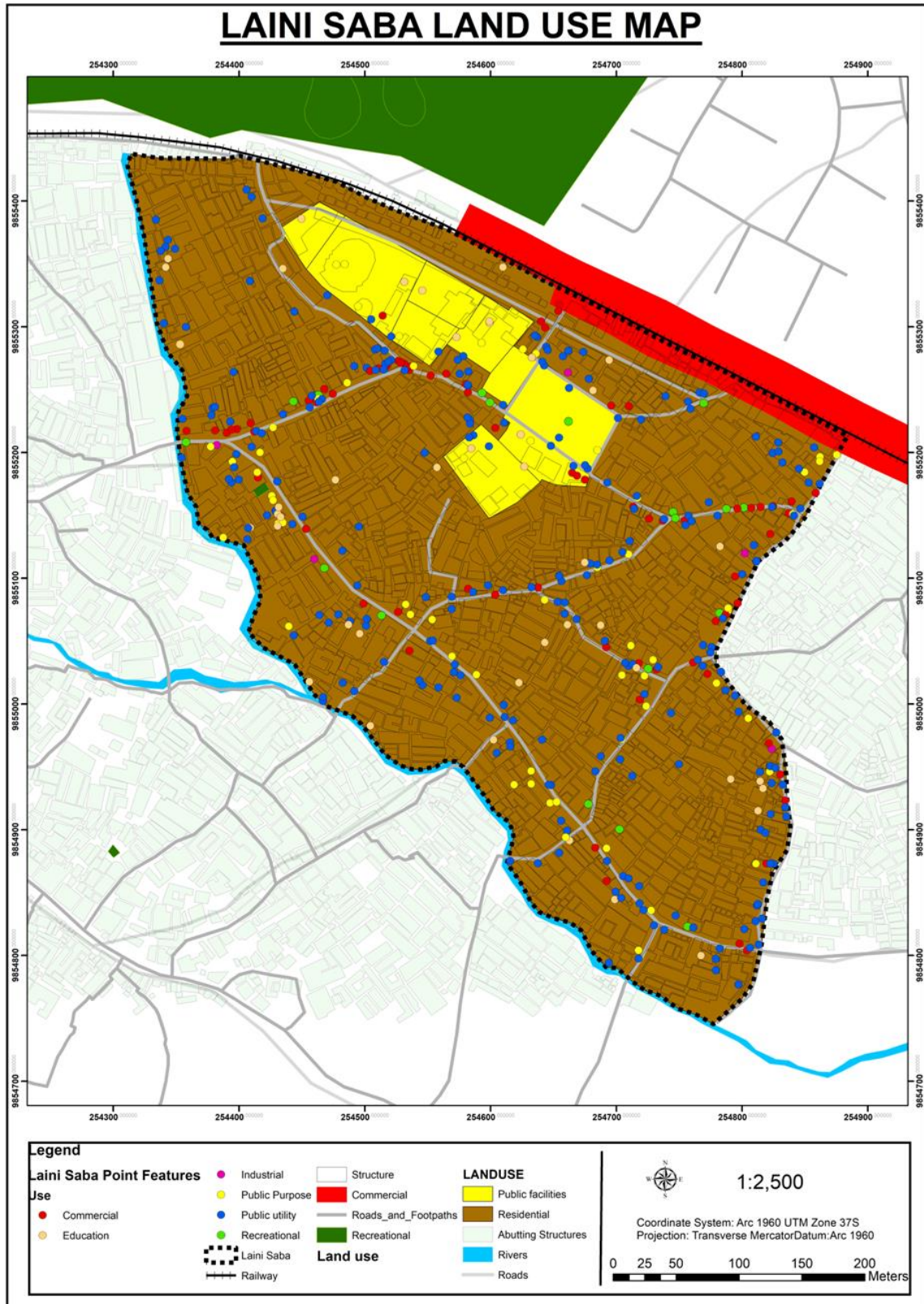
**Industrial land use:** There are light industries within Laini Saba ward. They include jua kali and kerosene pump stations.

*Figure 7: Jua Kali in Laini Saba*



*Source, Author, 2023*

Figure 8: Land use map



Source: Author, 2023

**Education land use:** The educational land use in Laini Saba ward is characterized by pre-primary, primary and secondary schools and vocational training centres. There are 40 education facilities in the Ward which includes 3 daycare facilities, 16 pre-primary schools, 15 primary schools, 2 secondary schools and 4 vocational training centres. There are no public education facilities within the ward however, 37% of the institutions are privately owned, 30% are owned by religious institutions, 20% are owned by community-based organizations while 13% are owned by non-Governmental organizations. This is a clear indication that the residents of Laini Saba Ward have been excluded from services that the state should provide for its citizens. This is mainly because the government been for the longest time neglected informal settlements.

*Figure 9: NGO owned school*



*Source: Author, 2023*

**Recreational land use:** Recreation holds significant importance in enhancing the social fabric of a society, promoting good health, and providing a break from the monotonous routines of daily life. Laini Saba Grounds is the main recreational facility within the Ward. This ground is open to the residents of Laini Saba ward and the other parts of the Kibera settlement. Other recreational facilities within the ward include cinema halls and movie theatres. These facilities are insufficient considering the substantial population residing within the ward. This leads to overcrowding and conflicts while using the recreational facilities.



**Public purpose land use:** This land use is defined by health facilities, administrative centres, areas of worship and community halls. There are about 25 churches and one mosque within Laini Saba ward. The ward has one health facility known as the AMREF health centre, several clinics and pharmacies. The common diseases are waterborne diseases and malaria (Pamoja Trust, 2015). The Ward also hosts a chief’s camp, MCAs office and a police post. Laini Saba has 1 library and 8 community centres which include Foundation of people living with HIV Aids in Kenya, Ushirika hall, Ghetto development centre, Racimianto Youth centre, Kibera community centre among others. These facilities are mostly located along the transport channels.

*Figure 10: AMREF Hospital*



*Source: Author, 2023*

**Commercial land use:** Streets form an important commercial space in Laini Saba with most business structures located along the access paths and main roads. Business enterprises in Laini Saba entail small-scale retail shops, groceries, chemists and dispensaries and open-air cafes. Most retail shops occupy the front facade of the structures, facing the streets and paths. The prevalent business establishments lining the main roads and secondary streets encompass grocery and vegetable vendors, supermarkets, bars and pubs, hotels, charcoal vendors, tailors and dressmaking shops, barbershops and salons, kiosks, and general stores. There is an open market along the railway which forms part of the ward’s boundary.

*Figure 11: Commercial activities along the road*



*Source: Author, 2023*

**Public utility land use:** Laini Saba ward has a power sub-station from which electricity is distributed to the whole ward. Most of the houses within the ward have electricity with 90% of the connections being formal (Pamoja Trust, 2015). The main streets within the ward are fitted with street lights. The ward has approximately 45 street lights which help increase security of the area especially at night. There are 93 toilets serving the population within the area. Some of these toilets (73 in number) are privately owned while the rest are owned by NGOs, CBOs, Self-help groups, the community and religious institutions. Some of these toilets are for commercial purpose where residents pay Ksh. 3-5 per use to access a toilet. The few toilets leave the residents with the option of open defecation and the use of flying toilets. Several water sources are present within Laini Saba ward, with charges ranging from Ksh. 3 to 5 for a 20-litre jerrican. The Ward is served by 11 waste disposal sites and 2 recycling sites.

*Figure 12: Community water tank and street light at Laini Saba grounds*



*Source: Author, 2023*

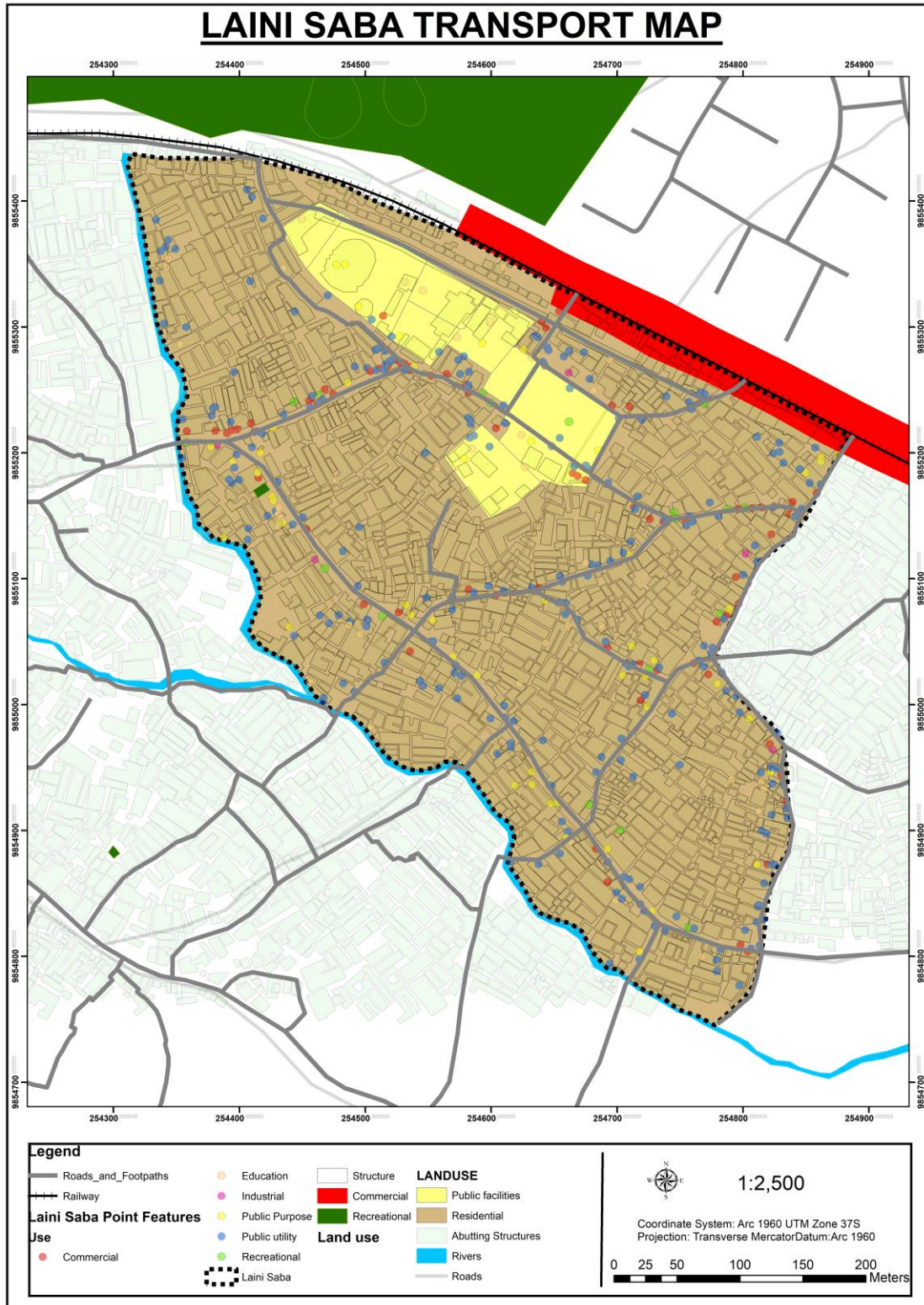
**Transport land use:** The commonly used modes of transport within Laini Saba ward are motorized and non-motorized. Motorized transport is mostly used when the residents are moving out of the ward to other parts of the city while non-motorized transport is mostly used within the settlement. Laini Saba ward can be accessed using either Mbagathi way, Mbagathi Lane and the new Kibera bypass. The transport routes within the ward are mainly footpaths with a few tarmacked roads. The Ward is also traversed by the railway line which connects the settlement to the central business district. Most of the activities and facilities within the ward are located along the transport routes hence causing commotion.

*Figure 13: Congestion along transport corridors*



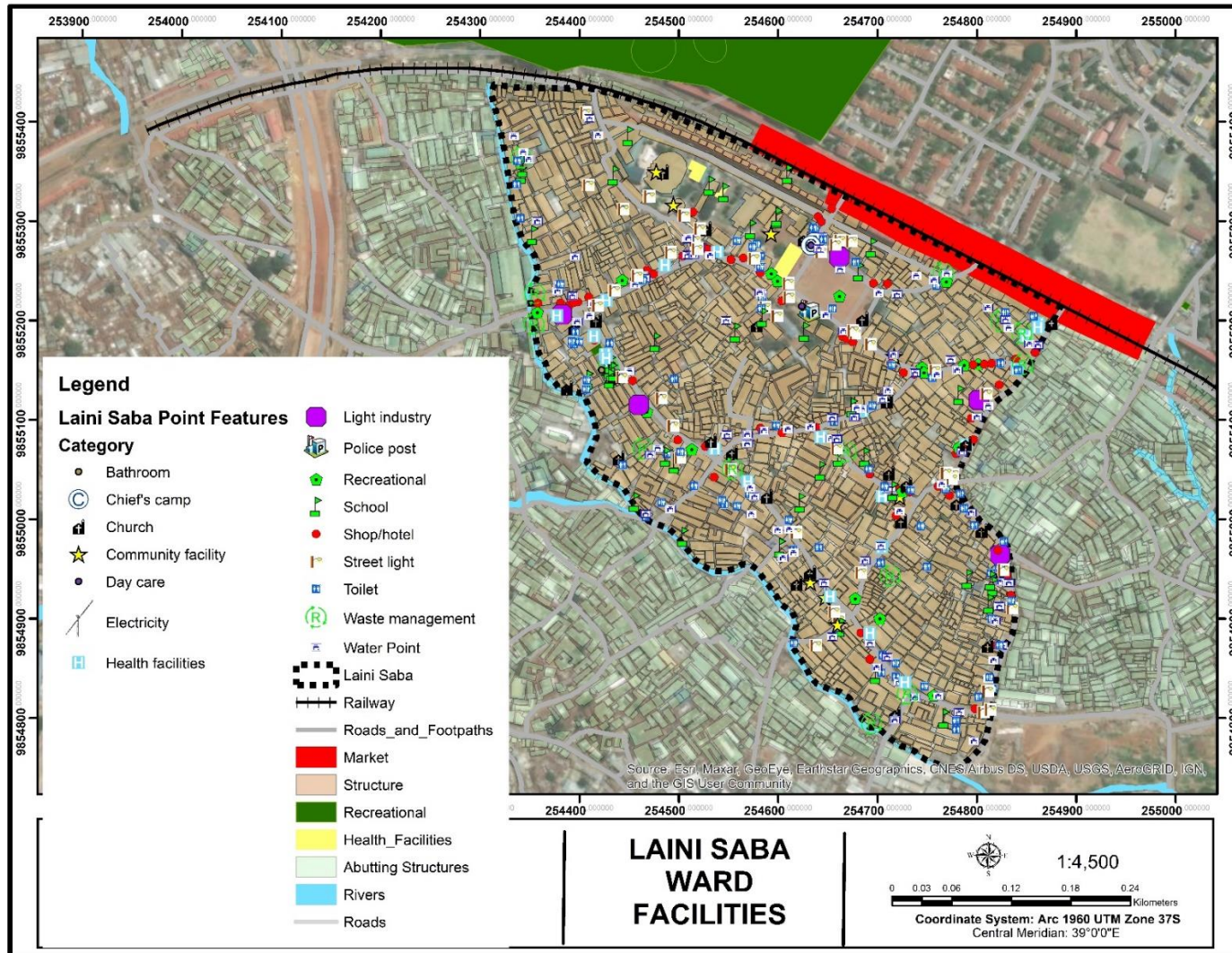
*Source: Author, 2023*

Figure 14: Laini Saba Transport Map



Source: Author, 2023

Figure 15: Facilities within Laini Saba Ward



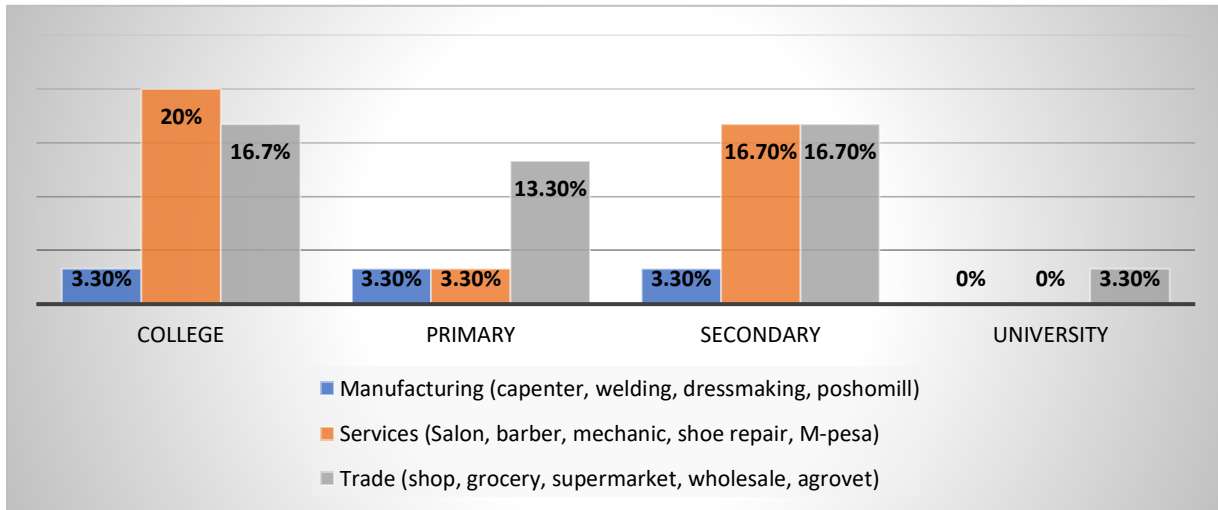
Source: Author, 2023

#### **5.4 Job Creation Opportunities in Laini Saba**

In Laini Saba ward, there are only a few residents who have permanent employment, while a significant portion of the population relies on casual labor. These individuals earn a daily income ranging from Ksh. 100 to 400 (Pamoja Trust, 2015). From the household interviews, 36% of the respondents are self-employed, 32% are employed, 21% are unemployed, 7% are students and 4% are business people. The economic activities that the residents are involved in can be categorized as: business activities, casual labour, farming, processing and manufacturing, transport and service provision. According to the respondents, some of the businesses they are involved in include: fruit vending, selling of groceries, selling of cooked foods, running general shops, butchery business, selling of clothes, charcoal, cosmetics, water, cereals and running M-pesa and gambling businesses. This was done by 38 out of the 75 respondents. Casual laborers provide laundry and cleaning services, manufacturing and processing involves carpentry and dressing making while farming involved crop and poultry farming. This employed 9, 5 and 5 respondents respectively. The transport sector entailed motorists and taxi drivers and also some of the respondents provide services such as salon, barber, sharpening, cobbler and engineering services employing 3 and 15 respondents respectively.

From the enterprise interviews, there are three main categories of businesses carried out in the ward as shown in figure 15 below. The type of business is to some extent informed by the level of education of the business owner. For instance, services are mainly provided by people who have gone up to college and secondary level as opposed to those that have gone up to primary level who are mainly involved in trade. Hence, it becomes apparent that a higher level of education correlates with engaging in more successful business endeavors. Access to education can therefore be seen as one of the strategies to address economic informality in Laini Saba.

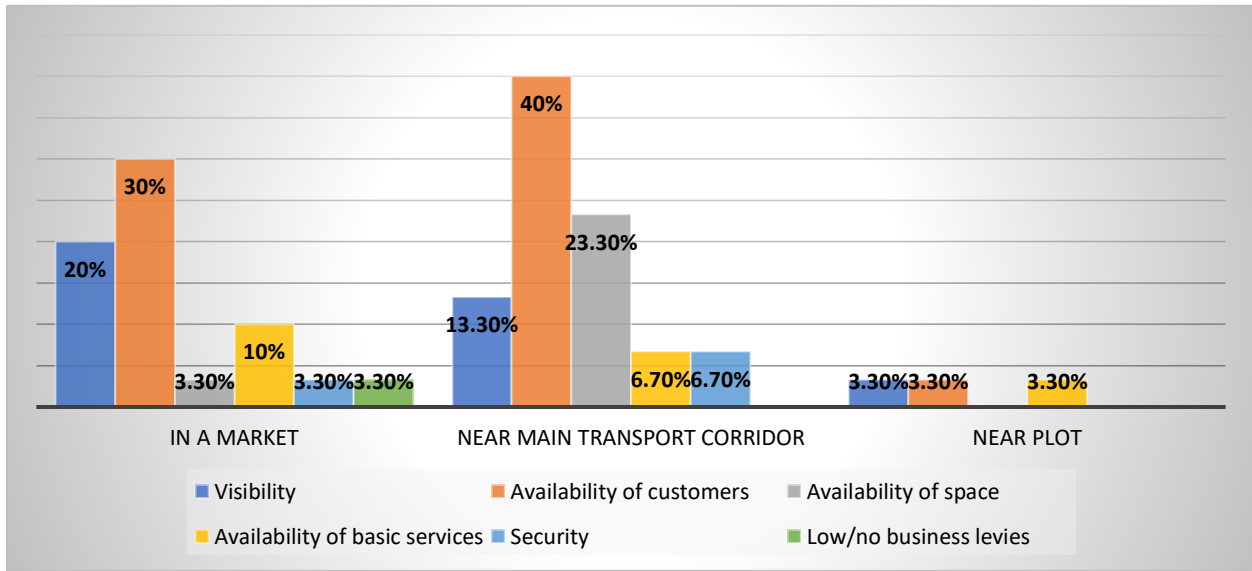
Figure 16: Business typology



Source: Author, 2023

The business typology is also informed by lack of employment opportunities, existing demand, little startup capital required, limited competition and availability of raw materials and stock. Most (46%) of the people have done business in Laini Saba ward for a period between one and three years, 20% have done business for more than 6 years, 17% have done business for less than one year while the remaining 17% have done business in Laini Saba for 4-6 years. The businesses within the Ward are located in different areas some of which being near a main transport corridor like main roads or the railway, in a market and within the residential areas. The location of the businesses is informed by different reasons such as visibility, availability of customers, security, availability of space and availability of basic services as shown in the figure below. A key factor influencing the location of businesses is accessibility which explains their high presence along the available few roads. This means that a better layout with good circulation system would open up more spaces for businesses and other activities.

Figure 17: Business location



Source: Author, 2023

Laini Saba Ward does not only depend on products within it, but also the business people source products from other parts of the country. From the enterprise interviews, 60% of the business people source their products outside Kibera but within Nairobi, 13.3% source their products outside Laini Saba but within Kibera, while 3.3% source their products outside Nairobi. However, 23.3% source their product within the ward hence there is a business opportunity which can be tapped into. On the other hand, most of the customers (73.3%) come from Laini Saba while 26.7% come from the other parts of Kibera. Laini Saba being an informal settlement, business people benefit from this informality in that 73% of the respondents operate businesses without a business permit despite the fact that there is a booming business within the ward. It was realized that the average income from business per month is Ksh. 13,600 with the minimum income being Ksh. 5000 and the maximum being Ksh. 45,000.

The respondents mentioned that they encounter a number of challenges as they carry out the different economic activities. Some of these challenges include: lack of job opportunities, few customers, high cost of supply, insecurity, lack of capital, inadequate storage facilities, poor sanitation, lack of spaces to do business, weather, customer preference, low return, lack of skills, disturbance by county council and lack of money amongst customers hence they end up selling on

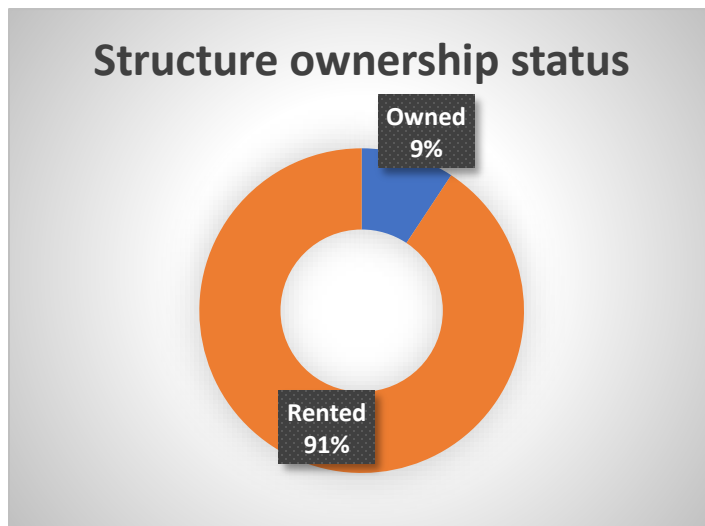


credit. The respondents are also endowed with different skills. Some of these skills include plumping, teaching, driving, IT, carpentry, catering, hairdressing, business, football, chef, baking, singing, communication, medicine, dress making, computer, shoe making, masonry, hospitality, journalism, mechanic, dancing, mat making, farming, barber, riding, beauty and soap making skills. In addition to this the respondents mentioned that they would like to gain more skills some of which include art, interior design, engineering, fashion design, cosmetology and mechanic.

### 5.5 Housing Typologies in Laini Saba

There are more than 30,000 structures in Kibera informal settlement. Laini Saba ward comprises approximately 1,000 structures, totaling to 10,000 rooms. From the household interviews, 85.3%

Figure 18: Structure Ownership Status



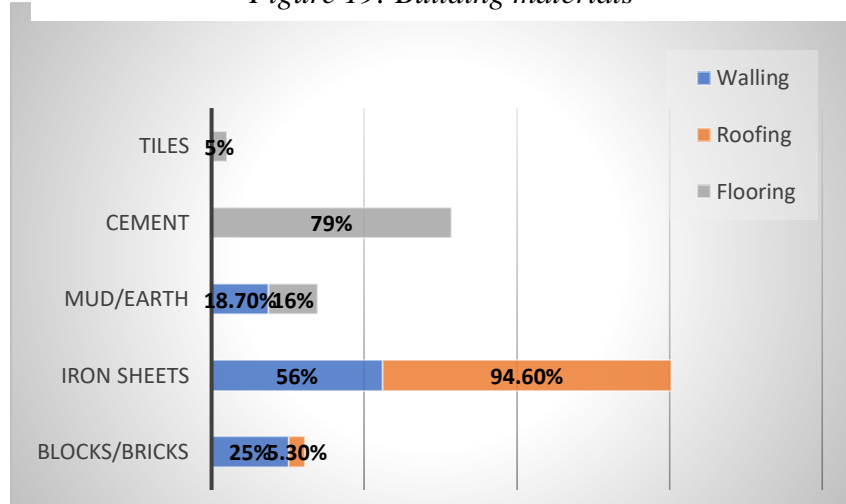
of the respondents live in a one-storey building, 8% live in a two-storey building, 5,3% live in three-storey building while 1.3% live in four storey buildings. The vertical space is therefore not optimally utilized yet the settlement is on a prime land. This is mainly because the building materials used in the ward cannot support storey buildings. Structure owners form 5% of the ward's population while the tenants form 95%

of the population (Pamoja Trust, 2015). From the household interviews, it was realized that 91% of the respondents rent the houses they live in as shown in the figure above. This indicates that proposals and recommendations meant in this research should also favour the tenants since they form the largest part of the population in the ward. Those that own the structures they live in bought the structures from other people while others inherited from their relatives. They pose ownership documents such as allotment letters, chief's letter and sales agreement. According to the area chief, the provisional administration was in charge of land allocation hence explaining why most structure owners have a chief's allocation letter. The average room dimensions measure 10 feet by 10 feet, and the rental charges span from as low as Ksh. 400 to Ksh. 3,000 (Pamoja Trust, 2015). However, from the household interview, the average monthly rent paid in Laini Saba

is Ksh. 2,800 with the minimum being Ksh. 1,000 and maximum of Ksh. 10,000. Fifty six percent of the respondents mentioned that they pay Ksh. 2,500 as monthly rent. This has increased over time due to increase in the amount of money used as bribe to secure space for constructing houses within the ward. This also indicates that there is a lot of revenue that can be collected from the area inform of land rate or rent by the city council. However, this is not happening at the moment since the authority has neglected the settlement and this is left to the chief's to enjoy.

The majority of constructions are crafted from aged corrugated iron sheets, while a small portion is constructed using mud (Pamoja Trust, 2015). This was confirmed in the household interviews where 56% and 94.6% of the respondents have used iron sheets for walling and roofing respectively.

Figure 19: Building materials



respectively. This is evidence that housing informality exists in Laini Saba Ward hence exposing the residents to different hazards such as fires.

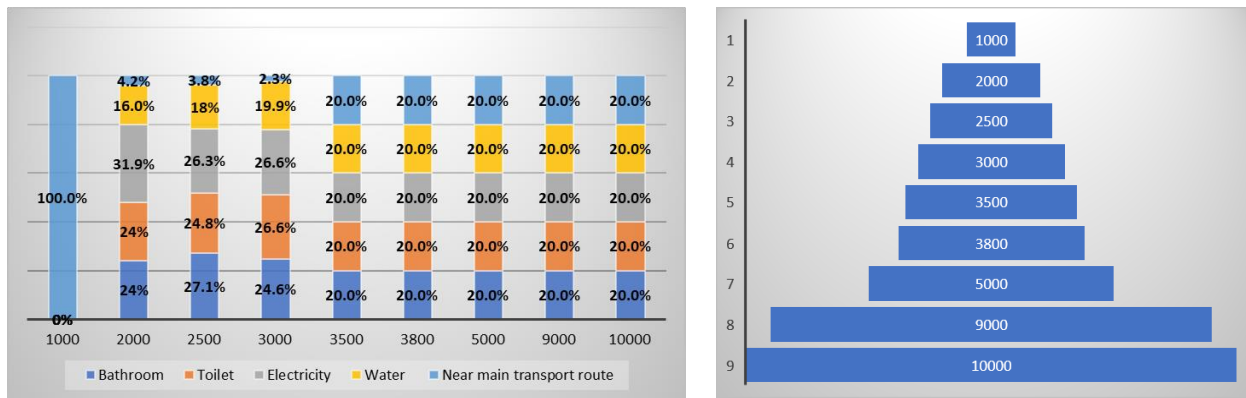
Figure 20: Housing typology



Source: Author, 2023

Amount of rent paid in the informal settlements is dependent on the services accessible within and around the structure. From the household interviews, it was realized that 88% of the respondents have a bathroom within the plot, 85.3% have access to a toilet, 92% have access to electricity, 65% have access to water and 20% live near main transport routes. It was also realized that the distribution of these services varies based on the amount of rent paid as shown in the figure below. This indicates that proper housing does not only comprise of the structure but should also be accompanied by other services such as electricity, toilet, water, water among others. Accessibility of a given housing unit is also key to housing hence the need to upgrade housing in the ward.

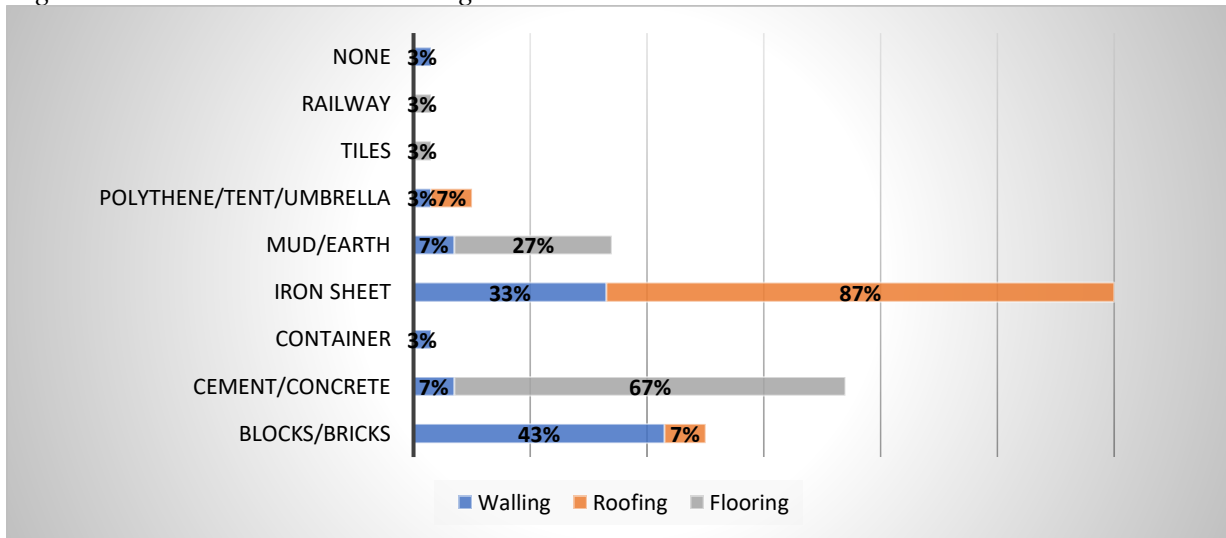
Figure 21: Access to Services for households



Source: Author, 2023

From the enterprise interview, it was realized that 70% of the respondents rent the structures where they carry out business while 30% own their business structures. Those that own their business structure have bought or inherited from their relatives and they posed sales agreement or chief's letter. This indicates that even without formal governance strategy for property transfer, it is already hapening in the settlement. The business people pay an average monthly rent of Ksh. 2,800 with the minimum being Ksh. 500 and the maximum being Ksh. 7,000. As it was in the household level, the common building materials are iron sheets, concrete, cement, bricks and blocks. However, some businesses have more temporary building materials such as polythene papers, tents and umbrellas.

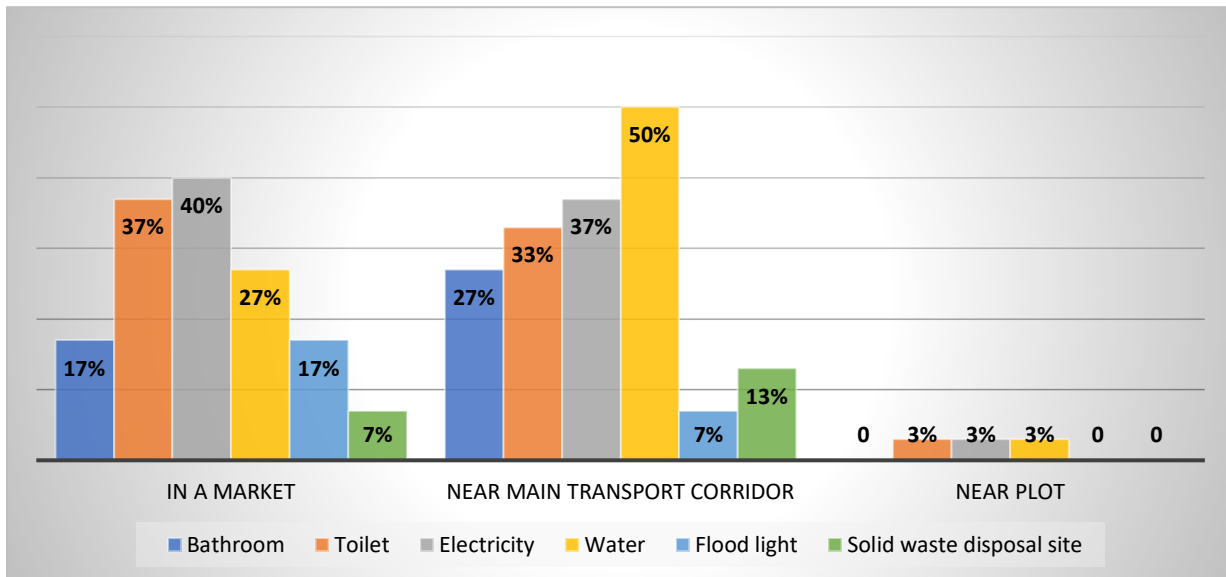
Figure 22: Business houses building materials



Source: Author 2023

Access to basic services depend on the location of a business. Most of the businesses are located in the existing informal markets and near main transport corridors since services are more accessible in these areas as shown in the figure below. Planning and designing of proper market spaces and roads that provide space for businesses will enhance the economy of the settlement.

Figure 23: Access to basic services for businesses

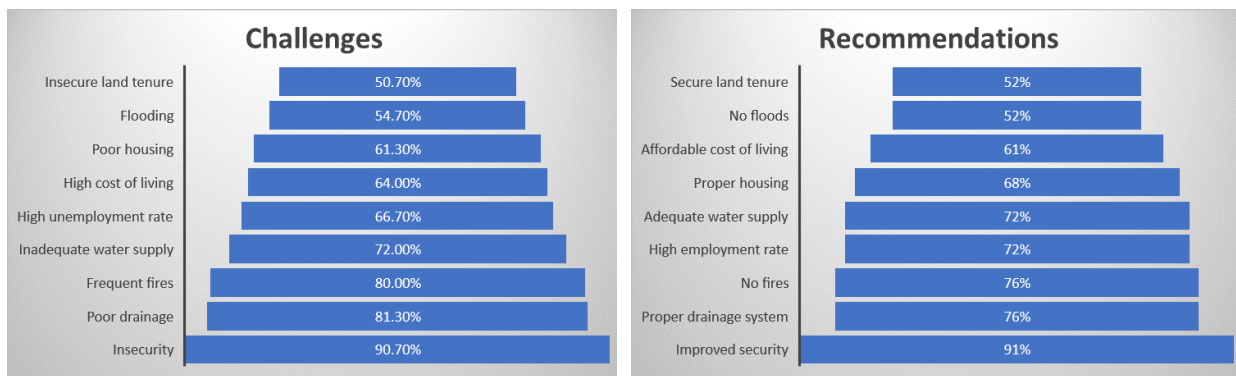


Source: Author, 2023

## 5.6 Community proposals to deliver sustainable neighbourhoods

The residents of Laini Saba ward face a myriad of challenges. From the household interviews, the residents mentioned that some of the challenges they experience include insecurity, poor drainage which in most cases leads to flooding, frequent fires which is enhanced by the poor housing materials used in the settlement, inadequate water supply, high unemployment rate hence they have challenges meeting the high cost of living and poor housing which is contributed to by the insecure land tenure. The residents mentioned that providing decent jobs within the settlement will help provide jobs to the unemployed which will in turn help reduce the insecurity in the settlement and the residents will be able to meet the high cost of living. The residents will also be in a position to acquire decent housing. Other recommendations are as shown in the figure below.

*Figure 24: Challenges and recommendations from household interviews*



On the other hand, the business people mentioned that some of the challenges they face include: few customers, corruption where they have to bribe some people for them to do business, lack of capital, uncleared debts, insecurity which leads to high cases of theft, frequent fire, low turnout, poor sanitation, unskilled manpower, competition, demolition of structure by government, poor electricity connection and flooding. They therefore recommended job creation opportunities, proper drainage system, improved security, fighting of corrupt leaders, training of the business people, provision of loans to business people, proper solid waste management, introduction of small traders sacco, youth empowerment and formalization of business in the ward.

The key informants mentioned that the challenge of unemployment has adverse trickle-down effects. Some of the unemployed people within the settlement especially the youth are involved in crime. There is an area known as Kikuyu within the ward where theft is more rampant.

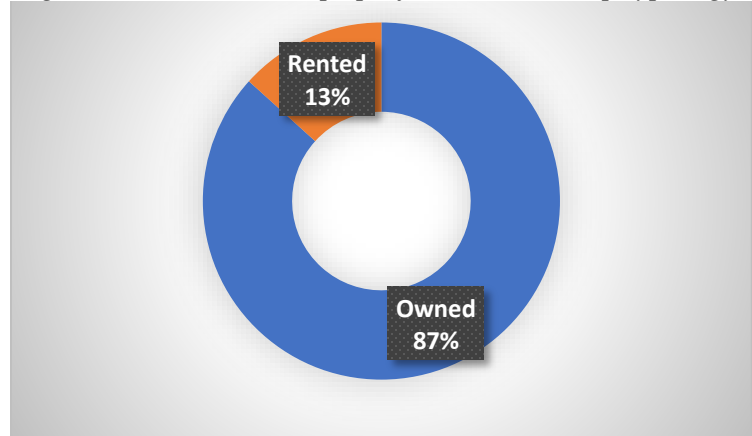
Unemployment also increases the poverty levels of the residents hence parents are unable to pay fees for their children leading to high rate of school dropout. Some of the other challenges include frequent fires caused by congestion, naked and cobweb electricity lines known as Kibera power, careless cooking and the type of building materials. Poor drainage within the settlement leads to stagnation of water which becomes a mosquito breeding area. This is worsened by lack of tarmacked roads within the ward: there is only one tarmacked road. Water within the ward is supplied using plastic pipes which often break leading to contamination hence water borne diseases.

According to the interviewees, some of the job creation opportunities that they wish to have in the ward include: youth and women empowerment programs, processing and manufacturing industries, sales and marketing companies, fashion and design, construction industries to provide jobs to masons, plumbers and carpenters, farming which will entail both poultry and fish farming, juakali industries, wholesale shops, fuel refilling stations, security agents and decent restaurants.

The respondents at the household level mentioned that their preferred housing should be permanent affordable housing which makes use of blocks as the building materials. Seventy nine percent of the respondents proposed that the houses should be owned by the residents while 21% of the respondents preferred rented affordable houses. They also suggested that the rent should range between Ksh.1,000 to Ksh. 3,000 per month.

The business people in Laini Saba ward would like to have permanent and affordable stalls and warehouses which are built using blocks and have proper drainage systems. Eighty-seven percent of the business people would like to own their business stalls while 13% would like to rent at a cost ranging from Ksh. 1200 to Ksh. 4000.

*Figure 25: Business shops preferred ownership typology*



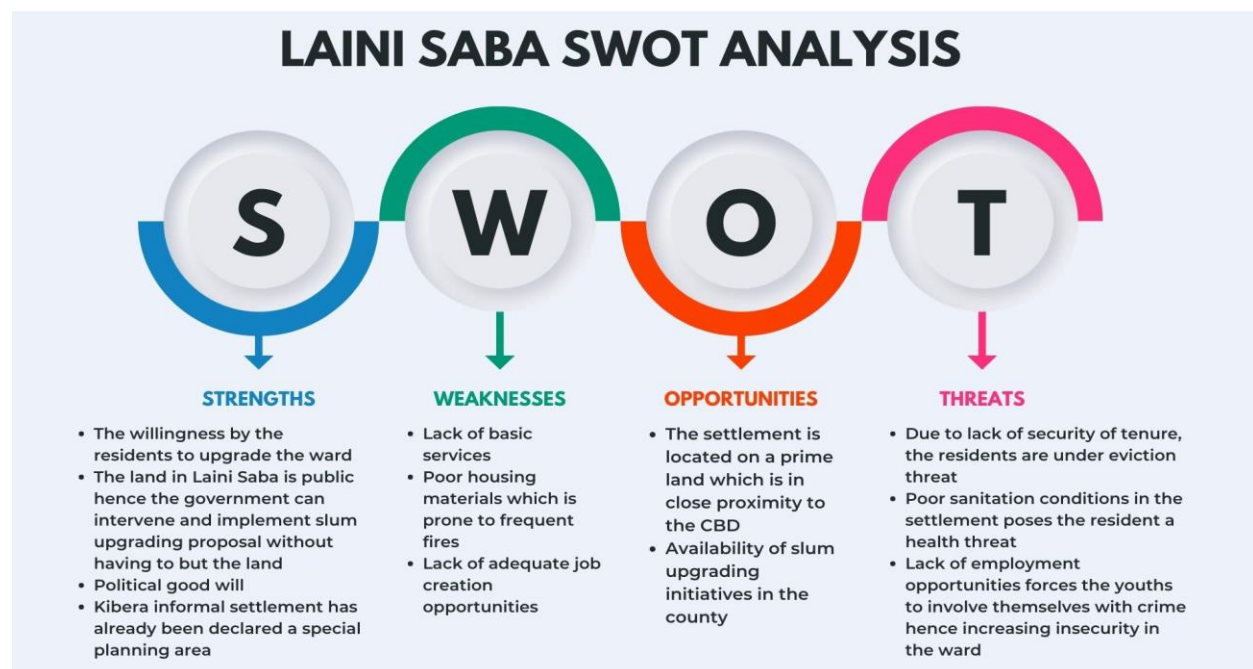
*Source: Author, 2023*

The respondents would like to have a changed face Laini Saba ward. A Laini Saba that has improved infrastructure, housing and livelihoods. However, they mentioned the Soweto Model has taken so much time to be implemented and if proposed in Laini Saba the situation of the ward will not change as soon as they expect. They therefore proposed adoption of the Pangani housing model which will see implementation of the projects within a shorter period of time. The Pangani affordable housing project was implemented by the Nairobi City County Government through a joint venture model with private investors. The Land was public hence the county used it as its equity contribution while the private developer came in to construct the housing units. The units were then shared between the county and the developer in a ratio similar to the contribution of the parties. The government controlled the pricing to make sure it is within the affordable housing cost bracket. Since the private developer came with money for construction, the housing units were delivered within a shorter period of time.

## 5.7 Synthesis of Emerging Issues

The synthesis of emerging issues has been done and demonstrated using SWOT analysis as shown below.

Figure 26: SWOT Analysis



Source: Author, 2023

## **CHAPTER SIX: CONCLUSION AND RECOMMENDATIONS**

### **6.1 Overview**

This section provides the conclusions derived from the study's findings, which sought to investigate possibilities for enhancing settlements. These conclusions are rooted in the research goals and the outcomes derived from the study. The ramifications of these findings have been deliberated, and corresponding suggestions have been put forth. These recommendations align with both the research objectives and the overarching conclusion of the study.

### **6.2 Recommendations**

Recommendations are made as per the objectives as discussed below.

#### **6.2.1 Land Use Characteristics of Laini Saba Ward**

Land uses within the ward are currently unevenly distributed and inadequate and therefore not in accordance with the established planning norms. This research proposes the preparation of a land use plan which will provide for even distribution of land uses and provide for inadequately provided land uses such as education, industries, commercial, public purpose, transport and public utility. The planning process should be participatory, integrated, multi-sectoral and multi-disciplinary. The plan should provide for mixed use development to decrease the frequency of journeys undertaken by the residents of the ward.

#### **6.2.2 Job Creation Opportunities within the Ward**

The research realized that there is a pool of job creation opportunities within the ward which can be explored to help improve the livelihoods of the residents. This can be done by providing space for cottage industries, providing land for an open market, provision of a TVET facility to enhance skill development hence improving self-reliance of the residents.

The proposed housing project is also going to provide job opportunities. This research proposes that both skilled and unskilled labour should be sourced from the current residents of Laini Saba ward. Construction of 1 housing unit creates job opportunities to approximately 10 workers. To construct housing 11,795 households in Laini Saba is therefore likely to create employment to 117,950 workers.



### **6.2.3 Housing typologies that Deliver Adequate and Accessible Housing**

From the research, it is evident that Laini Saba ward has a prime land which is underutilized. Most of the housing in the ward are made up of iron sheets and mud. To make optimal use of the land, this research proposes high rise buildings which will have one-, two- and three-bedroom houses to house the residents. The high-rise buildings will allow mixed use where the first and/or second floors will be used for commercial purpose and the other floors will be used for residential use. Doing high-rise buildings will utilize more vertical space and release more horizontal space to give room for other land uses. The housing project will be implemented through a process of clearance and on-site redevelopment. This approach entails temporarily relocating the residents, clearing the land, and subsequently constructing new housing for them on the same site. This method ensures that the intended beneficiaries continue to be the actual beneficiaries of the project, despite the potentially high costs involved in the interventions. Building multi-story housing is sometimes justified by subsidizing the costs of residential space.

The housing units will be implemented using a joint venture model involving the government and private developers. The land in Laini Saba ward is public hence the government can give the land as its equity contribution while a private developer comes in to construct social houses. The housing units from this development will therefore be shared in a ration equivalent to the contribution of the government and the private developers. In the other housing projects within the city, the government allows 70% of the housing units to be sold out at the affordable rate while 30% of the houses to be sold at the market price to enable the private developers recover their money. The affordable rate ranges from 1-3 million shillings while the market rate ranges from 7.5 to 9 million shillings.

Laini Saba, being an informal settlement, it is expected that the residents may not be able to pay the deposit and monthly installments as required. This research therefore proposes a tenant purchase scheme which does not require a deposit and the buyer can continue paying the rent they have been paying or a slightly higher amount.

#### **6.2.4 Planning Interventions that can Deliver Sustainable Neighbourhoods in Laini Saba Ward**

The government has implemented numerous initiatives to address the provision of low-income housing, slum upgrading, and proactive urban growth. However, these initiatives have encountered challenges associated with housing market dynamics, which have resulted in gentrification. Additionally, there have been issues regarding inadequate funding, limited capacity, and coordination, further hindering the success of these initiatives. This proposal aims at providing a holistic model for slum upgrading and prevention.

This research recognized that slum upgrading should not only look at security of tenure, affordable housing and provision of basic services but also improvement of the economic status of the people residing in the informal settlements. It therefore proposes improvement of the spatial pattern and functions of Laini Saba ward, vitalization of the collective economy and reshaping of the social community through a participatory approach and systematic implementation. Improvement of the spatial pattern and function will be achieved through the preparation of a comprehensive land use plan which takes into consideration environmental sustainability and promotes access to physical and social infrastructure. Vitalization of the collective economy can be achieved through provision of job creation opportunities within the ward and enhancing skill development of the residents of Laini Saba ward to ensure economic sustainability. Reshaping of the social community in this case can be achieved by encouraging the community to organize around certain aspects such as housing and livelihoods, improvement of living conditions and building of a strong community governance and social network.

This recommendation covers different sectors the main ones being environment, housing, economy and access to physical and social infrastructure. This will involve regeneration of the river that forms part of the boundary of the ward. It also involves construction of high-rise affordable houses to accommodate more people on a smaller space and in a more decent and affordable manner. Provision of social infrastructure such as schools, hospitals, social halls and recreational facilities and physical infrastructure such as transportation, sewer reticulation, electricity supply, water reticulation will be commensurate the population needs.

This can be achieved through public private partnerships. The residents should also be adequately involved as provided for in the constitution for them to own the project, manage and maintain the projects after implementation. Capacity building should also be done to the county personnel who will play an active role in executing and overseeing of the projects. Independent committees should also be formed which include: independent technical experts and independent financial experts to ensure smooth running of the projects.

### ***Advantage***

The advantages of this recommendation include the following:

1. Community engagement creates ownership of the plan and builds the capacity of the right owners to hold power bearers accountable for the implementation of the plan. This will enhance social cohesion among the residents of Laini Saba ward.
2. The resultant settlement will be safe, inclusive and livable with decent housing and improved access to adequate, safe and affordable infrastructure. This will lead to improved health and well-being
3. Environmental stability and sustainability.
4. Economic stability which will be caused by improved accessibility, enhanced income and employment opportunities, and conducive business environment. This will in turn lead to improved livelihoods of the residents of Laini Saba ward.

### ***Disadvantages***

The disadvantages of this recommendation include:

1. This alternative is complex since it includes integration of proposals in many sectors.
2. It is time-consuming because it has more administrative requirements, implicates more stakeholders, and depends on greater community involvement.
3. It is expensive to implement

## **6.3 Conclusion**

This research sought to address four objectives which include to: to assess manifestation of informality in a settlement/neighbourhood, to profile characteristics that manifest informality in

Laini Saba Ward, to identify challenges that arise from informality in Laini Saba Ward and to propose planning interventions that can remedy the identified challenges to deliver sustainable neighbourhoods in Laini Saba Ward.

From the above analysis it is evident that Laini Saba ward being an informal settlement experiences myriad of development challenges. Some of these challenges include: uncoordinated, inadequate and uneven land use distribution, limited job creation opportunities and poor housing which is mainly caused by lack of planning. These challenges have an impact on the living conditions, health and livelihoods of the residents of the ward. Improving the housing within the ward can enhance and upgrade the settlement. Housing has different components which include land, planning, design, technology and infrastructure. Improving housing will in turn lead to upgrading of the housing components.

These challenges have to be addressed so as to comprehensively upgrade informal settlements and in this case Laini Saba Ward. Comprehensive settlement upgrading will therefore ensure improved social cohesion, economic benefits, improved public health, safety and wellbeing, environmental stability and will also provide a conducive environment for doing business.

#### **6.4 Areas of further study**

This research specifically concentrated on one village within the Kibera informal settlement. However, similar studies can be conducted in the other wards of the settlement to gain a comprehensive understanding. Additionally, further research can be conducted to evaluate the impacts of the Soweto East housing projects, identify challenges faced, and extract valuable lessons that can enhance the implementation of recommendations. It is also recommended to provide detailed explanations of the recommendations outlined in this study to facilitate the successful execution of various projects. Furthermore, conducting the same study in other informal settlements, which may have different characteristics such as being located on private land, would be beneficial.

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## ANNEXUS

### 7.1 Annex 1: Budget

Table 2: Budget

S/No.	Budget Item	Unit price	No. of People/units	Frequency	Sub-total
1.	Community assistants	1,000	5	3	15,000
2.	Printing of maps	100	–	20	2,000
3.	Notebooks	100	40	1	4,000
4.	Pencils and pens	50	40	1	2,000
5.	Felt pens	100	3	1	300
6.	Masking tape	100	1	1	100
7.	Hall hire	1,500	–	4	6,000
8.	Sticky notes	50	4	1	200
9.	Transport and Lunch	500	30	1	15,000
10.	Refreshments	100	10	4	4,000
11.	Printing of reports, key informant guide and FGD guide	100	10	15	15,000
<b>Total</b>					<b>63,600</b>

Source: Author, 2023

## 7.2 Annex 2: Workplan

Table 3: Workplan

Activity	Timeline																																							
	October				November				December				January				February				March				April				May				June				July			
	wk 1	wk 2	wk 3	wk 4	wk 1	wk 2	wk 3	wk 4	wk 1	wk 2	wk 3	wk 4	wk 1	wk 2	wk 3	wk 4	wk 1	wk 2	wk 3	wk 4	wk 1	wk 2	wk 3	wk 4	wk 1	wk 2	wk 3	wk 4	wk 1	wk 2	wk 3	wk 4	wk 1	wk 2	wk 3	wk 4				
Identification of a researchable problem	█																																							
Formulation of research topic, research objectives and questions		█																																						
Writing concept note			█	█																																				
Presentation of concept note					█																																			
Desktop research	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█					
Writing introduction and literature review chapters						█	█																																	
Presentation of introduction and literature review								█																																
Writing research methodology and study area chapters									█																															
Presentation of Methodology and study area										█																														
Formulation of data collection tools and budgets											█	█																												
Presentation of the situational analysis													█																											
Data collection														█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█					
Data analysis and synthesis																						█	█	█	█	█	█	█	█	█	█	█	█	█	█	█				
Preparation of the draft report																																								
Presentation of the draft report																																				█				
Incorporation of comments into the draft report																																					█	█		
Handing in final report																																						█		
Presentation of Final report																																						█		

Source: Author, 2023

**7.3 Annex 3: Household Questionnaire**



**UNIVERSITY OF NAIROBI  
FACULTY OF BUILT ENVIRONMENT & DESIGN  
DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

**HOUSEHOLD QUESTIONNAIRE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- To map out land use characteristics of Laini Saba Ward.
- i. To identify the opportunities that exist for job creation within the ward.
- ii. To Profile housing typologies that exist within the ward and the type that delivers adequate and accessible housing.
- iii. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

Name of Enumerator.....Enumerator's Phone Number.....

**Personal information**

1. Name of respondent (optional).....
2. Gender of Respondent  
a) Male b) Female
3. How old are you?.....
4. What is your telephone number?.....
5. What is your Marital Status?  
a) Never Married b) Married c) Divorced/Separated d) Windowed

6. What is your highest level of education
  - a) None b) Primary c) Secondary d) College e) University
7. What is your religious affiliation?
  - a) Christian b) Muslim c) Hindu d) Atheist c) Pagan
8. Household size?.....
9. Where were you born?
  - a) With in Laini Saba ward b) Outside Laini Saba within Kibera c) Outside Kibera within Nairobi county d) Outside Nairobi County
10. When did you move to Laini Saba?
11. What was the reason for moving to Laini Saba Ward?
  - a) Marriage b) Business c) Cheap housing d) Proximity to work e) Proximity to town f) Other, specify

**Economic activities**

12. What is your employment status?
  - a) Employed b) Unemployed c) Self-employed d) Business Person e) Student
13. What economic activity do you engage in?
14. What challenges do you experience while engaging the above-mentioned economic activity?
15. What other economic activities would you like to have in Laini Saba that are currently missing?

**Job creation opportunities**

16. What skills do you have?
17. If none, which one would you like to acquire?
18. What job creation opportunities would you like to see in Laini Saba?

**Housing typology**

19. What is the ownership status of the structure you are living in?
  - a) Owner b) Rented
20. If owned, how did you acquire the house?
  - a) Inheritance b) buying c) Allocation by chief d) Allocation by the government e) Built on vacant land e) Other, specify
21. What ownership document do you have?
  - a) Allotment letter b) sales agreement c) Lease certificate d) Chief's letter e) None f) Other, specify
22. If rented, how much do you pay for rent?.....
23. Observe the following
  - a) Walling material.....

- b) Roofing material.....
  - c) Flooring material.....
  - d) Number of floors.....
  - e) Size of room in ft.....
24. Tick basic services within the plot
- a) Bathroom ( )
  - b) Toilet ( )
  - c) Electricity ( )
  - d) Water ( )
  - e) Near main transport route ( )
25. What challenges do you face in reference to housing in this area?
26. What is your preferred housing typology?
27. What is your preferred housing ownership typology?
- a) Owned    b) rented
28. How much should your preferred housing cost per month?

**Recommendations**

29. What are the five main challenges experienced within Laini Saba ward that you would like solved?
30. How would you like to see Laini Saba ward in the next 10 years?

**7.4 Annex 4: Enterprise Questionnaire**



**UNIVERSITY OF NAIROBI  
FACULTY OF BUILT ENVIRONMENT & DESIGN  
DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

**ENTERPRISE QUESTIONNAIRE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- i. To map out land use characteristics of Laini Saba Ward.
- ii. To identify the opportunities that exist for job creation within the ward.
- iii. To Profile housing typologies that exist within the ward and the type that delivers adequate and accessible housing.
- iv. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

Name of Enumerator.....Enumerator's Phone Number.....

**Personal information**

1. Name of respondent.....
2. Gender of Respondent
  - b) Male b) Female
3. How old are you?.....
4. What is your Marital Status?
  - b) Never Married b) Married c) Divorced/Separated d) Windowed
5. What is your highest level of education
  - b) None b) Primary c) Secondary d) College e) University
6. What is your religious affiliation?
  - b) Christian b) Muslim c) Hindu d) Atheist c) Pagan
7. Household size?.....
8. Where were you born?
  - b) With in Laini saba ward b) Outside Laini Saba within Kibera c) Outside Kibera within Nairobi county d) Outside Nairobi County
9. Why did you move to Laini Saba Ward?
  - b) Marriage b) Business c) Cheap housing d) Proximity to work e) Proximity to town f) Other, specify

**Economic activities**

10. What is your business typology?
  - a) Trade (shop, grocery, supermarket, wholesale, agrovet)
  - b) Services (Salon, barber, mechanic, shoe repair, M-pesa)
  - c) Manufacturing (capenter, welding, dressmaking, poshomill)
  - d) Other, specify
11. For how many years have you operated business in this area?
12. What informed your business typology?

- a) Existing demand b) Availability of raw materials/stock c) Limited competition d) Little start up capital d) Lack of employment e) Other, specify
- 13. Where is your business located?
  - a) Near main transport corridor b) In a market c) other, specify
- 14. What informed the location of your business?
  - a) Visibility b) Availability of customers c) Availability of space d) Availability of basic services e) Security f) Low/no business rates g) Other specify
- 15. Where do you source your products from?
  - a) With in Laini saba ward b) Outside Laini Saba within Kibera c) Outside Kibera within Nairobi county d) Outside Nairobi County
- 16. Where do most of your customers come from?
  - a) With in Laini saba ward b) Outside Laini Saba within Kibera c) Outside Kibera within Nairobi county d) Outside Nairobi County
- 17. What is the average income from the business per month?
- 18. Do you have a business license?
  - a) Yes b) No
- 19. What other business activity would you like to engage in in the future?

**Job creation opportunities**

- 20. What skills do you have?
- 21. If none, which one would you like to acquire?
- 22. What job creation opportunities exist in Laini Saba?

**Housing typology**

- 23. What is the ownership status of the structure you are doing business in?
  - a) Owned b) Rented
- 24. If owned, how did you acquire the structure?
  - a) Inheritance b) buying c) Allocation by chief d) Allocation by the government e) Built on vacant land e) Other, specify
- 25. What ownership document do you have?
  - a) Allotment letter b) sales agreement c) Lease certificate d) Chief's letter e) None f) Other, specify
- 26. If rented, how much do you pay for rent?.....
- 27. Observe the building material
  - a) Walling material.....
  - b) Roofing material.....
  - c) Flooring material.....
- 28. Tick basic services near the business
  - a) Bathroom ( )
  - b) Toilet ( )
  - c) Electricity ( )
  - d) Water ( )

- e) Flood light ( )
- f) Solid waste disposal site ( )
- 29. What challenges do you face in reference to structure where you conduct business?
- 30. What is your preferred business structure?
- 31. What is your preferred business structure ownership typology?
  - b) Owned    b) rented
- 32. How much should your preferred business structure cost per month?

**Recommendations**

- 33. What challenges do you experience while engaging business?
- 34. How can the challenges named above be addressed?
  
- 35. How would you like to see business in Laini Saba ward in the next 10 years?

**7.5 Annex 5: Focus Group Discussion Guides**

***Elders Focus Group Discussion Guide***



**UNIVERSITY OF NAIROBI  
FACULTY OF BUILT ENVIRONMENT & DESIGN  
DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

**ELDERS FGD GUIDE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- i. To map out land use characteristics of Laini Saba Ward.
- ii. To identify the opportunities that exist for job creation within the ward.



- iii. To Profile housing typologies that exist within the ward and the type that delivers adequate and accessible housing.
- iv. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

**Guiding questions**

1. Why is Laini Saba called Laini Saba?
2. How long have you lived here?
3. What is the history of Laini Saba ward?
4. Who owns the land in Laini Saba Ward?
5. What identifies Laini Saba from other neighbourhoods in Kibera?
6. What has changed over time about Laini Saba ward?
7. What are some of the key historical events/activities that exist within the ward?
8. What brings the people of Laini Saba ward together?
9. Changes in livelihoods and economic activities in the ward (Probe for drivers of changes and how it impacts on age, gender etc?)
10. Please comment on the housing typologies that exist in Laini Saba.
11. Which housing typologies would you say meet housing needs of the residents of Laini Saba?
12. Comment on property rights with respect to ownership of land and structures.
13. Comment on rents charged for different rental housing typologies in Laini Saba.
14. What would you say about basic urban services/infrastructure in Laini Saba?
15. What influence does availability or lack of infrastructure have on quality of housing in Laini Saba?
16. Major threat(s) to community solidarity/togetherness
17. Types of conflicts experienced in the area? Frequency and how they are resolved?
18. What ethnic groups live in the Ward and what activities are associated with different ethnic groups? Are there any conflicts arising due to ethnic inclination?
19. The Cultural aspects; does their society still observe the traditional values and norms and how have they affected development in the Ward?
20. What is the future of the community in terms of development and progress (probe for avenues, partners and source of resources, governance and management of resources)

## *Structure Owners Focus Group Discussion Guide*



**UNIVERSITY OF NAIROBI  
FACULTY OF BUILT ENVIRONMENT & DESIGN  
DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

### **STRUCTURE OWNERS' FGD GUIDE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- i. To map out land use characteristics of Laini Saba Ward.
- ii. To identify the opportunities that exist for job creation within the ward.
- iii. To Profile housing typologies that exist within the ward and the type that delivers adequate and accessible housing.
- iv. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

### **Guiding questions**

1. What is the process of acquiring a structure in Laini Saba ward?
2. Who approves transfer of structure or land within the ward?
3. Who approves construction of structures within the ward?
4. What is the average number of rooms owned by a structure owner in Laini Saba Ward?
5. What structure ownership documents do you have?
6. Who owns the land in Laini Saba ward?
7. What challenges do you experience as structures owners?
8. What infrastructure is in place and who is responsible for its provision?
9. What do you think should be done to solve these challenges?
10. How do you envisage Laini Saba ward 10 years from today? Probe matters housing – who should construct, how should the be allocated and managed)

## *Women Focus Group Discussion Guide*



**UNIVERSITY OF NAIROBI  
FACULTY OF BUILT ENVIRONMENT & DESIGN  
DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

### **WOMEN FGD GUIDE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- i. To map out land use characteristics of Laini Saba Ward.
- ii. To identify the opportunities that exist for job creation within the ward.
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- iv. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

### **Guiding questions**

1. What are the economic activities mainly undertaken by women within Laini Saba ward?
2. Why do women engage in these activities?
3. What other economic activities would women like to engage in?
4. What is the involvement of women in ward development?
5. Please explain how women are involved in decision making processes in the ward? Any initiatives empowering women in the ward?
6. Mention any initiatives for empowering women in the ward that you know.
7. What agencies and funds are there for supporting women livelihoods, rights and development matters? In which way?

8. What are the main challenges facing women in the ward?
9. How can these challenges be solved?
10. How do you envisage Laini Saba ward 10 years from today?

***Youth Focus Group Discussion Guide***



**UNIVERSITY OF NAIROBI  
FACULTY OF BUILT ENVIRONMENT & DESIGN  
DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

**YOUTH FGD GUIDE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- i. To map out land use characteristics of Laini Saba Ward.
- ii. To identify the opportunities that exist for job creation within the ward.
- iii. To Profile housing typologies that exist within the ward and the type that delivers adequate and accessible housing.
- iv. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

**Guiding questions**

1. What does the daily routine of most youths look like?
2. What are the main activities that the youth engage in within Laini Saba ward?
3. What other economic activities would the youth like to be involved in?
4. What is the role of the youth in development within the ward?

5. Comment on any youth empowerment initiatives in Laini Saba Ward and Kibra as a whole that you are aware of or involved.
6. What are some of the challenges that face the youth of Laini Saba ward?
7. What should be done to solve these challenges?
8. How do you envision Laini Saba ward 10 years from today? What youth projects should Laini Saba ward have?

## 7.6 Annex 6: Key Informant Guides

### *Chief Interview Guide*



**UNIVERSITY OF NAIROBI  
FACULTY OF BUILT ENVIRONMENT & DESIGN  
DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

### **CHIEF INTERVIEW GUIDE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- i. To map out land use characteristics of Laini Saba Ward.
- ii. To identify the opportunities that exist for job creation within the ward.
- iii. To Profile housing typologies that exist within the ward and the type that delivers adequate and accessible housing.
- iv. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

### **Guiding questions**

1. Give a brief history of Laini Saba ward (settlers, activities profiles and changes in activities over time, drivers of history).

2. How did the Laini Saba neighbourhood evolve?
3. Who owns the land in Laini Saba ward?
4. How can you describe the process of transfer of land or structures within the ward?
5. What is the status of development and community participation in the ward?
6. What are the main activities driving development in the ward?
7. What are the main ethnic groups living in the area?
8. What are the main security issues in Laini Saba Ward (probe for the insecurity hotspots, main causes and the nature of the insecurity experienced)
9. Who are the key development partners in Laini Saba ward and what project are the partners currently engaged in?
  
10. What are the major development challenges faced in Laini Saba ward?
11. How the challenge(s) can be addressed?
12. How do you envision Laini Saba ward 10 years from today?
13. Please comment on the housing typologies that exist in Laini Saba.
14. Which housing typologies would you say meet housing needs of the residents of Laini Saba?

NB: Ask for any relevant data/report/map

## *MCA Interview Guide*



**UNIVERSITY OF NAIROBI  
FACULTY OF BUILT ENVIRONMENT & DESIGN  
DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

### **MCA INTERVIEW GUIDE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- i. To map out land use characteristics of Laini Saba Ward.
- ii. To identify the opportunities that exist for job creation within the ward.
- iii. To Profile housing typologies that exist within the ward and the type that delivers adequate and accessible housing.
- iv. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

#### **Guiding questions**

1. What is the status of development in the ward?
2. What is the status of community participation in the ward?
3. How much money has been allocated to Laini Saba ward to aid planning?
4. How much money has been allocated to Laini Saba ward to aid development?
5. What projects targeting Laini Saba ward are in the pipeline for this financial year and the coming four financial years?
6. How much do you get from the ward fund?
7. What do you think would be the likely impact in Laini Saba?

8. Comment on partnerships for the development of the ward.
9. What are the major development challenges faced in Laini Saba ward?
10. How can the challenge(s) be addressed?
11. How do you envision Laini Saba ward 10 years from today?

***Physical Planner Interview Guide***



**UNIVERSITY OF NAIROBI  
FACULTY OF BUILT ENVIRONMENT & DESIGN  
DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

**PHYSICAL PLANNER INTERVIEW GUIDE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- i. To map out land use characteristics of Laini Saba Ward.
- ii. To identify the opportunities that exist for job creation within the ward.
- iii. To Profile housing typologies that exist within the ward and the type that delivers adequate and accessible housing.
- iv. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

**Guiding questions**

1. What category of land ownership does Kibra belong to as per the classification of land in the Constitution?
2. Comment on land ownership within Laini Saba ward



3. Please explain how the Department of planning regulates development in Laini Saba ward
4. What land uses are permissible within the ward and why?
5. What challenges are experienced in planning and management of Laini Saba ward and Kibera as a whole?
6. How can these challenges be solved?
7. Kibera was declared a special planning area, of what benefit is that to the area?
8. What is the status of the planning process?
9. Who is leading the planning process?
10. Please comment on how are the residents are involved in the planning process
11. Who is/are the source of the planning proposals?
12. Kindly explain how the planning proposals were arrived at.
13. Are there any plans for the government to put up affordable housing in Kibera? Which ward? How many housing units? Who will be the target population? How much will the housing cost?
14. How do you envisage Kibera, especially Laini Saba ward 10 years from today?

***Housing Officer Interview Guide***



**UNIVERSITY OF NAIROBI**

**FACULTY OF BUILT ENVIRONMENT & DESIGN**

**DEPARTMENT OF URBAN AND REGIONAL PLANNING**

Qnum ..... Date ..... Time .....

**HOUSING OFFICER INTERVIEW GUIDE**

I am Maureen Mukonyo Musya, a student at the University of Nairobi conducting research on exploring opportunities towards settlement upgrading, a case of Laini Saba Ward, Kibera. The information you provide will be treated with utmost confidentiality for academic purposes only.

The research objectives include:

- i. To map out land use characteristics of Laini Saba Ward.
- ii. To identify the opportunities that exist for job creation within the ward.
- iii. To Profile housing typologies that exist within the ward and the type that delivers adequate and accessible housing.
- iv. To propose planning interventions that can deliver sustainable neighbourhoods and livelihood opportunities in Laini Saba Ward.

### **Guiding questions**

1. What is the housing status in Laini Saba ward and Kibera at large?
2. Comment on any challenges facing housing in Laini Saba and suggest solutions to the same.
3. What are some of the housing initiatives that have been implemented in Kibera and other informal settlements in the city?
4. Which initiatives worked well? What were their advantages?
5. Which initiatives did not work well? What were their shortcomings?
6. What housing initiatives will best fit Laini Saba ward? Probe. Who should do the construction, how big should the houses be, how should they be allocated, who should manage these houses, should they be rented or sold, how much should they cost?
7. Kibera was declared a special planning area, how far is the planning process? Who is leading the planning process? What is your role in this planning process?
8. Are there specific housing proposals for Laini Saba ward?
9. Are there any plans for the government to put up affordable housing in Kibera? Which ward? How many housing units? Who will be the target population? How much will the housing cost?
10. How do you envisage Kibera, especially Laini Saba ward 10 years from today?

## 7.7 Introduction Letter



**University of Nairobi**  
Department of Urban and Regional Planning  
Faculty of the Built Environment and Design  
P.O. Box 30197, 00100 GPO Nairobi, Kenya  
e-mail: durp@uonbi.ac.ke

6<sup>th</sup> April, 2023

TO WHOM IT MAY CONCERN,

RE: **RESEARCH PROJECT – MAUREEN MUKONYO MUSYA –  
B63/41308/2021**

This is to confirm that Maureen Muasya is an M.A Planning Student in the Department of Urban & Regional Planning, University of Nairobi.

As part of the Master of Arts in Planning programme, the students are required to acquire training in data collection, analysis and report writing .

This is to request you to allow Maureen to access your Institution/neighbourhood in order to collect data for her Project Development titled "***Exploring opportunity to formalizing developments in Laini Saba ward, Kibera, Nairobi***".

Any assistance accorded to her will be highly appreciated.



**DR. MUNYUA MWAURA**  
**AG. CHAIRMAN - DEPARTMENT OF URBAN & REGIONAL PLANNING**