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DEPARTMENT OF ARCHITECTURE AND BUILDING SCIENCE

MASTER'S IN URBAN MANAGEMENT

URBAN RENEWAL POTENTIAL:

A CASE FOR KALOLENI ESTATE, KISUMU TOWN

Submitted by:

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A thesis submitted in part fulfilment for degree of Master's in Urban Management in the

Department of Architecture and Building Science at the University of Nairobi

DECLARATION

I, Onyango Noel Makagutu, hereby declare that this thesis is my original work and has not been presented for a degree in any other University.

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Abstract

Housing shortage is a major challenge for urban areas and cities in Kenya. Management and maintenance challenges have led to decay of most housing stock in our urban areas. While urban renewal is seen as means of both improving the urban fabric and providing housing there is a policy and legislative deficit in Kenya for carrying out the same. It is the aim of this study is to identify potentials for renewal and propose a viable framework for renewal for Kaloleni Kisumu.

The primary data collected in this study included age, gender, socio-economic data of the residents of Kaloleni Estate, the state of the housing, land uses, land ownership, neighbourhood associations and respondent's participation, and their attitudes towards urban renewal. The target population is the residents of Kaloleni Estate, NGOs operating within Kaloleni and government agencies concerned with housing and urban development.

The study began by a review of relevant literature of urban renewal around the world to provide a basis for situating the study. This literature included the historical evolution of urban renewal, the theories of urban renewal and institutional and legislative frameworks.

The study is situated in the 100-year-old residential estate of Kaloleni, Kisumu City and is bounded by Ondieki Highway, Ramogi Road, and Sekou Touré Road. The primary data is collected through physical and social surveys on the detailed study area of Kaloleni estate selected through random cluster sampling. Secondary data was obtained from various libraries, resource centers, internet sources and government agencies. The units of observation include the target group and all the spatial and sectoral aspects of the neighbourhood. The population constitutes all the stakeholders comprising the institutional set up of Kaloleni.

It is the conclusion of this study that that Kaloleni Estate has potential for urban renewal which is justified by evidence from the socio-economic survey of the households, the low quality of housing fabric including high household densities, poor environmental quality and strong informal neighbourhood networks. The study recommends an integrated urban renewal approach for Kaloleni and makes policy recommendations for implementing urban renewal.

Dedication

To mama wherever she sleeps.

Acknowledgement

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To all who are unnamed, I say thank you very much.

Definition of terms

Blight is the deterioration of property in certain areas of the central city. The Chicago School defined blighted area as one where, due either to the lack of a vitalizing factor or to the presence of a devitalizing factor, the life of the area has been sapped (Pritchett, 2003). Later, others defined a blighted area as one which has deteriorated from an economic standpoint and therefore become less profitable to the city, the general public and the owners of its real estate (Ibid).

Urban renewal has been defined as the process of slum clearance and physical redevelopment that takes account of other elements such as heritage preservation (Couch, Sykes, & Börstinghaus, 2011);

Urban regeneration is a comprehensive integration of vision and action aimed at resolving the multi-faceted problems of deprived urban areas to improve their economic, physical, social, and environmental conditions (Ercan, 2011).

Households refers to a person or group of persons who reside in the same homestead or compound but not necessarily in the same dwelling unit, have same cooking arrangements and are answerable to the same household head (Government of Kenya, 2012).

List of Acronyms

CBD Central Business District

CSPro Census and Survey Processing System

HH Household

USA United States of America

URA Urban Renewal Agency

FGD Focused group discussion

NACOSTI National Commission for Science Technology and Innovation

KNBS Kenya National Bureau of Statistics

SPSS Statistical Package for the Social Sciences

KES Kenyan Shilling

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The average introduction to almost any book is somewhat of a bore
— *Boris Karloff, And the Darkness Falls*

1.0 INTRODUCTION

This study examines the transformations that urban areas undergo over time and how governments, local authorities and communities respond through the process of urban renewal. It seeks to understand the theories that undergird the renewal processes, the mechanisms, the institutions involved, the policy, legislative and institutional frameworks, its social and economic effects, and its potentials.

Urban areas face several problems among them is aging of the physical fabric, sprawl which require interventions to arrest their spread. In housing areas, indicators of decay include inadequate housing, degraded environment and presence of non-conforming uses. Urban renewal seeks to bring to life these blighted sites either through changing their use, rehabilitation or complete redevelopment to adequately utilize urban land.

This study looks at the economic theory of urban renewal advanced by Couch (1990) where he argued that the decision to carry out urban renewal depends on the worth of current building, possible buildings, and the nature of the urban land market at a specific place and time, the growth machine theory by Molotch (2013) who argues that the city is a growth machine where the desire for growth results in agreement among a wide range of elite groups, and neoliberal theories and their contestations.

The general objective of the study is to determine an indicative framework for urban renewal in the low-income estate of Kaloleni Estate, Kisumu City. The specific objectives are to map out the existing land use patterns, infrastructure provision in Kaloleni Estate; to document the Kaloleni neighbourhood profile; determine the state of the housing fabric (quality) in Kaloleni Estate; and to determine an indicative framework for urban renewal in Kaloleni Estate, Kisumu City.

Research questions focus on determining the potentials for urban renewal within Kaloleni Estate, Kisumu City. The literature review focuses on an understanding of the concept of urban renewal and in developing a conceptual framework on which this study is anchored.

This chapter also details how this study was conducted and the final organization of the document.

1.1 Background of study.

Urban areas and cities experience both internal and external forces which can lead to either decline or growth. Urban renewal is “a response to the opportunities and challenges which are presented by urban decay at a particular place at a specific moment in time” (Couch, 1990). It has a long history in the industrialized countries of the global North, especially, starting from the Industrial Revolution in Britain and followed by reconstruction after the world wars. Its main focus has been economic, that is, to improve land and property values (Peter & Hugh, 2008; Qian, 2009)

It has also been defined as physical change or broadly to include state or local community’s actions to revitalize urban area (Couch, 1990). In Britain and Netherlands, diversification is used which involves demolition, renovation or selling of public housing and the construction of new, high value apartments (Kleinhans, 2004). While in Vienna, the goal of urban renewal is “to maintain and improve the existing building fabric and create affordable high standard apartments” (Fassmann & Hatz, 2006).

All around us, change is taking place. Urban areas are not left out in this flux. Structures decay are replaced with new buildings and the cycle continues as the populations that inhabit such places experience changes in their economic situations. Cities around the world face blight. The passage of time and planning shortcomings must be repaired by revitalizing the city instead of displacement of the residents (Walker, 1960). In most urban areas, as income levels change, demand for new housing arises and as such housing stock originally designed for high income earners are left to lower income earners. Housing stock, Rosenthal (2008) notes, deteriorate over time until replaced by new stock.

Urbanization in Kenya, as in other Sub Saharan African countries, has not been accompanied by a commensurate economic growth leading to urbanization of poverty which manifests itself in low quality housing, poor sanitation, and poor environmental quality (Onjala & K’Akumu, 2016). This rapid urbanization and management challenges (Syagga, 1979) lead to deterioration of housing stock and the physical environment. Different settlement redevelopment policies and strategies, ranging from forced evictions, resettlement, site and services schemes and upgrading have all been attempted by the Kenyan government. Upgrading attempts such as Kambi Moto in Huruma, Nairobi had mixed results including a “limited scope in terms of units and number of beneficiaries” (Anderson & Mwelu, 2017).

Other studies have shown that slow policy preparation processes, limited resources, lack of political goodwill, and a lack of conservation culture, access to land are some of the socio-economic factors impacting on urban renewal in Kenya (Hoyle, 2001; Otiso, 2002).

The Kenyan government (2018) in its budget policy statement, identified the following as its “Big Four” plans:

- (1) Support value addition and raise the manufacturing sector’s share to GDP to 15 percent by 2022,
- (2) Focus on initiatives that guarantee food security and nutrition to all Kenyans by 2022 through expansion of food production and supply, reduction of food prices to ensure affordability and support value addition in the food processing value chain;
- (3) Provide Universal Health Coverage thereby guaranteeing quality and affordable healthcare to all Kenyans; and,
- (4) Provide at least five hundred thousand (500,000) affordable new houses to Kenyans by 2022, and thereby improve the living conditions for Kenyans.

To achieve the housing target, the government aims “to expand the on-going initiatives in the housing sector including, the investing in low-cost housing through upgrading slums and informal settlements by providing clean water and sanitation, access roads, schools, health centres and income generating activities” (ibid). Urban renewal and redevelopment have not been explicitly identified by the government as possible means of providing housing and improving the physical environment in its big 4 agenda.

In Kenya, the responsibility to prepare local physical developments which include delineation of areas for renewal and development is vested with the Director of physical planning as stipulated in Section 24 (2) of the Kenya Physical Planning Act (Cap 286). The act however does not define urban renewal nor give guidelines for its implementation. The Urban Areas and Cities Act (2015) discusses provision of physical and social infrastructure but is silent on renewal or redevelopment of decayed areas.

The Kisumu City County Integrated Development Plan 2018-2022 has identified “poor and inadequate housing, unprecedented demographic, environmental, economic, social and spatial challenges, rapid spread of informal settlements within the City and upcoming urban areas, dilapidated urban housing and infrastructure and rapid urbanization trends coupled with low

investment in infrastructure impacting enormous pressure in the urban environment” as some of the challenges that to be addressed in the planning period (County of Kisumu, 2018).

To address the above challenges, the county has proposed the following strategies and policy interventions: development and redevelopment of affordable housing, improved infrastructure in informal settlements, and a re- designed Urban Plan for the City (County of Kisumu, 2018). The city plans under the objective of provision of affordable housing to invest in redevelopment and urban renewal. It should be noted that improved infrastructure in informal settlements and redevelopment of affordable housing fits within the program of urban renewal which is the subject of this study. The county can adopt the findings of this study in carrying out its urban agenda.

It is with this backdrop that this research is conducted to examine the potentials for urban renewal in Kaloleni Estate, Kisumu City to propose a viable framework for renewal and to bridge the information gap in areas of policy and institutional framework for the stakeholders involved.

1.2 Problem statement

Decay and blight lead to reduction in habitable dwellings, environmental degradation, crime, falling property prices and municipal revenues. Whilst the world leaders, under UN Habitat, in the New Urban Agenda (UN, 2016) encourages nations and urban areas to promote planned urban extensions, prioritize renewal including upgrading slum and informal settlements, Kenya lacks a policy framework under which to carry out urban renewal. This study therefore seeks to propose a viable institutional, legal and policy framework for sustainable urban renewal.

In most urban areas, there is a challenge to house the poor, low income and middle-income households. There is need to redevelop old city areas that have decayed to accommodate more households (Khaoya, 2011). It is on this understanding that this study looks at the potential that Kaloleni Estate offers for urban renewal.

1.3 Goals and objectives

The primary goal of this study is to propose a viable framework for urban renewal for Kaloleni Neighbourhood, Kisumu City.

The specific objectives are

- i. To map out the existing land use patterns and infrastructure provision in Kaloleni Estate;
- ii. To document the Kaloleni Estate neighbourhood profile;
- iii. To determine the housing quality in Kaloleni Estate; and
- iv. To determine an indicative framework for urban renewal in Kaloleni Estate.

1.4 Research questions

These questions will aid the researcher in answering the objectives of this study.

- i. What are the various land uses and infrastructure provision in Kaloleni Estate?
- ii. What is the state of housing within Kaloleni Estate?
- iii. What is the neighbourhood profile for Kaloleni?
- iv. What is the indicative framework for urban renewal would be appropriate for Kaloleni?

1.5 Study hypothesis

The basic hypothesis of this study is that socio-economic status is a key determinant in an individual's acceptance to urban renewal programs. That is, individuals whose incomes are relatively high are likely to accept urban renewal programs in their neighbourhoods compared to those with a relatively low income.

The null hypothesis for the study is that an individual's socio-economic status are not significant predictors in acceptance of urban renewal programs.

1.6 Study assumptions

This study assumes that most urban areas are faced with poor maintenance of institutional housing leading to decay, poor environmental quality, crime, disease and distressed property values.

This study assumes that those who have lived in a place for a longer duration have formed attachments to the location and are unlikely to support urban renewal programs.

This study assumes that the households in Kaloleni lack security of tenure which leads to non-maintenance or redevelopment of their dwellings.

It is an assumption of this study that socio-economic status of an individual or household has a direct correlation to their attitude, positive or negative towards urban renewal.

The final assumption of this study is that there is no clarity the Kenyan law in undertaking urban renewal.

1.7 Significance and Justification of study

One of the functions of municipalities and urban areas is to provide and manage housing stock in their jurisdictions. Without a framework for urban renewal, these urban areas are faced with the challenge of what to do with deteriorating neighbourhoods. This study aims at bridging the knowledge gap for urban renewal projects.

The objectives of The Kisumu Urban Project include rehabilitating and creating public facilities and improving urban infrastructure and services. This research can be used to inform the urban renewal and redevelopment process in Kisumu in line with the objectives of the strategic plan.

Urban management as a discipline should address the management of institutional housing in the country. Poor management of housing stock by municipalities and institutions has led to decay and deterioration of units and their environment. This results in loss of revenue and poor environmental quality. This study is to provide managers and scholars in the discipline with tools that can be employed in addressing such deficiencies.

Kaloleni is one of the oldest estates in Kisumu dating back to 1906 when it was first demarcated for the Swahili and Somali cattle traders. The dwellings are in a state of disrepair. The estate is built on public land and is part of the old city. It therefore presents a chance to explore and confirm the assumptions of the study and help in developing a framework for urban renewal programs.

1.8 Scope of the study

This study focuses on potentials for urban renewal, the policy, legal and institutional frameworks under which it is conducted, and its rationale. This study was carried out Kisumu City and limited to Kaloleni Estate. Kaloleni was chosen because it is one of the planned estates for Africans that has remained stagnant or deteriorated in its physical fabric. The County government is in the process of carrying out infrastructure improvement in the estate which is relevant to this study. The study looks at the potential for renewal through conducting socio-economic survey of a sample of the population.



Maps 1: Map of Kaloleni Estate, Kisumu (Source: Survey of Kenya)

1.9 Study Limitations

The study was limited to Kaloleni Estate in Kisumu City. In addition, limited resources such as time and funds available for the research confined the study to Kaloleni Estate. There is a dearth of local studies and successful urban renewal projects making this study depend on material from the West, some of which may not be relevant to the conditions in the global south. During field surveys, some of the potential respondents refused to participate in the research fearing displacement. The study was also limited to the sample size of 59 households.

1.10 Ethical considerations

“Ethical considerations are the key things that any researcher ought to be aware of before they can start the research study” (Mugenda & Mugenda, 2003). During the process of carrying out this research, respondent confidentiality was a key ethical issue in the sense that no information collected was shared with unauthorized person(s). Additionally, the questionnaires and interviews were administered to willing parties without any coercion whatsoever.

The researcher also sought approval from the University of Nairobi, National Commission for Science Technology and Innovation and the provincial administration before embarking on data collection and the letters are attached in the appendix.

1.11 Outline of the study report

This research is structured as follows;

Chapter one covers the introduction and background of topic of study, the problem statement, significance of the study, research objectives and questions, scope, ethical considerations and study limitations.

Chapter two is a review of relevant scholarly work on the field of urban renewal. This section looks at the concept of urban renewal, relevant theories, its evolution and practice around the world. It includes a review of policy, legislative and institutional frameworks for urban renewal. This chapter concludes with a summary of the conceptual framework for the study.

Chapter three discusses the research design, method and approach of the study. It describes the sampling technique, the data needs and collection methods, the units of observation, data collection tools, methods of data analysis and presentation.

The background, population, climate, demography and spatial growth of the study area is covered in **chapter four**. This background information starts with a brief history and spatial development of Kisumu City before converging on Kaloleni Estate.

Chapter five contains data analysis and preliminary conclusions from the study. It also includes a synthesis of the approaches for urban renewal against the potentials arrived at from the field study. And finally, **Chapter 6** contains the conclusions and recommendations of the study

Authors do not need to offer us the answers to such weighty questions such as how to live and prepare us to accept death. The aim of a writer is to frame worldly questions that allow all readers to independently and jointly explore life-altering questions in a way that satisfies the fabric of thought corresponding to our respective times.

Kilroy J. Oldster, Dead Toad Scrolls

2.0 LITERATURE REVIEW

This chapter gives a review of relevant published material on the concept of urban renewal, the rationale, the theories that explain it, and its evolution. Global issues in urban renewal are reviewed for example sustainable urban renewal and race, especially in the global North, to get an understanding on the global experience and successes in urban renewal.

This chapter also carries a review of the legal framework, policy and regulatory framework under which renewal efforts have been carried out in Kenya. It borrows from renewal experience from around the world by pointing out the potentials and challenges faced. The chapter concludes with a conceptual framework that provides a focus for this research.

2.1 The Concept of Urban renewal

Urban renewal, regeneration or redevelopment mean the same thing in town planning but usually have different scopes. In this study, urban regeneration and urban renewal will be used interchangeably to refer to the same concept. Urban renewal aims to solve among others deterioration in urban functions, social exclusion and environmental degradation (Li, 2003; Zheng, Shen, & Wang, 2014). This function of urban renewal is contested by those who argue it leads to “displacement of households and socio-economic cleansing, exclusive developments, gentrification, mono-functionality of land use, continuing deprivation, the uncontrolled private-led assault on the function and ownership of urban areas” (Granger, 2010).

Urban renewal can be seen as “an area-based intervention which is public sector initiated, funded, supported, or inspired, aimed at producing significant sustainable improvements in the conditions of local people, communities and places suffering from aspects of deprivation”, or “the comprehensive and integrated vision and action which leads to the resolution of urban problems” or “to refer to all public and private efforts to improve city life and form or as the change in use or intensity of land and buildings that is the inevitable outcome of the action of economic and social forces upon urban areas or still as the systematic effort in the field of planning and building as well as of the social, economic, cultural and environmental standards of living in order to preserve, repair, improve, restructure or clear built-up areas within municipalities” and [in Shenzhen] “the comprehensive improvement, functional renovations or demolition and reconstruction works, which are carried out in urban built-up areas under the regulation of urban planning

authorities” (Couch, 1990; Groberg, 1965; Leary & McCarthy, 2013; Peter & Hugh, 2008; Priemus & Metselaar, 1992; Yi, Liu, Lang, Shrestha, & Martek, 2017).

It is to be differentiated from slum upgrading which is “a process through which informal areas are gradually improved, formalized and incorporated into the city itself, through extending land, services and citizenship to slum dwellers. It involves providing slum dwellers with the economic, social, institutional and community services available to other citizens” (Cities Alliance, n.d.).

The accepted principles for renewal include grounding it on the understanding of local conditions with an aim to improve the physical condition of buildings, social-economic base, and the physical environment. It should be in line with the goals of sustainable development, should have specific, clear and measurable goals while efficiently utilizing available natural, economic and human resources and should be participatory (Rădulescu, Ștefan, Rădulescu, Rădulescu, & Rădulescu, 2016).

Regeneration of cities began with attempts to better the living conditions of urban residents through replacement of obsolete and unsatisfactory residences and to control urban sprawl, especially following the post war reconstruction in Europe and North America. The thematic areas included housing provision to address health concerns in urban areas, linking social improvements with economic growth, containing urban sprawl through efficient use of urban land through policy change (Peter & Hugh, 2008).

Urban renewal in the European cities and those of North America has taken three forms, that is, physical improvement from the 1950s to 1970s, physical renovation and behavior modification in the 1970s to 1990s and finally prioritization of social objectives of the people through improvements in quality of life and better urban design (Li, 2003). Other debates in the urban renewal include heritage conservation, traffic management, concern with social matters and immigration.

In the global south, different approaches for urban renewal have been tried beginning with laissez-faire attitudes in the 1950s- 60s, site and service schemes in the 1970s, slum upgrading in the 1980s, enabling strategies and security of tenure in the 1990s and cities without slums action plan of the 2000s (Odeyo, 2009).

2.2 Rationale for urban renewal

According to Mwaura (2002) the rationale for urban renewal is “the desire to deliberately change the urban environment and inject new vitality through planned adjustment of existing areas”. It is also done to eliminate informality, to meet infrastructure demands, address degradation, achieve efficiency of and use, curbing urban sprawl, sound environmental management and to restore declining buildings.

Blight, though a neutral term carried with it racial and ethnic prejudice in the USA. In most of these cases, then, the rationale for urban renewal was much more than regeneration but ethnic and social cleansing (Pritchett, 2003).

2.3 Impact of urban renewal

Research by Ki and Jayantha (2010), Weber (2002) and Liang, Lee and Yong (2019) indicate that urban redevelopment leads to a positive change in housing prices. These changes are influenced by proximity to transportation termini, floor area and security which is affected by presence or absence of inns in a building. The changes in price or house premiums is seen to start from the time the project is announced (Immergluck, 2009). These changes can also be negative if they result in unsustainable increase in property values, lifestyle costs and gentrification (Mehdipanah, Marra, Melis, & Gelormino, 2018). Their study also shows that such negative outcomes can be mitigated if the urban renewal plan is conceived with the existing residents in mind.

In other researches, Yau (2011) found that housing prices for developments near the project site reflected a positive change in price before development but that there was an insignificant price change when the project was completed. He also concluded that the rent gap theory is inadequate in explaining gentrification.

The research by Wong et al (2010), indicate that urban renewal contributes by creating opportunities for employment on the short run. It has also been shown it reduces urban sprawl, leads to improved environments, and reduces land degradation (Adekola, Allen, & Tinuola, 2017). They note that in Africa, urban renewal more often has negative consequences to the local residents which often include overcrowding in the neighbouring estates, forced evictions and violation of economic and social rights of the urban poor. In Kenya such examples include the forced evictions in Kibera on 23rd July 2018 (Amnesty Kenya, 2018; Otiso, 2018).

2.4 Urban Renewal theories

2.4.1 Economic theory for Urban Renewal

It is argued that the decision for renewal depends on the worth of current buildings and probable buildings, and the nature of the urban land market at a specific time and place (Couch, 1990). He notes that the demand for and supply of construction, the urban land market and the economic worth of a building, are significant at arriving at a decision for urban renewal.

This demand for construction is assessed as both an investment and a consumption good which depends on the relative power of labour versus the capital in the struggle over the allocation of profits depending on the economic performance at a specific place and time. He notes that demand for non-housing construction varies with levels of consumption, being greater or lower depending on whether consumption is high or low (Couch, 1990).

Couch(1990) argues that urban renewal is a product of the construction industry. The housing market suffers imperfections and is subject to great price distortion. He notes, transactions in urban land markets are infrequent, are prone to information asymmetry and other difficulties necessitated by the nature of land as a commodity.

The decision to refurbish, abandon, convert or replace a building depends on its economic life. Couch notes outside of the economic considerations of the market or by social intervention, there is no definable physical life of a building. For urban renewal, investment is tied to the development yielding gains, and sometimes, better gains than alternative sites (Couch, 1990).

Due to the possibility of the market failing to produce urban renewal, the state can intervene to correct market imperfections that characterize the sector. The state involvement should include addressing the gap between private and social costs, for example, through taxation to defray costs borne by society. These costs to society include traffic congestion, pollution arising from industrial work, etc. The state can help in the provision of goods the market is unable to provide on an individual consumption basis. And finally, as political value judgement. Its involvement can be through the promulgation of rules or regulations, expenditure, taxation and pricing of state services, and through advocacy.

In looking at Kaloleni estate, there is justification for state involvement in the upgrading of the estate since the market has failed in providing better housing structures and environment

for the residents. The state should also be involved in long term human social capital development through retraining schemes for those who are unemployed. The buildings in the neighbourhood can be argued to have exceeded their economic life and are due for rebuilding. Whilst the economic theory seems most relevant in our case, it fails to account for the low uptake of renewal by both the public and private sector countrywide and specifically Kaloleni.

2.4.2 Growth Machine theory

Space, argued Logan and Molotch (2013) “is not only a human necessity (use value) but also a commodity that generates revenues (exchange value)”. They argued that “place is a market commodity that can produce wealth and power for its owners”, and this could explain the interest taken by some in the urban planning. They noted that studies on local elites has been concerned with the questions of “who governs?” (or who rules?) leaving out the equally important question, “for what?”.

To them, “for those who count, the city is a growth machine, one that can increase aggregate rents and trap related wealth for those in the right position to benefit” (Logan & Molotch, 2013). They argued further that “the desire for growth” results in consensus among “a wide range of elite groups, no matter how split they might be on other issues”. Thus, to them, “the disagreement on some or even most public issues does not necessarily indicate any fundamental disunity”, nor do changes in the number or variety of actors on the scene.

According to Molotch (1976) “the growth imperative is the single most important constraint upon available options for local initiative in social and economic reform”. He notes that growth is associated with several dysfunctions such as traffic congestion, pollution and overtaxing of natural amenities. Growth, he says, often costs the residents more in terms of property taxes and utility costs. According to Stoker (Stoker, 1998), tenants, developers, the media and utility companies, in the USA, “who all benefit from growth, form a coalition which drives development policy”.

This theory while explaining growth of cities in the USA does not have much application in the Kenyan scenario. The major cities in Kenya have retained the segregationist planning inherited from the colonial masters. New developments follow this mode of thought and is

generally private sector led with the local authority acting as enforcers of the zoning ordinances.

2.4.3 Neoliberal trends in urban development and its contestations

Neoliberalism has been defined as “a distinctive political–economic philosophy that took meaningful shape for the first time during the 1970s, dedicated to the extension of market (and market-like) forms of governance, rule, and control across—tendentially at least—all spheres of social life or as a set of relations between state, society, and subjects that mimics and reinforces radical free-market ideals in the economy” or “government supporting wealth creation rather than redistributing it and minimizing the interference of governments on the private market” (Leitner, Peck, & Sheppard, 2007; McAfee, Noëlle, Howard, & Katie, 2018; van den Nouwelant, Davison, Gurran, Pinnegar, & Randolph, 2015). In a neoliberal market economy, urban renewal is presented as “an opportunity to change economic hierarchies and functions within the urban region, creating new jobs and strengthening the city’s position in the urban division of Labour” (Swyngedouw, Moulaert, & Rodriguez, 2002).

Thus considered, the neoliberal approach was characterized by withdrawal of support for failing industries, structural adjustment in public service sectors and bodies while pushing for deregulation and market led economic growth and property-led urban regeneration. Contestations in Germany by the trade unions and the labour movement, decentralization in France meant different approaches had to be followed (Leitner, Peck, & Sheppard, 2007).

Projects such as FIFA World Cup in South Africa (Steinbrink, Haferburg, & Ley, 2011), the Guggenheim Museum in Bilbao and the 1998 World Expo in Lisbon should be seen as “the material expression of a developmental logic that views megaprojects and place-marketing as means for generating future growth and for waging a competitive struggle to attract investment capital” (Swyngedouw et al., 2002).

There is a contradiction in the neoliberal narrative of market driven and privately covered investment, since the state is invariably the key actor in these drives while cutting back on essential welfare services, public education and core services (Lee, 2007; Swyngedouw et al., 2002). In South Korea, the adoption of neoliberal policies has seen the replacement of local city plans and conditions with a geometric grid of economic reductionism. It is argued that

this new form of urban regeneration policy is pervasive in many large cities around the world (Lee, 2007).

Leitner et al (2007) argue that the dynamics of urban contestations have been influenced by various strands of neoliberalism. They note that while some of the demands of the early movements, such as, public participation has been achieved or incorporated in the neoliberal framework, political influence and mobilizing ability have all been eroded. Contestations they note have concentrated around four issues, that is, i) challenging the growth models that have left parts of the city without proper urban services ii) grassroots organizations involved in managing new spatial or social polarization, iii) social justice movements against neoliberalization of social and labor market policies, against the dismantling of the welfare state and, iv) movement from the global to local frontiers as the base for anti-neoliberalism.

Contestations of neoliberalism in Berlin has taken the form of “repolitization and return to public ownership, a ‘right to the city’ and rights to infrastructure campaigns and finally in the ability of urban movements to build broad coalitions beyond activist subcultures and provide leadership” (Beveridge & Naumann, 2016).

For planners, the contestations of neoliberalism will have to include freeing of the planning *thought* from the shackles of neoliberal ideology by radically guiding the economy according to human ends (Goonewardena, 2007).

It should be noted that contestations are socio-spatial in nature, that is, space is both an object of contestation and a component of political strategy. It frequently entails resignifying place (Leitner, Sheppard, et al., 2007).

Other contestations of the neoliberal order include ‘planning from below’ where marginalized groups take control of the planning process. It refers specifically to “a counter-hegemonic regionalism led by the working class and other groups outside the bureaucratized regional planning circles” (Romandel, 2008).

It is important to note that neoliberal practices aim at excluding the public sector (state) from the market through deregulation or welfare schemes while the various contestations are focused on questions of social justice, equality and human rights practices.

2.5 Global legislative and policy framework for urban renewal

Nelissen (1982) notes that an effective policy for effective and sustainable urban renewal must include the following measures;

- i. *information and simulation information of private initiative to keep the residents informed on the plans of the local government and provide an opportunity for them to either support or oppose the plans of the government,*
- ii. *a continuous research program aimed at acquiring adequate information regarding the structure and functions in a neighbourhood and the changes in them,*
- iii. *development of broad and detailed land-use plans,*
- iv. *an active land policy and anti-speculation measures,*
- v. *the pursuit of ownership and management; stimulating repair and maintenance as an aid in preventing neglect and decay,*
- vi. *property improvement programs,*
- vii. *slum clearance and renewal,*
- viii. *promoting urban dwelling and residence and,*
- ix. *social and community-development services.*

The policy for urban renewal in Dutch cities is defined by desire to end segregation, and stimulate integration through area based integrated policies (Musterd & Ostendorf, 2008). Priemus & Metselaar (1992) note that in the Netherlands, the Urban and Village Renewal Act guides the urban renewal process. They note that Belgium does not have any documents on urban renewal policy, while Germany passed the Urban Renewal Act in 1971, in France, they note that the Malraux Law has existed since 1962, and in Denmark, the Urban Renewal and Improvement of Dwellings Act was passed in 1983 to guide renewal processes.

In Vienna, various legal instruments have been created to facilitate the process of soft or gentle urban renewal and they include The Apartment Improvement Act of 1969, Old City Redevelopment Act of 1972, Urban Renewal Act of 1974, Rent Act of 1981 and the Residential Building Rehabilitation Act of 1989 (Fassmann & Hatz, 2006).

In the USA and the UK, the first policy was clearance of slum areas with the difference that while in the USA, the clearance was done by public bodies, the rebuilding was in the hands of private developers but in the UK, both the clearance and rebuilding was done by public

bodies. This was followed by an approach that included public participation and sought to move away from clearance to renovation of existing housing and finally a market dominated policy that included mobilization of funds through public private partnerships for redevelopment of old city areas (Carmon, 1999).

In Turkey, the policy has changed from a populist mode to a more neo-liberalist mode starting from the 1980s (Kuyucu & Ünsal, 2010). This change of policy, the authors note drive the vulnerable populations out of their neighbourhoods while creating opportunities for urban developers, and the politically and economically wealthy inhabitants.

In most of Europe, in the recent decades, there has been the adoption of cultural policy for urban renewal or regeneration. Cultural initiatives, for example the Olympics, as catalysts for urban renewal (García, 2004). This is based on the idea that “culture can be employed as a catalyst for urban economic growth” (Miles & Paddison, 2005). Examples of such cultural artefacts include Centre Pompidou in France, the Pyramid at Louvre, and Frank Gehry’s Guggenheim Museum in Bilbao.

It is worth observing that urban renewal policy in Vienna and Netherlands is focused on reducing gentrification and social segregation. In the UK, the policy for renewal has shifted focus mainly to neoliberal practices while in the USA, the history of renewal is tied to its racist policies of the past that saw disenfranchising of vulnerable and minority groups. Urban renewal in Turkey also follows a more neoliberal approach.

2.6 Legislative and policy framework for Urban renewal in Kenya

The legislative environment for urban renewal in Kenya is weak as there are no specific legislations or policy documents that focus specifically on urban renewal. The Physical planning Act, Cap 286 (1996) gives the director of physical planning mandate to develop physical developments that include renewal but doesn’t define the scope of urban renewal. The Urban Areas and Cities Act, (No 13 of 2011), in clause 20(r) have a responsibility to promote a safe and healthy environment and to make assessment of distressed areas. The act however is not explicit on urban renewal of distressed areas nor does it create an institutional framework for addressing such areas.

The Sessional Paper no 3 of 2004 on National Housing Policy for Kenya aims to encourage integrated, participatory approaches to slum upgrading, which include economic activities to combat poverty and enable the poor to access housing, basic social services and infrastructure

necessary for a healthy living environment. The policy aims to upgrade distressed areas without increased precarity. It seeks to address sprawl of slums by supplying minimally developed but incrementally upgradeable low –income housing (Government of Kenya, 2004).

The housing policy proposes “re-planning and re-development of existing housing estates that do not provide for maximum permissible or highest and best use of land” (Government of Kenya, 2004). The policy proposes the establishment of a slum upgrading fund financed from the exchequer and other development partners to finance slum upgrading and for the conservation and increasing the housing stock by encouraging upgrading activities instead of demolitions in unplanned settlements.

The Sessional Paper No. 2 of 2016 on the National Slum Upgrading and Prevention Policy aims at encouraging community and stakeholder participation, transparency and accountability in slum upgrading, rehabilitation, redevelopment, and improvement programs. It aims also at providing a legal and institutional framework to guide coordinated and accountable slum upgrading and prevention. It also aims at mainstreaming programs and projects of slum upgrading and prevention at national, counties and other agencies/institutions (Ministry of Lands Housing and Urban Development, 2016).

It is worth pointing out here that whereas the country has policies for slum upgrading and prevention, these do not cover the broad subject of urban renewal. For example, these policies do not cover renewal of old industrial docks such abandoned railway and port facilities in Kenya. However, cases such as the attempts by the City County of Nairobi to upgrade old estates like Uhuru, Pangani, Old Ngara estates without contestations from other players point to a recognition of the role of the public sector in both providing housing and renewal of dilapidated neighbourhoods.

[2.7 Socio- economic and political factors impacting urban renewal processes](#)

Socio economic status or factors is an umbrella term that covers diverse issues as of education attainment, occupation, income, wealth and is usually measured through metrics such as level of education, household income, family size and net income among other variables (Fillit, Rockwood, & Woodhouse, 2010). In researches such as by Kou Yongxia, he noted that these attributes impact on a resident’s attitude to their residential neighborhood before and after urban renewal processes (Kou, 2013).

Political factors such as policy environment, political goodwill and buy-in play pivotal roles in the success of urban renewal in a given locality (Troy, 2018). “Urban renewal is political” notes Greer and Minar since it leads to wealth redistribution and relies on political support (Greer & Minar, 1964). In Kenya these political factors manifest in conflicts between central government and the national government, discontinuities following a general election, lack of public participation and planning inadequacies that hinder urban renewal efforts (Dierkx, 2019; Harsch, 2012). In a review of literature, Carter Becky identifies a number of impediments in the political economy that affect viable urban as to include conflict and violence, marginalized groups, urban governance including public participation constraints, and urban poverty (Carter, 2015).

2.8 Stakeholders in Urban renewal

Stakeholders include builders and owners who are driven by a profit motive, central and local governments whose interests include cutting down expenses, and local residents who are affected by the renewal program, housing cooperatives that invest in housing provision, financial institutions that give loans to builders or mortgages to home buyers (Sæterdal, 1992).

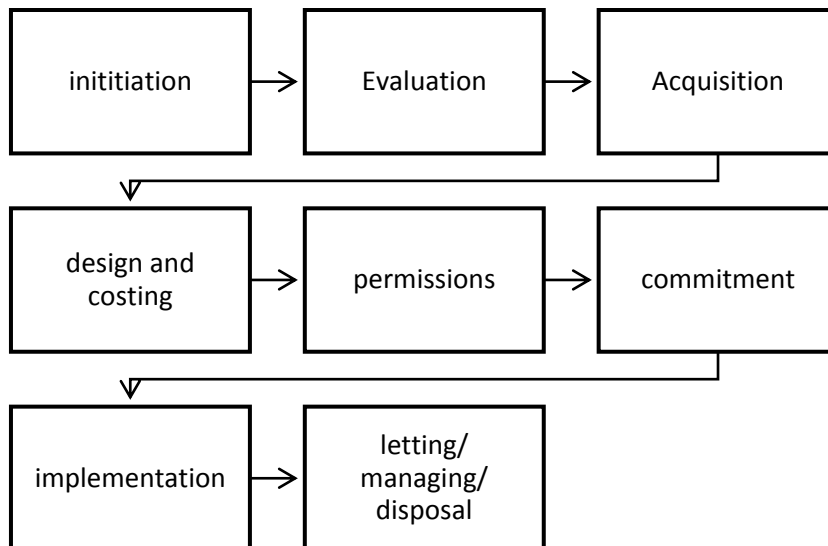
In Kenya, these stakeholders include; households who are the target population; the private sector which through partnerships with the public sector can rally finance, management and technical skills for urban renewal; civil society organizations which organizations such as socio-economic and professional organizations, neighbourhood, kinship and traditional welfare association, co-operative societies, intermediary NGOs, RBOs, CBOs, self-help groups, unions, foundations and trusts and played the role of piloting a number of projects in service provision, especially housing, education, sanitation and refuse removal; local authorities in whose jurisdiction urban renewal takes place and are in charge of by-laws, service provision to residents and environmental management; the central government which is charged with the creating an enabling environment for the households, the private sector, non-governmental organizations (NGOs), community-based organizations (CBOs), the local authorities, the international agencies and other actors in the housing sector in the realization of urban renewal goals; and external support agencies including bilateral donors that provide technical and financial support towards urban renewal (Mwaura, 2002).

2.9 Process of urban renewal

Yu and Kwon (2011) identify the following four phases employed in urban renewal programs in Korea; phase one involves developing an urban renewal masterplan at two levels- municipal and area level; in phase two a project promoter who can be public, private or public-private, is determined to implement the established masterplan; a project implementation plan is developed in phase three and phase is the implementation of the plan.

The City of Denver has identified three processes in undertaking urban renewal. The first process involves determination of blight conditions in an area and establishing the extents of the project area, followed by preparation of a redevelopment plan and finally citizen participation. The redevelopment plan is then forwarded to the City Council for approval (Denver Urban Renewal Authority, n.d.).

Cadman and Topping (1995) argue that for property development, the processes are similar to other industrial processes and involve the following (Charts 1); “initiation, evaluation, acquisition, design and costing, permissions, commitment, implementation, and letting/managing/disposal”.



Charts 1: Conceptual model of development process

2.10 Historical Growth of Urban Renewal

Globally the need for urban containment, market demands, healthy living environment and efficient land use have provided a rationale for the *in-situ* renewal of urban areas (Peter & Hugh, 2008). Table 1 below gives a summary of the evolution and growth of urban renewal.

Period	1950s	1960s	1970s	1980s	1990s
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Policy type	Reconstruction	Revitalization	Renewal	Redevelopment	Regeneration
Major strategy and orientation	Reconstruction and extension of older areas of towns and cities often based on a 'masterplan' suburban growth	Continuation of 1950s theme; suburban and peripheral growth; some attempts at rehabilitation	Focus on in-situ renewal and neighbourhood schemes; still development at periphery	Many major schemes of development and redevelopment; flagship projects; out of town projects	Move towards a more comprehensive form of policy and practice; more emphasis on integrated treatments
Key actors and stakeholders	National and local government; private sector developers and contractors	Move towards a greater balance between public and private sectors.	Growing role of private sector and decentralization in local government	Emphasis on private sector and special agencies; growth of partnerships.	Partnership the dominant approach.
Spatial level of activity	Emphasis on local site and site levels	Regional level of activity emerged	Regional and local levels initially; later more local emphasis	In early 1980s focus on site; later emphasis on local level	Reintroduction of strategic perspective; growth of regional activity.
Economic focus	Public sector investment with some private sector involvement	Continuing from 1950s with growing influence of private investment	Resource constraints in public sector and growth of private investment	Private sector dominant with selective public funds	Greater balance between public, private and voluntary funding
Social content	Improvement of housing and living standards.	Social and welfare improvement	Community based action and greater empowerment	Community self-help with very selective state support	Emphasis on role of community
Physical emphasis	Replacement of inner areas and peripheral development	Some continuation from 1950s with parallel rehabilitation of existing areas	More extensive renewal of older urban areas	Major schemes of replacement and new development; 'flagship schemes'	More modest than 1980s; heritage and retention
Environmental approach	Landscaping and some greening	Selective improvements	Environmental improvement with some innovations.	Growth of concern for wider approach to environment.	Introduction of broader idea of environmental sustainability

Table 1: Evolution of Urban renewal (source.(Peter & Hugh, 2008)

2.10.1 Urban renewal in the developed world (North America, Europe, Japan).

In Britain, since the Industrial Revolution and continuing to the nineteenth century, the state has been involved in urban change. It did this through setting standards, designing streets and building replacement housing. Later, the state took on those roles that the market couldn't satisfy (Couch, 1990). These three processes; market led renewal and restricting without state intervention, urban renewal which takes the form of social expenses regarded by the state as necessary for social harmony and well-being and social physical capital investment and state regulation to facilitate profitable private sector property development or redevelopment have led to renewal in Britain.

Urban renewal, in Britain, began with slum removal following the Torrens (1868) and Cross (1875) Acts. Following the 1967 economic crisis, Couch notes there was a move from slum clearance to improvement. The events critical in the evolution of urban renewal in Britain include; the key role played by transport improvements in changing regional economic structures, changing land use patterns, reducing urban densities and facilitating rising housing standards; the consequences of manufacturing decline and service sector growth in changing the nature of demand for land and buildings within urban areas; and the increasing difference between central and peripheral regions in terms of the economic conditions under which urban renewal is taking place

While in Vienna, as Hatz and Fassmann (2006) notes, a policy of ‘soft’ or ‘gentle’ urban renewal, which focuses on sustainable renovation that incorporates the tenants into the renewal process, was adopted. The primary goal of the gentle renewal has been not to displace the resident population, but rather to renovate and improve the old buildings in a way that the apartments remain affordable for their tenants after renovation.

Urban renewal in the Netherlands aims to enhance social cohesion. To achieve this goal, social and economic regeneration is required (Kleinhans, 2004; Musterd & Ostendorf, 2008). While in Berlin, Germany, the policy for urban renewal that was pursued can be divided into three phases and models ‘areal redevelopment’, carried out between 1963 and 1981; secondly, the policy of cautious urban renewal, which was pursued between 1981 and 1989; and thirdly, post-Fordist urban renewal in East Berlin, pursued from the early 1990s (Holm & Kuhn, 2011). The first model involved demolitions of derelict housing and putting up new houses. This scheme was criticized for its lack of citizen participation, disregard of existing neighbourhood structures and a failure to provide low cost housing. The second model, arising from the criticism laid on the first model attempted a participatory urban renewal.

In Turkey, urban renewal projects were part of the comprehensive urban plans that aimed to improve the living standards of the squatter areas and of planned urban environments until the 1980s. The process started in the republican period of 1920s to 1940s. Four periods are identified, viz, the first period (the republican period) 1920s- 1940s covering the rebuilding of the cities destroyed in World War 1 and following the defeat of the Ottoman Empire; the second period, 1945-1980 was to address housing shortage and deterioration of urban environments occasioned by rural-urban migration; the third period, 1980-2000 as a response

to the neoliberal policies and the fourth period, 2000- present has seen an increase in collaboration between the private and public sectors to achieve urban regeneration plans (Mutlu, 2009).

In the United States of America, urban renewal refers to a period between 1949 and 1974 when there was a massive national effort to remove blighted properties and poverty from areas surrounding central business districts (Hyra, 2012). It was guided by the Housing Act of 1949. The 1954 amendment to the act noted that for urban renewal to be effective, it must be a local one and undertaken on a community-wide basis (Wedge, 1958). Pritchett notes that urban renewal and the terminology of blight as used by the proponents of urban renewal was aimed to reduce integration and make upward mobility for African Americans almost impossible (Pritchett, 2003). In the 1960s America, cities cleared slums but failed to produce adequate replacement housing, notes Holliman (2009). She notes that renewal in Atlanta, in the 1950s and 1960s, was racially biased, reflecting what was happening nationally at the time. In the cases recounted, Mayor Allen working with white businessmen cleared sites, and displaced poor African Americans, but did not provide any permanent replacement housing, arguing, on the contrary that successful urban renewal was that which brought business to the central business district.

The Housing Act of 1949 was the first legal instrument in the USA to address urban renewal at the Federal level. The proponents of the Act argued that for renewal to be successful, it must be community wide and must include sound community planning, land use zoning, subdivision control, building and housing codes (Wedge, 1958). These three components were identified to comprise renewal; clearance which is applied where the area is beyond economical redemption; rehabilitation of run-down area not yet beyond repair where homes can be repaired, refurbished and brought back to the status of good housing; and conservation which is applied to an area in peril of, but has not yet, succumbed to, blight.

Walker (1960) saw urban renewal as an instrument designed to combine the forces of government and private enterprise to resolve issues of urban living. Groberg (1965) argued that legislation was required to grant local authorities power of eminent domain for urban development even if the property might eventually end up in private ownership. He argued that under the US legal regime, slum clearance for public housing is public use. For Groberg,

the most important question was how should urban renewal projects be planned and executed not to cause new slums when people are displaced?

In Japan, urban renewal in Japan has mainly consisted of redevelopment by private capital redevelopment of commercial areas and, in some case, by the public sector mainly through land use conversion around train stations and commercial districts, or improvement of sub-standard housing districts (Mizuuchi & Jeon, 2010). In Uozu for example, the approach has been through cultural projects such as building museums, highlighting local features, strategizing both to attract tourists and to retain its core population (Siegenthaler, 2015).

It is worth noting that for Vienna, the urban renewal process includes provision of cheap funds, prevention of social segregation, reducing gentrification and encouraging public participation. In Japan, renewal is taken seriously by the government in anticipation of the economic benefits that will accrue from it. We also learn that urban renewal in the USA has been complicated by issues of racial or social segregation from its inception. The USA has also seen the use and development of the eminent domain regime in land acquisition for redevelopment. In Britain, the state has always been involved in urban renewal through setting of standards, design and provision of infrastructure and later through policy intervention such as the Thatcherite policies following her election as prime minister.

2.10.2 Urban renewal in the cities of the developing world (Asia, Latin America and Africa)

Developing countries have adopted different approaches in dealing with slums in. These have included centralized control of housing, neo-liberal approach and preventative approach (Odeyo, 2009)

Before the formation of the People's Republic of China in 1949, there was formally no urban renewal or redevelopment plan. Urban regeneration began in the 1950s following the Opium war and aimed to reconstruct the cities that were damaged by the war, improve urban infrastructure and solve the housing problem. The legal instrument to address renewal, the City Planning Act, was enacted in 1989. In China, most of the urban renewal has been in the form of beautification projects involving creating squares, office towers and commemorative statues in different locales (Li, 2003). To address urban sprawl in rapidly urbanizing Chinese cities, most of the master plans consider urban renewal schemes so that the potential of existing built-up areas can be fully explored (Qian, 2009). It is noted that there is no national

level regulation or related planning strategy for urban renewal in Mainland China (Yi et al., 2017). Zhang and Fang (2004) note there have been similarities between urban renewal in China and the first phase United States of America. These similarities, they write, lie in “the devastation of traditional forms by mass-produced modernity; the elusive and increasing proportion of commercial development; the trick in identifying “slum” areas; the lack of consideration of, and compensation to, local residents; and the fact that the stated beneficiaries of the program became its victims.”

The city of Cape Town, South Africa, initiated a Dignified Places Program to improve the urban spaces in Cape Flats, where the city’s poorest lived. This program sought to introduce open spaces to promote a sense of dignity in the public realm (Southworth, 2003). It specifically addressed issues of inequity, environmental degradation and fragmentation. It has also been observed that urban renewal in South Africa, Cape Town especially, followed a similar model as that followed in the United State in the 1970s (Samara, 2010). She notes this development should be looked through the intersection of security and neo-liberalism in urban renewal.

In Nigeria, the Lagos Urban Renewal Board, adopted an infrastructure upgrading option with a view to limit physical and social disturbance. The priority areas being roads and drains. The project faced challenges of inadequate funding, lack of public participation in the implementation stages and poor prioritization by the Federal and local government (Olanrewaju, 2001). He notes the upgrading program does not go far enough for it excludes improvements to the housing fabric or provision of other social amenities.

In Ethiopia, it is noted that Addis Ababa has been successful in avoiding displacement of the poor during their renewal programs. The program avoids permanent relocation of residents and thus avoid the spread of urban slums and poverty (Khaoya, 2011).

Developing countries, it should be noted, have attempted schemes such as slum upgrading, site and service schemes, which followed recognition of slum shanties and substandard housing as part of the housing stock, in attempts to renew dilapidated city areas and improve the housing stock (Mwaura, 2002).

2.10.3 Urban Renewal approaches in Kenya

Past attempts in Kenya include the plan to upgrade Pumwani Estate in the 1930s, through slum clearance and redevelopment of new housing. The residents were to be rehoused in a mixture of flats and row houses. This was a top-down approach and resulted in displacement of the residents as they were unable to afford the final product. A second attempt to improve the area in the 1980s suffered the same fate of lack of broad based stakeholder involvement (Dierkx, 2019; Mwaura, 2002).

Mwaura notes an attempt in 2000 to upgrade Nairobi's Eastlands which included provision of better-quality housing did not materialize for a failure to include community participation in the framework (Mwaura, 2002). At the same time, Odeyo (2009) noted that past upgrading projects in Kenya have had both strengths and shortcomings at policy levels. These include, lack of affordability, high standards for infrastructure, land tenure complications and administrative inefficiency.

Sessional Paper no 5 of 1966 on Housing as the first to address itself to the issue of slums through recognition of slums and stopping harassment. The policy objectives included testing the suitability of the site and service schemes, improving employment potentials in the building industry, and improving health conditions and raise living standards for the urban poor.

Opiyo and Oyugi (2010) identified the need to link income generating activities with slum upgrading. They also argued that slum upgrading require sustainability. They also pointed out the need for policy for sustainable urban neighbourhood development. They noted that interventions fail because of land speculation, perceived threats to wealth owned by external landlords, failure of development coordination and lack of a clear policy framework.

They identified the following obstacles to sustainable renewal of neighborhoods; bureaucratic financial mechanisms, cumbersome land management systems, lack of communal finance for housing development and maintenance, high cost of building materials, insufficient infrastructure provision; and environmental degradation while Mwaura (2002) identified non-involvement of broad based stakeholders, financial and legal challenges and poor identification of appropriate process and formulation of interventions as obstacles to urban renewal.

Other redevelopment plans in Kenya have included the transformation of Kilimani Estate, Nairobi in the 1990s from low density through rezoning to high density area allowing for construction of office blocks and other commercial buildings. Redevelopment of the east of CBD bounded by Tom Mboya Street, Haile Selassie Avenue, Race Course and Kirinyaga Roads between 1979 and 1987 that saw the demolition and rebuilding of 23 new buildings through rezoning and change in plot ratios (Khaoya, 2011).

2.11 Sustainable urban renewal

Following the World Commission on Environment and Development that called for ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs’, there was need to change the regulations and practice of urban renewal to give priority to local action while being cognizant of global action. There was policy movement towards more compact, higher density, mixed use cities; better public transport, less reliance on the car; protection of urban and rural heritage; and reuse of derelict land and buildings (Leary & McCarthy, 2013).

In the Quito Declaration, the leaders of governments adopted a new urban agenda where they committed to promoting planned urban extensions, infill, prioritizing renewal, regeneration, and retrofitting of urban areas, as appropriate, including upgrading of slums and informal settlements, providing high-quality buildings and public spaces, promoting integrated and participatory approaches involving all relevant stakeholders and inhabitants, avoiding spatial and socio-economic segregation and gentrification, while preserving cultural heritage and preventing and containing urban sprawl (UN, 2016). They also committed to improve capacity for urban planning, support urban strategies that facilitate social mix in housing settlements, and integrated planning whose outcomes are a competitive economy, high quality of life and sustainable environments.

Sustainable renewal is not only determined by the type of ownership but also the type of renovation. As can be noted from the Vienna case, when a tenant decides to renovate their unit, they have decided in advance not to move out (Fassmann & Hatz, 2006). They note for social sustainability, the regulations of public housing and type of renewal play a key role.

For urban renewal projects to meet sustainability goals, the following standards should be taken into account; it should include provision of social amenities such as schools, sports

facilities, open spaces, cater for vulnerable groups such as the old, disabled and children; it should create employment opportunities as poverty, social exclusion do not promote sustainability; should be accessible to different demographics; the townscape design should be visually appealing; and should aim at preservation of local characteristics including existing community networks (Chan & Lee, 2008).

2.12 The best practices of Urban renewal and lessons learnt

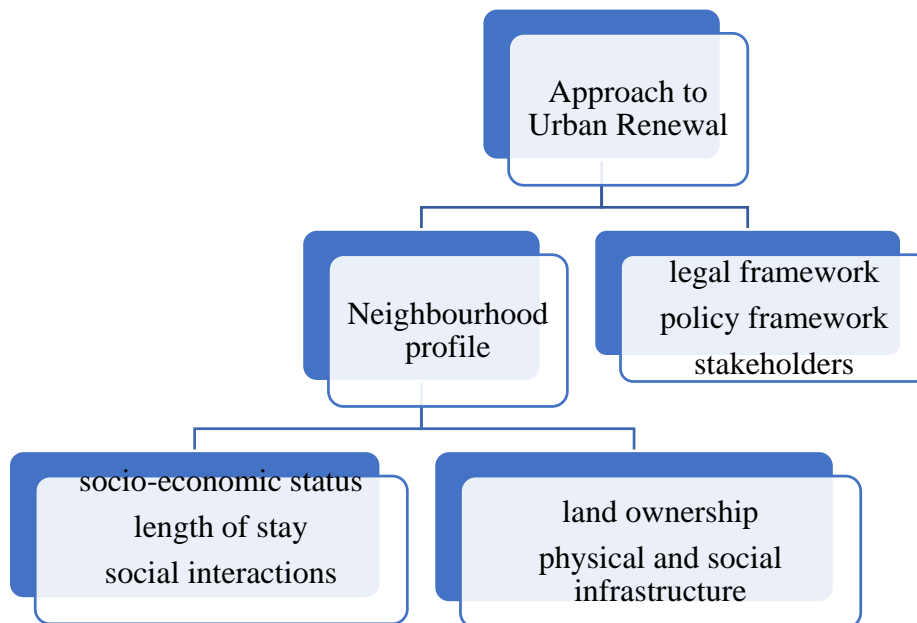
For successful and sustainable urban renewal projects, the following measures should be taken into consideration; an efficient and appropriate intervention that does not only improve the physical fabric but also the social structure of the neighborhood must be chosen; broad based agreements of stakeholders should be formulated to encourage participation by both public and private actors in the renewal processes; reducing the prospect of urban gentrification should be a priority in any sustainable renewal program; improving communication networks between and within the neighbourhood; encouraging community participation in the knowledge acquisition; land use planning including acquisition or amalgamation of small lots; having a plan for monitoring and evaluation to assess the progress of the project; borrowing lessons from previous projects; and developing sound policy for urban renewal (Ghanaee & Pourezat, 2013; Yu & Kwon, 2011).

Successful revitalization cannot be achieved through megaprojects alone, but should be multifaceted, and broad. They should also create opportunities for employment, integration and be done within an innovative policy framework that doesn't result in relocation of slums (Stephens & Kille, n.d.)

To address, housing shortage and address deterioration of existing stock, urban areas can consider systematic demolition and reconstruction strategy for the realization of adequate shelter. Plot ratios and coverages should be revised and empty spaces between lots be creatively used to meet housing demand. At the same time, the financial and legal frameworks, infrastructure systems need to be developed to ensure the delivery of housing is possible (Oyugi, 2005). Local authorities (county governments) should undertake land management and banking to cater for future housing needs.

2.13 Conceptual Framework

In the literature reviewed, the neighbourhood profile including such aspects as land ownership, renewal approach, policy and legislative framework are key determinants in the success of urban renewal project. This is depicted in Charts 2 below.



Charts 2: Conceptual framework

The resulting conceptual framework is to help in answering the research questions:

- I. What are the various land uses and infrastructure provision in Kaloleni Estate?
- II. What is the state of housing within Kaloleni Estate?
- III. What is the neighbourhood profile for Kaloleni?
- IV. What is the indicative framework for urban renewal would be appropriate for Kaloleni

If I follow a particular method of knowing myself, then I shall have the result which that system necessitates; but the result will obviously not be the understanding of myself.

Jiddu Krishnamurti, The First and Last Freedom

3.0 RESEARCH METHODS

3.1 Overview

Research approaches are plans and the procedures for research that span the steps from broad assumptions to detailed methods of data collection, analysis, and interpretation (John W. Creswell, 2014). This research is premised on the pragmatist view in which it is argued that research always occur in social, historical, and political contexts. For this, a mixed method combining both qualitative and quantitative studies can be used. Such an approach opens allows for different assumptions and different forms of data collection and analysis was used.

This chapter highlights the research design, the sample design, data collection procedures, instruments for data collection, data analysis and presentation methods that this study uses.

This research required two main data collection and assessment phases, as described below. The literature review section is done to identify, describe in detail the existing literature and summarize the central issues in the field of urban renewal.

Urban renewal literature review. This stage of the study comprised mainly desktop research of the available documentation in terms of urban renewal. This information is found in books, scientific articles and reports from researchers, independent consultants, and institutions. Frameworks and strategies developed by such entities were reviewed, to illustrate how strategies have been applied globally. Most of the information collected was qualitative.

Urban renewal potential. the analysis focuses on the most determining characteristics of individuals, communities and other stakeholders that embrace the idea of urban renewal, including their coping, adaptive and transformative capabilities. The data for this phase was mainly primary data gathered from the field and a synthesis of the data and conclusions arrived at in phase one of the study.

The information collected in this section is to answer the specific objectives identified in chapter 1: (i) to map out the existing land use patterns and infrastructure situation in Kaloleni; (ii) to determine the housing fabric (quality) condition in Kaloleni; (iii) to document the neighbourhood profile for Kaloleni; and (iv) to determine an indicative framework for urban renewal for Kaloleni neighbourhood.

3.2 Research Design

Research design is a plan, structure and strategy of investigations so conceived as to obtain answers to research questions (Mugenda & Mugenda, 2003), or a procedural plan that is adopted by the researcher to answer questions objectively, validly, accurately (Rukwaro, 2016), or as a plan, structure and strategy of an investigation envisaged to achieve the predetermined objectives and to obtain answers to research questions while limiting variance (Obwatho, 2014), or a conceptual structure from which research is collected, a benchmark for collection and analysis of data (Kothari, 2004) and it involves developing a blue print for fulfilling objectives and answering questions for the study (Saunders, Lewis, & Thornhill, 2015).

The method used in this study is a mixed method approach that combines both quantitative and qualitative approaches. Survey research which provides numeric description of attitudes or opinions of a population by studying a sample of the population in Kaloleni Estate is used. A convergent parallel method was used for this research where both qualitative and quantitative data was collected at the same time.

The remainder of this chapter is a discussion on the research site rationale, the sampling design and sample size, the data needs and collection methods, the method of data analysis and its presentation.

3.2.1 Research Site and Rationale

Research site has been defined as an area where a research team designs and tests hypothesis (J W Creswell, 2013).

Kaloleni Estate is a low-income neighbourhood and offers an opportunity to explore potential for urban renewal in addressing urban decay, housing challenges and environmental degradation in urban areas.

3.2.2 Population and Sample Size

3.2.2.1. Population

Population is a clearly defined group of events, objects, individuals (Rukwaro, 2016). He notes that where populations are large, a sample of that population is used.

The target population for this research is the households in Kaloleni Estate and other stakeholders.

3.2.2.2. Sampling and Sample Size

A sample is a portion of the population chosen by some clearly defined set of procedures (Rukwaro, 2016). The following formula was used to arrive at the sample size (Mugenda & Mugenda, 1999).

$$n = \frac{Z^2 pq}{d^2}$$

Where

- d is the desired level of precision
- p is the (estimated) proportion of the population with the desired characteristics
- q is $1-p$

A 95% confidence level gives us a Z value of 1.96, as per the normal tables and a $p=0.5$, was used to arrive at a sample size of 64 households, as shown below.

$$n = \frac{1.96^2 * 0.5 * 0.5}{0.2127^2} = 64$$

Sample size calculation in smaller population formula, was then used to modify the sample size calculated above, using with the following equation: -

$$n_f = \frac{n}{\left(1 + \frac{n-1}{N}\right)}$$

Where n_f = modified sample size (when the population is less than 10,000)

n = sample size (64)

N = population size (776).

For this research, the z-score for the desired confidence level is 1.96, p is taken as 0.5 and d is 0.2127 giving a sample size of 64 households. A total of 59 households were interviewed in this study. Systematic sampling procedure was applied to select the sample frame ($K=10$) thus every 10th household was included in the frame. Simple random sampling technique was used to select the respondents.

Expert in-depth and specific qualitative data was collected from key informants who were sampled through purposive sampling. These informants included the Kisumu City County planning officer, officers from the department of housing from the ministry of lands, housing and urban development, officers from NHC. The community elders who participated in the FGD were also sampled purposively with assistance from the assistant chief.

3.2.3 Data Needs and Collection Methods

3.2.3.1 Types of Data Needs and Sources

Data needs and sources was guided by research objectives discussed below:

- i. To map out existing land use patterns and infrastructure situation in Kaloleni Estate, Kisumu

The land area under study is primarily residential in nature. From the FGD and household interviews, it was confirmed that the land is owned by the County Government of Kisumu. The estate is planned in a grid-like structure defined by Ondieki Highway, Sekou Toure Road and Ramogi Road. The road surface has been improved to bitumen level as seen in Plate 1.

Water source for these community is through dispensing canteens (see Plate 2), located within the estate and sell water to individuals. It was also observed that there are no social amenities or open spaces within the Kaloleni Estate.



Plate 1: Improved road surface and storm water drain (Source: Field study)

It was also observed (as shown in Plate 3) that solid waste management was not adequate and there was heaps of uncollected garbage within the estate.



Plate 2: Handcarts for ferrying water from water canteen (Source: Field study)



Plate 3: Uncollected garbage (Source: Field study)

- ii. To determine the housing quality in Kaloleni Estate.

The houses were found to be of different construction technologies. These included mud and wattle, masonry, tin and adobe construction (Plate 4). They are all single story and showed signs of material deterioration. It was revealed during the field surveys that most households have not done any maintenance to their units since they lack tenure security.

Also documented and analysed included thematic areas of accessibility to public amenities, environment such as green areas and outdoor play areas, transportation convenience, neighbourhood appearance, street lighting etc.

The houses also did not have indoor plumbing, were of poor physical structure, some had problematic electrical connections or power supply.



Plate 4: Mud and wattle house on the left and brick house construction on the right (Source: Field study)

In 1960, when the houses were managed by the African District Council, rent for a one roomed unit was 20 Kenyan Shillings, which on the same, currently ranges from KES 1,000 to KES 4,000 due to inflation.

iii. To document the neighbourhood profile of Kaloleni Estate

In documenting the neighbourhood profile, themes such as length of stay, social networks and engagements were recorded and analyzed.

During the FGD From an FGD discussion, it was pointed out that the estate was began by the Waswahili ethnic and cultural group and has always been cosmopolitan community in its composition. The name Kaloleni they noted is an iteration of the Kiswahili statement, *ka one* – come, go and see. Most of those who now live in the estate are 5th generation descendants.

The residents named prominent personalities who have lived in Kaloleni to include Raila Odinga, the late Oginga Odinga, Orié Rogo Manduli, Ondiek of Ondiek Estate, Omino.

iv To determine an indicative framework for urban renewal for Kaloleni neighbourhood

An indicative framework will review the three possible methods of renewal, that is, redevelopment, rehabilitation and integrated approaches based on the findings of the study.

3.2.3.2 Data Collection Methods and Tools

Socio- economic surveys were conducted from 59 households in the estate using CSPro software that supports data collection on android devices (phones and tablets). The demographic data collected included, household sizes, incomes, duration of stay in Kaloleni and for those who had immigrated into Kaloleni, the reasons for moving in. The data also included their attitude towards physical and social infrastructure provision and urban renewal. An FGD involving community leaders and the local assistant chief, was also conducted to get more information about Kaloleni. Key informant interviews were conducted with officers from the State Department of Housing, National Housing Corporation and the Kisumu County government. Photographs and sketches were also used to collect primary data.

Secondary data involved reviewing available published and unpublished literature on the study subject. Other secondary was collected from government agencies.

One research assistant supported in conducting the household interviews and was also present during the FGD session. The research assistant was first trained on using the CSPro application to collect data and what data was of interest to the researcher.

3.3 Validity of findings

The questionnaire was administered to the respective respondents by the research assistant personally. The questions were formulated in simple language for clarity and ease of understanding and explained further by the research assistant during the interview.

3.4 Secondary data collection tools

The secondary data was collected through of published and unpublished literature on the study subject from books, journal articles, previous thesis and case studies of similar research, conference papers and credible internet sources to get an in-depth understanding of the subject. Literature on the legal, policy and institutional framework in line with the study topic was also be reviewed.

3.5 Data Analysis and presentation

The raw data obtained from a study is useless unless it is transformed into information for decision making (Emory & Cooper, 1991). Therefore, the data collected from the field, was edited to detect and correct, possible errors and omissions that were likely to occur thus

ensuring consistency across respondents. The data was then analyzed using SPSS and Stata and presented through graphs, charts and tables

Pre-analysis of Data; this involved the correction and editing of the data from the field.

Coding and entering of data; since data collection was done using CSPro, coding was done prior to data collection. The data from the field was corrected for spelling mistakes and then transferred to SPSS for analysis.

The data has been presented as written texts, charts, maps, photographs and sketches.

- Analysis and presentation of Secondary Data.

Data collected from secondary sources was sieved to get data relevant to the study and presented in form of a report.

The table below (Table 2) shows a summary of the research design used in conducting this study.

Table 2: Data Needs Matrix showing the summary of methodology used.

Research questions	Research objectives	Data needs	Source of data	Methods of data collection	Techniques of data analysis	Techniques of data presentation	Expected outcomes
What are the various land uses and infrastructure provision in Kaloleni Estate?	To map out the existing land use patterns and infrastructure situation in Kaloleni Estate	Physical environment, infrastructure services, land ownership	Base map Primary	Field observation	Spatial analysis	Maps	1. Land ownership 2. Land uses
What is the state of housing within Kaloleni Estate?	To determine the quality of the housing fabric	Building materials, physical state of houses.	Primary	Field data	Descriptive analyses	Descriptive analyses	1. Housing fabric quality 3. Rationale for renewal
What is the neighbourhood profile for Kaloleni?	To document the socio-economic profile of the neighbourhood, neighbourhood networks and attitudes towards urban renewal	Socio-economic data, membership and participation in neighbourhood groups/ organization	Primary	Field data	Descriptive analyses	Text/ descriptive analyses	1. Neighbourhood profile 2. Potential for renewal
What is the indicative framework for urban renewal would be appropriate for Kaloleni?	To propose an indicative framework for urban renewal for Kaloleni Estate, Kisumu City	Synthesis of study findings	Primary and secondary data	Conclusions from the study	Reporting	Text	And indicative framework for urban renewal

A place belongs forever to whoever claims it hardest, remembers it most obsessively, wrenches it from itself, shapes it, renders it, loves it so radically that he remakes it in his own image.

Joan Didion

4.0 STUDY AREA

This chapter offers a description of Kisumu, Kaloleni regarding its potential for urban renewal. This is with a view of understanding Kaloleni Estate as a sustainable neighbourhood.

To do this, it is important to study its history, current situation and plans the County Government of Kisumu has on this community. This study highlights the urban context of Kaloleni Estate within the Kisumu Metropolitan area.

The maps below (Maps 2) shows the extent of Kisumu County and (Maps 3) the location of Kisumu



Maps 3: Map of Kenya (Source: Wikimapia)



Maps 2: Map of Kisumu County (Source: Google Earth)

4.1 Kisumu

The modern foundations of Kisumu is rooted in the British colonial policies and is related to the strategic thinking that dominated Whitehall with regard to its overseas possession of British India, its interests in Egypt, the river Nile and its source, the Lake Victoria (Barly, cited in Anyumba, 1995). From its inception, it has been described as the undisputed provincial administrative, commercial, transport, business and service hub of Western Kenya. It falls under the Lake Victoria Basin. It is situated between longitude 33'20"E and 35' 20'E and latitude 0' 20' South and 0' 50' South. Kisumu county covers approximately 567 km² on water and 2086km² land area, representing 0.36% of the total land area of Kenya's 580,367km² (County of Kisumu, 2018).

4.1.1 Physiographic and natural conditions

The county's topography is characterized by Kano-Plains which is a flat stretch lying on the floor of the Rift Valley, the Nyabondo Plateau and the over-hanging huge granite rocks at

Riat hills, Maseno and Seme areas. Lake Victoria, the second largest freshwater lake in the world, forms part of its endowment.

Kano Plains is predominantly black cotton soil which is poorly drained and unstable though suitable for rice, horticulture and sugarcane production. Seme and the lower parts of Nyakach Sub-counties are dominated by lake sediments, commonly sand and clay soils while Kisumu West Sub-county and upper-Nyakach are predominantly red-loamy soils suitable for agricultural production. The lake shores are generally swampy and offer fertile ground for horticulture and fish breeding.

Kisumu is generally warm with minimal monthly variation in temperatures between 23⁰C and 33⁰C throughout the year. The average annual rainfall varies from 1000-1800mm during the long rains and 450-600mm during the short rains (County of Kisumu, 2018).

4.1.2 The structure of Kisumu

The built form and environments of Kisumu are divisible into three distinct physical morphologies; the old town, the peri urban areas and rural Kisumu. The old town refers to the area of 20sq.km of the pre-1972 Kisumu Municipality boundary and was conceived of as the exclusive preserve of the British, but accommodated other British subjects such as Nubians, Arabs, Ganda, the Swahili and the Iteso. The peri-urban settlements included Pandpieri, Nyalenda, Nyamasaria, Auji, Manyatta, Kondele-Migosi, Nyawita, Obunga, Bandani and Otonglo (Anyumba, 1995).

4.1.2 Demographic characteristics.

The population of Kisumu County from the population census of 2009 was reported as 618,556 (Government printer, 2010). 51.5% of the population have attained secondary school education and above while 18% have received no education at all (Government of Kenya, 2012). 41.6% of the population is engaged in an economic activity while 5.1% is unemployed. Of those engaged in economic activity, 60.7% are engaged in the informal sector.

36.0% of the residents of Kisumu live in own house with the bulk, 56.3%, living in individual rental houses. 53.1% live in formal settlements with the remaining 46.9% living in informal settlements (Government of Kenya, 2012). The gender distribution for Kisumu from the same data is given as 51 percent female and 49 percent male.

Approximately 60% of the Kisumu population lives in informal settlements and the population continue to expand as people from the districts surrounding the Lake Basin move into the city.

4.1.3 Spatial growth

Expansion of the town has been rapid and unplanned. In the last two and a half decades, Kisumu's boundary has expanded from 50 km² in 1971 to almost 500 km² in 2015. The current population growth rate is 2.6% per annum with a population density of approximately 464 persons/km² in the County and 1394 persons/km² in the City.

Recent growth data show that the bulk of urban growth occurs in the central parts of the city in the Town locations which include Kaloleni, Bandani, Southern and Northern Town sublocations. Other expansion of the city to the south east raises ecological concerns as it threatens the wetlands (County of Kisumu, 2014).

4.2 Kaloleni Estate

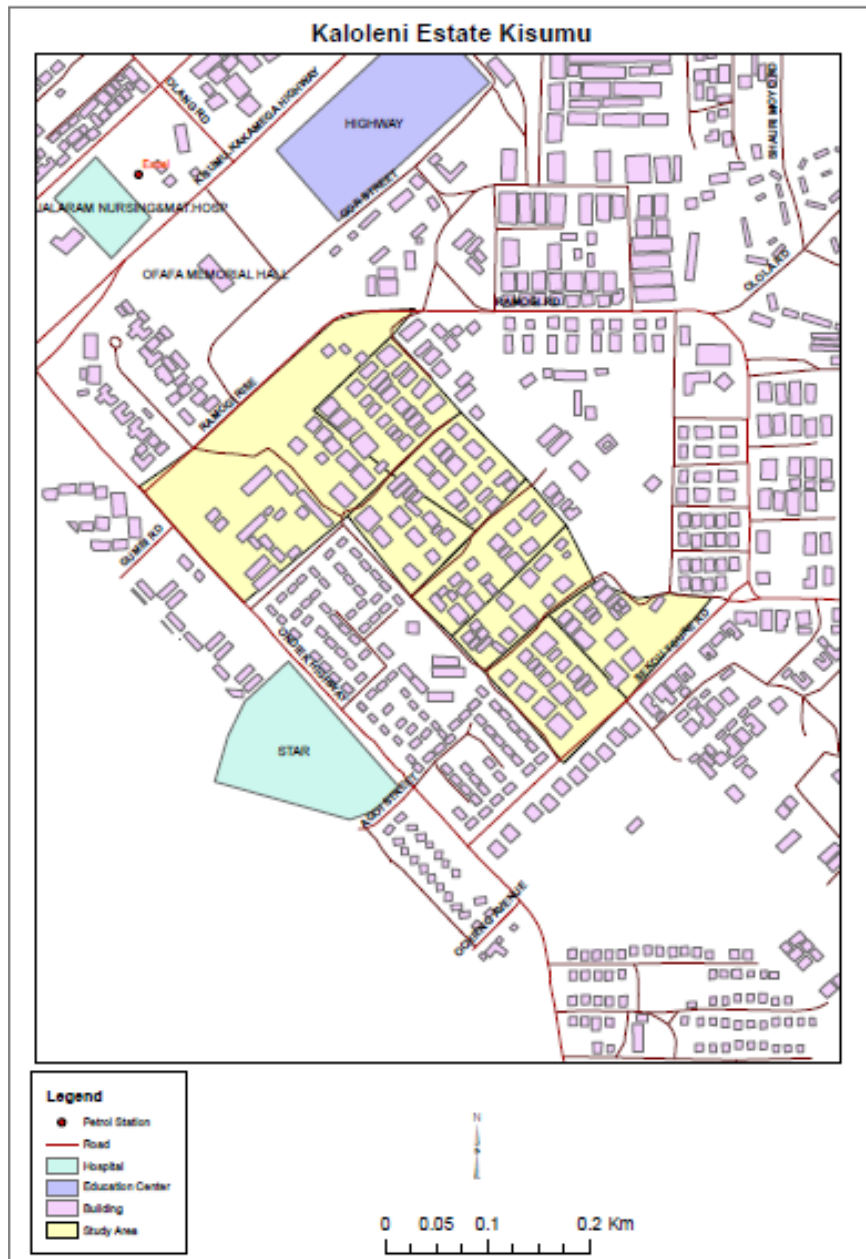
The name Kaloleni comes from one of the dialects of the original habitants and means come and see (in Kiswahili- *Ka oneni*). It has been in existence for about 102 years.

The location of Kaloleni was originally part of a stretch of grazing land between the Nyando escarpment and the lake. It was demarcated as a residence for the Barawa and Swahili (both from the coast) after the First World War (Anyumba, 1995).

The population of Kaloleni was reported as 2,739 distributed as follows: 1398 males and 1341 females living in a total of 774 households (Government printer, 2010). However, from the FGD, the community health representative reported there were 1,026 households in Kaloleni.

It is located on government land with leasehold tenure and the tenants did not have authority to put up permanent structures. The PDP already alluded to above saw the allocation of plots to beneficiaries who have since managed to acquire title deeds (ICT, 2019).

The map below (Maps 4) shows the physical boundaries of Kaloleni neighbourhood.



Maps 4: Map of Kaloleni Estate. (Source: KNBS)

4.2.1 Structure of Kaloleni Neighbourhood

The construction of Kaloleni Estate was completed in 1922 and allocated to Somali cattle traders. It was Kisumu's first planned African housing area. It was a grid of approximately 440m by 240m and was designed around blocks of 12 (3x4) large plots. The house type erected was the 'Swahili Majengo'. It was noted by Anyumba (1995) that the houses had very dark interiors and there was uncertainty whether other community facilities were provided. It covers an approximate area of 7.25 hectares (ICT, 2019).

From the field study, it was reported there were about 115 plots of 75 ft by 75 ft

4.2.2 Past renewal attempts

In the early 1960s, Anyumba notes, consideration was given to the demolition of the unfit buildings held on temporary license. He notes, further, that the council agreed to the demolitions, but this was impeded by the lack of alternative accommodation for the would-be displaced residents. The demolition notices that were issued were not acted upon (Anyumba, 1995).

A Physical Development Plan was prepared in 1994 which saw the issuance of Letters of Allotment in 1998. Further surveying and planning has been conducted through KISIP (ICT, 2019).

5.0 FINDINGS, STUDY ANALYSIS AND SYNTHESIS

5.1 Introduction

This chapter presents the findings and study analysis of the data collected from the field based on the research objectives. It presents results of the socio-economic survey covering age, education level, gender, and employment status. The existing social and physical infrastructure provision and adequacy, housing and environmental quality is also examined. Attitudes of the respondents toward urban renewal is and the framework under which it should proceed is examined and finally a discussion on a viable framework for urban renewal is had.

A total of 59 households took part in the field survey which was conducted between 1st and 13th of February 2019. The community leaders present for the FGD conducted on 14th February 2019 included a religious leader, a youth representative, a representative from the ward's office, the assistant chief, a representative of people with disabilities and community elders. Officers from NHC, State department of housing and urban development and an officer from the Kisumu county government were interviewed as key informants for this study.

The findings will be organized according to the objectives of the study following the data need matrix in Table 2.

5.2 The existing land use patterns and infrastructure provision in Kaloleni Estate

Land use refers to the function or functions that humans apply to the land available to them and these include recreational which comprise parks, museums and sport grounds that make life pleasurable; transport which combine such uses as roads, railways and anything that transports people and goods; agricultural which includes pastureland and farmland; residential where land is used for housing; utilities such as power plants, cemeteries; and commercial uses which include offices, shops, markets or shopping centers (Reilly, 1973; Wood, n.d.).

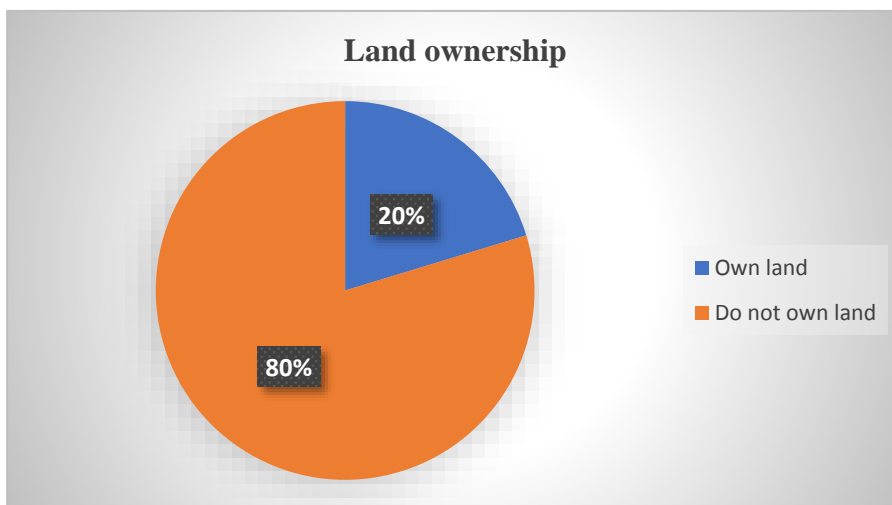
From the field study, the dominant land use was residential.

5.2.1 Land ownership

The land ownership regime in Kisumu can be divided into three broad categories; unalienated public land vested in the national and county government accounting for 6.4% of the land; private land on leasehold accounting for 5 per cent of the land and concentrated within the colonial city boundaries which includes Kaloleni Estate; and freehold land accounting for above 50 per cent of all land in Kisumu county/ city (County of Kisumu, 2014).

From the field study, it was indicated that 20.33 % of the respondents own the parcels of land they live on while the rest, 79.66% are tenants. It was further revealed that some of the land has been illegally allocated to others who have put up high-rise structures. Where land is owned by individuals, the renewal authority will have to first acquire those privately-owned parcels before any work can begin. Challenges of resettlement must be adequately addressed if the program is to succeed.

The chart below represents the distribution of land ownership among the respondents.



Charts 3: Land ownership. (Source: Field study)

Where land is fragmented and owned by many small private holdings, bold and large-scale redevelopment by the public sector is difficult as the land has first to be acquired from the owners (Mizuuchi & Jeon, 2010). For the case of Kaloleni, this doesn't present a challenge as most of the residents do not own the land.

It was an assumption of the study that where security of tenure is not assured, residents and are unlikely to improve their dwellings which was confirmed during the study.

5.2.2 Land use and infrastructure

The land use observed during the study was dominantly residential. Kaloleni Muslim Primary School (Plate 5) and the mosque and the assistant chief's office (administrative function) represented the other land uses.



Plate 5: Kaloleni Muslim Primary School and Mosque. (Source. Field study)

It was observed that the road surface has been upgraded to bitumen making vehicular access possible. At the same time, pedestrian pavements were provided though these were not continuous and, in some places, had not been paved (Plate 6). It was also noted that storm drains had been done along the road. The respondents reported adequacy of footpaths and good accessibility for vehicles and emergency vehicles

It was observed during the field study (Plate 3) that there was a challenge with solid waste management. It is reported in the Kisumu Integrated County Development Plan that only 25 per cent of all waste generated per day is collected and disposed at the Kachok dumpsite.

A significant number of the respondents, 77 per cent, reported to being satisfied with the water supply. It was however observed that the residents bought water from dispensing canteens (Plate 2).



Plate 6: Road surface and pedestrian walkway. (Source. Field survey)

From the data, about 34 per cent of the residents found the provision of nursery schools adequate. It should however be noted that 59 percent of the respondents reported they take their children to private nursery schools which are located within the estate. The estate is well served by nearby public primary school (Kaloleni Muslim Primary School) and secondary school. It was noted the neighbourhood is well served with health facilities (public health clinic in Lumumba Estate and Joy Pediatric Medical Centre (privately owned clinic). Other social infrastructure like markets (Kibuye Market) and social halls (Ofafa Memorial Hall) are also within reach, see Maps 5.



Maps 5: Location of social amenities. (Source. Google earth)

No playgrounds or green spaces were provided for within the estate though vacant land was available (Plate 8). It was also noted that the vegetation cover was almost nonexistent (Plate 7).



Plate 7: Sparse vegetation cover. (Source. Field survey)



Plate 8: Undeveloped land. (Source. Field survey)

5.3 The Kaloleni Estate neighbourhood profile

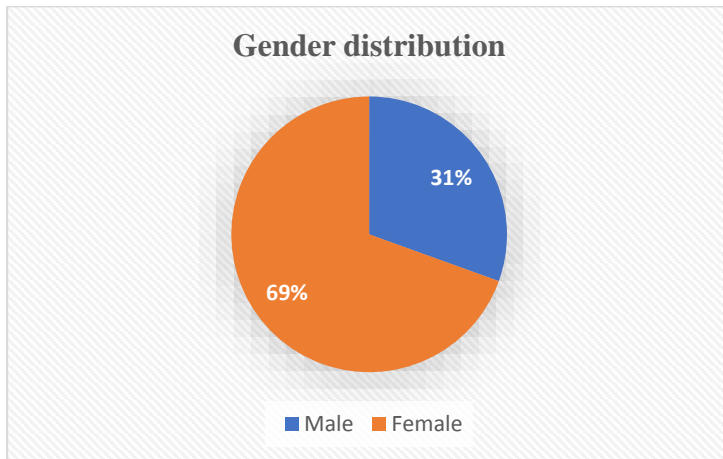
In answering this objective, a socio-economic survey of a sample of the population was conducted. Information gathered included age, gender, level of education, employment status, income and expenditure. the duration of stay in Kaloleni estate and participation in neighbourhood association or groups.

5.3.1 Age- Gender Distribution

The gender distribution for the respondents as shown in Charts 4 below indicate that 69 per cent were women and 31 per cent men. When the data is isolated for household heads, it is

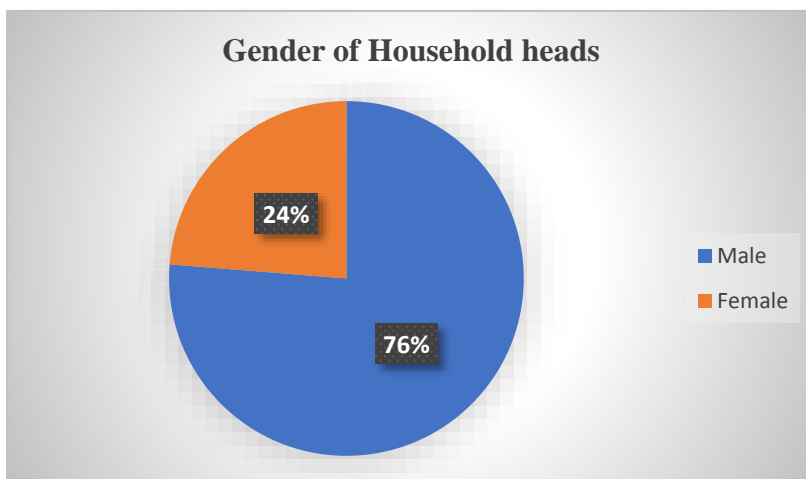
noted that men make most household heads at 76 per cent while women head households comprised only 26 percent of the households. These results could be explained as showing that women were more willing to respond to the interviewer or they were more likely to be found at home during the day when the interviews were carried out.

The chart below shows the gender distribution of the respondents.



Charts 4: Gender distribution of respondents (Source: Field survey 2019)

During the FGD, it was noted that women form most of the rent payers and chief breadwinners in a household. This, however, differs from the field data as shown in Charts 5.



Charts 5: Gender of household heads (Source. Field study)

The data from the field indicate (Table 3) that the age cohort of below 65 years represents about 92 per cent of the population and the mean age of the respondents is 38 years. When the data is aggregated for households, it shows that those aged 25 years and below comprise about 38 per cent of the population. This is the school going age and places a demand for schools (Bloomberg School of Public Health, n.d.).

The table (Table 3) below shows the age distribution among the respondents.

Age band	Percent	Cum. Freq
18- 24	22.03	22.03
25- 31	16.93	38.98
32- 38	25.4	64.41
39- 45	8.46	72.88
46- 51	10.16	83.05
52- 58	6.76	89.93
59- 65	1.69	91.53
66- 71	6.76	98.31
72- 85	1.69	100

Table 3: Age distribution across gender (Source: Field study)

5.3.2 Education level

The data from the field survey indicates that 54 per cent per cent only have a primary school education. Only 3.39 per cent of the respondents have college or tertiary education (Table 4). About 10 per cent did not report to have had any formal education.

Education Level	Male	Female	Percent
College	1	1	3.39
High school	11	8	32.2
primary	5	27	54.24
other	1	5	10.17
Total	18	41	100

Table 4: Education level across gender. (Source: Field survey 2019)

Education levels were also recorded for all household members of schooling going stages, as the highest level of education attained and Table 5 illustrates the distribution of each category.

Education	Percent	Percent
Tertiary	1	0.39
College	12	4.63
High school	75	28.96
Primary school	127	49.03
Others	44	16.99
Total	259	100

Table 5: Education level for household members. (Source. Field study)

The education level for household heads were also isolated and shows that only 5 percent of them, have only attained college education, 35 percent had a high school education and the majority, 49 percent, had primary school education (Table 6). About 10 per cent reported to not have had any formal education.

Education	Freq.	Percent
College	3	5.08
High school	21	35.59
Primary school	29	49.15
Other	6	10.17
Total	59	100

Table 6: Education attainment for household heads (Source. Field study)

When this data is compared with other available data, secondary or higher completion was higher among males aged between 20- 24 years at 38 per cent compared to 28 per cent for females in the same age group. Primary school completion for men aged between 15 to 19 years stood at 53 per cent lower than 55 per cent for women in the same age group while that for men aged 20-24 years stood at 76 per cent compared to 68 per cent for women in the same age group (Barrientos & Soria, 2018; Bloomberg School of Public Health, n.d.).

5.3.3 Household income and expenditure

Estimated household incomes were collected from 59 households, below in Table 7, an average income of 16,600 was reported with a minimum of Kes 4,000 and a maximum income of 54,000 per month. One observation was omitted in this analysis since they were unwilling to disclose their income. Under the affordable housing program, the residents are classified as low-income earners with ranges between 0 to 19, 999 Kenya shillings (Ministry of Lands Housing and Urban Development, 2019).

Variable	N	Mean	Std. Dev.	Min	Max
income	58	16,619	12,807	4,000	54,000

Table 7: Monthly household income (Source. Field study)

Statistics in Table 8 show that on average families surveyed spend 3,034 Kenya shillings on rent, with a standard deviation of 1, 826 Kenya shillings, with the lowest value of 1,000 on expenditure and a maximum of 10,000 Kenya shillings. From previous examples in Kibera where households were to pay Kes. 2500 per month for 25 years for a 1 room unit, Kes. 4.500 and Kes. 6500 for two- and three-room units respectively, the households surveyed can afford a monthly repayment of Kes. 6,500 (Ministry of Lands Housing and Urban Development, n.d.).

Variable	Respondents	Mean	Std. Dev.	Min	Max
Rent Expenditure	44	3034.091	1826.032	1000	10000

Table 8: monthly household rent expenditure. (source. Field survey)

5.3.4 Household Sizes and density

Table 9 below shows the distribution of household sizes among the households surveyed.

Household size groups	Size (%)
1- 3	37.29
4- 6	44.07
7 - 9	16.95
10 and above	1.69
Total	100

Table 9: Household sizes. (source. Field survey)

From the field survey, the average household size is 4 members, whereas, the national average household size is 3.4 members. The household size for Kisumu is 4 members

(KNBS, 2013). The field data doesn't show variance from the data available elsewhere for household size.

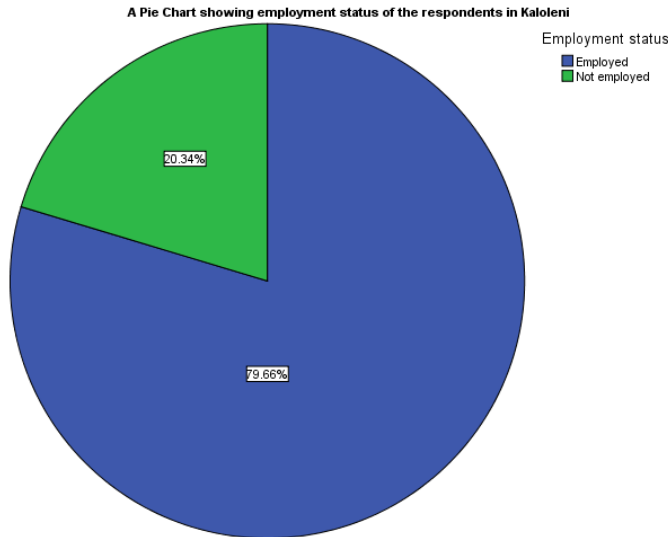
		Number of Rooms					
		1	2	3	4	5	6
Household size	1	7	0	0	0	0	0
	2	4	2	0	1	0	0
	3	7	1	0	0	0	0
	4	9	3	0	0	0	0
	5	5	1	0	0	2	0
	6	2	2	0	1	1	0
	7	1	2	0	0	0	0
	8	1	1	2	1	0	0
	9	0	2	0	0	0	0
	11	0	0	0	0	0	1
Total		36	14	2	3	3	1

Table 10: Housing density. (Source: Field study)

From table above (Table 10) 61 per cent of the households live in a one roomed unit (with a total number of 36 households). Further, 44.4 per cent of the households surveyed have between 4 and 6 household members in 1 roomed unit, pointing to very high housing densities. The recommended urban occupancy is 2.5 (Konadu-Agyemang, 2001), overcrowding can be inferred from the field study since the average household size is 4 living in one room with at least 15 per cent of households having between 5 and 8 members.

5.3.5 Employment status

Charts 6 from the from the field survey show that about 80 per cent are employed in various fields with only about 20 per cent reporting being out of employment or unemployed.



Charts 6: Employment status. (Source. Field study)

From the field data, the following are the different occupations those who are employed were involved in (Table 11).

Occupation	Percent
Employee in private enterprise	8.47%
Businessman (own business)	62.71%
Laborer on Non-farm activities	8.47%
Total	79.65%

Table 11: Nature of employment. (Source. Field survey)

The table above (Table 11) a significant number of the respondents, 62.71 per cent, are self-employed, 8.47 per cent were engaged as labourers in non-farm activities and another 8.47 per cent were employed in private enterprises. This compares favorably with the national employment data where informal sector employment stands at about 84 per cent nationally (KNBS, 2019).

From the field data (Table 12), the average working age for those surveyed is 38 years, while the minimum is 20 years and the maximum is 80 years old. This is variance with the national data where the working age is given as between 16 years and 65 years of age (Bloomberg School of Public Health, n.d.).

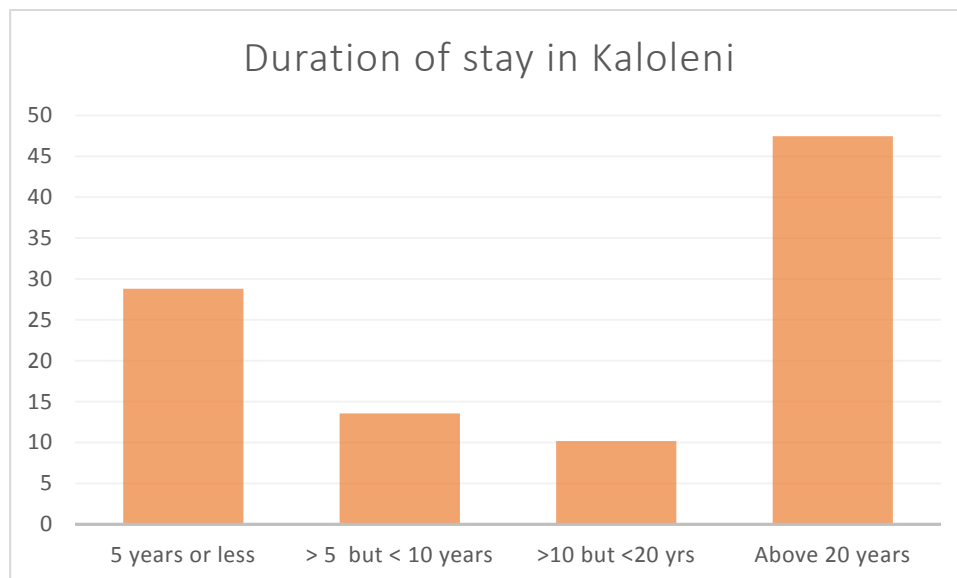
Variable	N	Mean	Min	Max
member age	47	37.57955	20	80

Table 12: Employment age. (Source. Field survey)

5.3.6 Demographic structure

The demographic structure of the residents is analyzed based on the duration that they have lived in Kaloleni. From the field study, only 44 of respondents have always lived in Kaloleni while the rest 56 per cent migrated into the area for various reasons. It was discovered that for those who have always lived in Kaloleni, over 98 per cent have lived there for 25 years and over. These results indicate that the majority groups of respondents are long-term residents of Kaloleni rather than recent migrants to the estate.

The graph (Graph 1) below shows the distribution in terms of duration of stay for the residents.

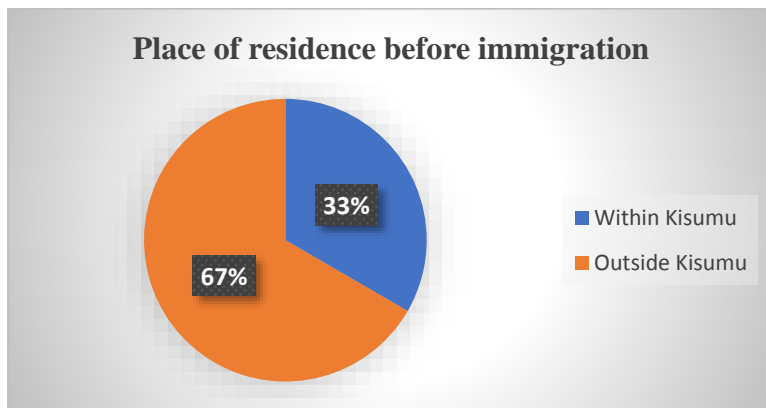


Graph 1: Duration of stay in Kaloleni. (Source: Field study)

Even though the areas from where they have immigrated are diverse, majority, 46% have migrated from within Kisumu city or county. This is evidence of a strong intra-urban migration among the residents. It is also important to note some of the in migration are from other low-income estates such as Manyatta Arab, Manyatta and Nyalenda estates within Kisumu City.

These groups can be divided into two, those who migrated from within Kisumu town, outside of Kisumu town. From the field survey data (Charts 7), about 67 per cent of those who migrated into Kaloleni came from outside Kisumu town.

Previous residence before moving to Kaloleni

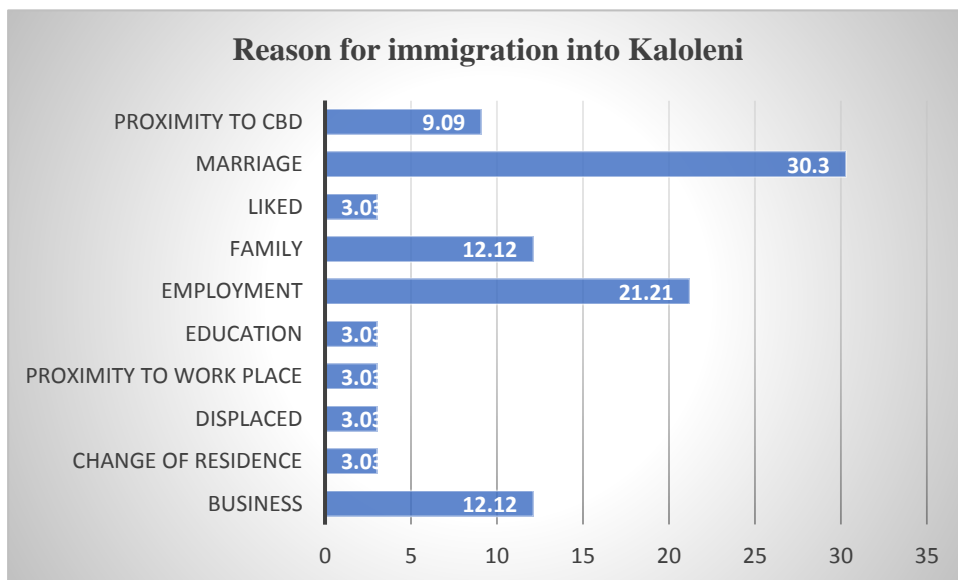


Charts 7: Place of residence before immigration to Kaloleni. (Source: Field study)

5.3.7 Tenancy history.

From the data, of those who moved into Kaloleni Estate, about 42 per cent was because of marriage or family, 21 per cent because of employment opportunities. Other reasons cited for moving into Kaloleni include displacement 3 per cent, closer to business opportunities 9 per cent, family relocation 3 per cent, and education 3 per cent.

Graph 2 below shows the various reasons given by the immigrants for moving into Kaloleni Estate.

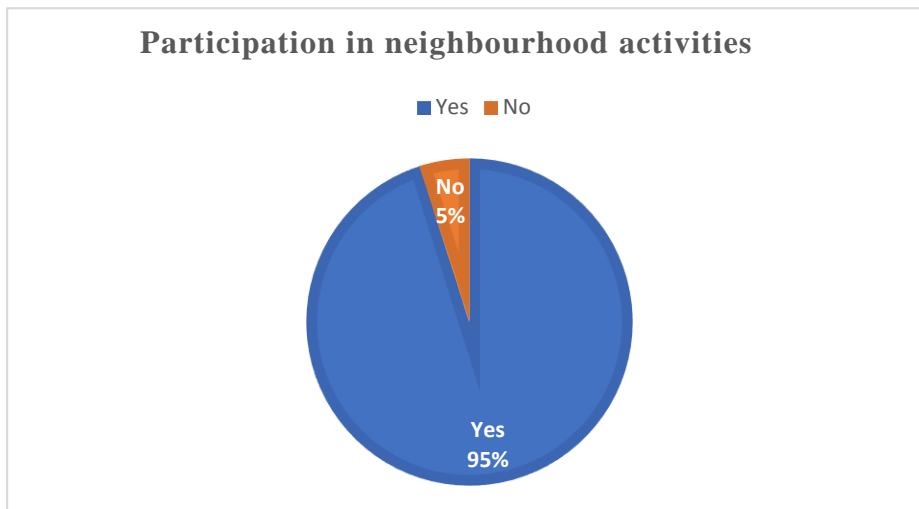


Graph 2: Reason for moving. (Source: Field survey)

From the foregoing, it can be concluded there are opportunities that drive immigration into and continued stay into Kaloleni that provide potential for renewal. These include proximity to places of work or business, access to health facilities, and schools.

5.3.8 Involvement in neighbourhood groups and activities

A significant number, 90 per cent, of the respondents indicate they often interact with their neighbours through informal channels. About 39 per cent were involved in a religious (church group), 49 per cent in a self-help group and 3 per cent in a community-based organization. 41 of those who participated in the survey reported to be a member of at least one of the above-mentioned groups and 95 per cent reported to actively participate in neighbourhood activities (Charts 8Charts 8).



Charts 8: Meeting attendance. (Source. Field survey)

From the foregoing, it should be noted there are active community networks that exist within Kaloleni estate and a renewal plan should consider strengthening such networks by creating places for meeting.

5.3.9 Attitudes towards urban renewal

Majority of the respondents, 95 per cent, of those interviewed expressed awareness of a renewal program for Kisumu with majority, 57 per cent reporting to have heard it from their neighbours and 22% from the chief with the remaining having heard from different authorities including the county governor.

support or oppose	Frequency	Percent
Very much in favour	20	33.9
Mildly in favour	25	42.37
don't care	6	10.17
mildly opposed	4	6.78
very much opposed	3	5.08

don't know/no answer/not applicable	1	1.69
Total	59	100

Table 13: Support for urban renewal. (Source. Field study)

Majority of the residents surveyed, about 75 per cent (Table 13), indicated support for urban renewal. The reasons given for support of renewal range from expectation of good and improved housing, improved security, cleaner and improved environment. While those who expressed opposition cited among others the fear of increased rents leading to gentrification, displacement, doubts regarding where the residents will be relocated and loss of land ownership.

Table 14 below shows what the residents perceive as the potential benefits of urban renewal thus driving support for renewal.

Potential benefits of urban renewal	Frequency	Per cent
Security of tenure for land and/or house	6	10.17
Improved social and cultural conditions	4	6.78
Improved economic conditions	10	16.95
Aesthetically pleasing physical environment	28	47.46
Improved infrastructure and services	6	10.17
A stakeholder partnership approach towards the solution of urban planning tasks	1	1.69
Other (youth employment)	4	6.78
Total	59	100

Table 14: Urban renewal benefits. (Source. Field study)

Whilst there is support for renewal, the following fears (Table 15) were expressed by the members.

Urban renewal fears	Freq.	Percent
Lack of involvement and total exclusion	2	3.39
Displacement by higher income group	5	8.47
Eviction by Kisumu County Government with no relocation agenda	27	45.76
Inability to afford new housing units,	9	15.25
Other (high rent, loss of business site, loss of employment, lack of funds to renovate houses)	16	27.12

Total	59	100
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Table 15: Urban renewal fears. (Source. Field study)

From the field survey, 44 per cent of the respondents supported demolition of all existing housing and reconstructing new ones, while about 46 per cent would prefer minor alterations to the existing units. It was noted that most of the residents who supported renewal would want the rents to remain low, the roads improved and proximity to community facilities (Table 16).

Redevelopment desire	Frequency	Per cent
Units to remain as they are with no alterations	6	10.17
Upgrading with minor adjustments- minor	27	45.76
Demolition of all units and reconstruction	26	44.07
Total	59	100

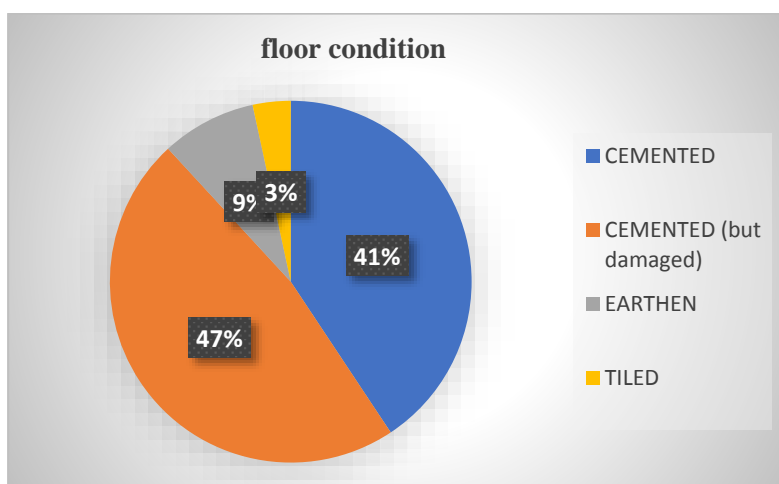
Table 16: Redevelopment desire. (Source. Field survey)

5.4 The state of the housing quality

This section gives the study findings on the nature of the housing fabric. It looks at the quality of indoor and outdoor spaces, the status of different housing elements such as walling, windows, roofs and ceilings.

5.4.1 Floor conditions

Charts 9 from the field survey indicate that for most of the respondents, 88 percent, the floors in their houses was finished in cement screed but 47 per cent of these were in a state of disrepair. 9 per cent of the houses had earthen floors and only 3 percent of the households surveyed reported to having tiled floors.



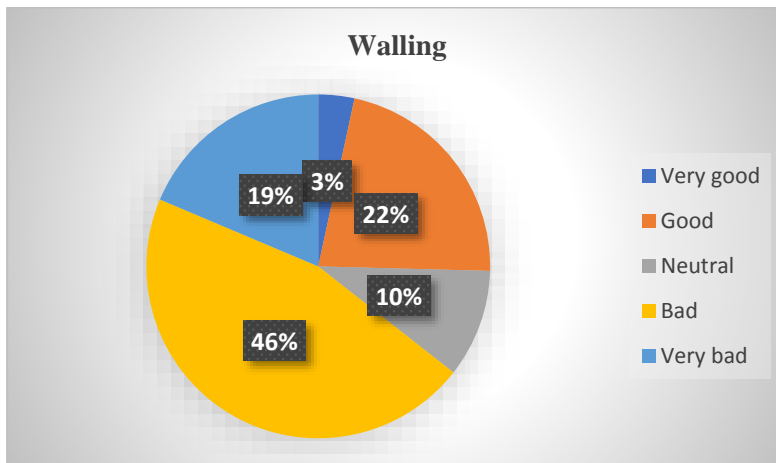
Charts 9: Floor remarks (Source. Field study)

From the field study, Table 17, majority of the residents, about 58 per cent, reported the condition of their flooring to be either bad or very bad. Only 3 per cent felt their floors was in very good condition.

Floor condition	Percent
Very good	3.39
Good	32.2
Neutral	6.78
Bad	42.37
Very bad	15.25
Total	100

Table 17: Condition of floors

5.4.2 Walling condition



Charts 10: Walling (Source. Field survey)

From the field survey, Charts 10, a significant number of the respondents reported the quality of the walling in their houses to be very bad. Only 3 per cent of them felt satisfied about the quality of the walling. Plate 9 and Plate 10 show houses constructed in mud and wattle and an extension in iron sheets respectively.

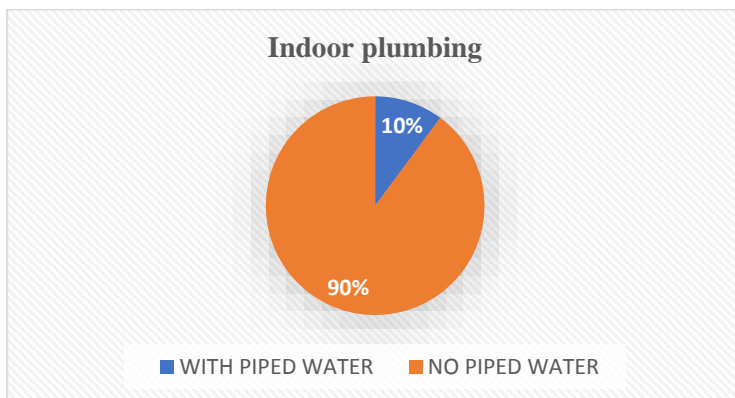


Plate 9: Mud and wattle wall (Source. Field study)



Plate 10: Tin house extension. (Source. Field study)

5.4.3 Indoor services



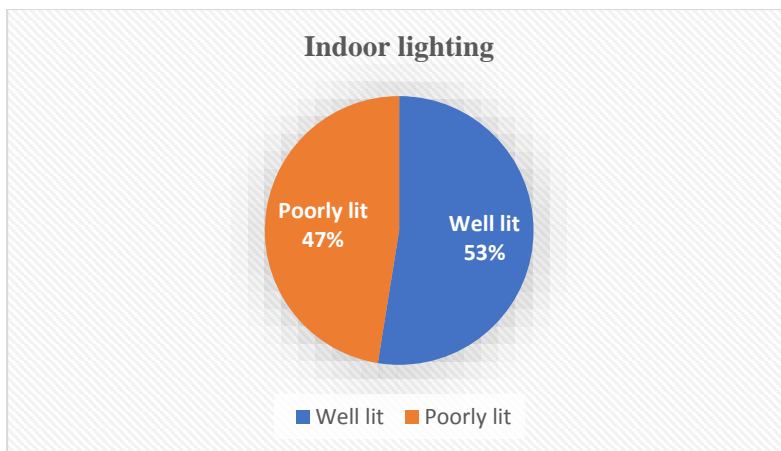
Charts 11: Indoor plumbing. (Source. Field study)

During the field study, a significant number of the respondents, 90 per cent reported to have no indoor plumbing. They buy water from water canteens located within the estate (Plate 2)

and use pit latrines. During the FGD, it was reported there was no sewer line through Kaloleni Estate though the neighbouring estate like Lumumba and Shauri Moyo were served with the trunk sewer.

5.4.4 Indoor quality

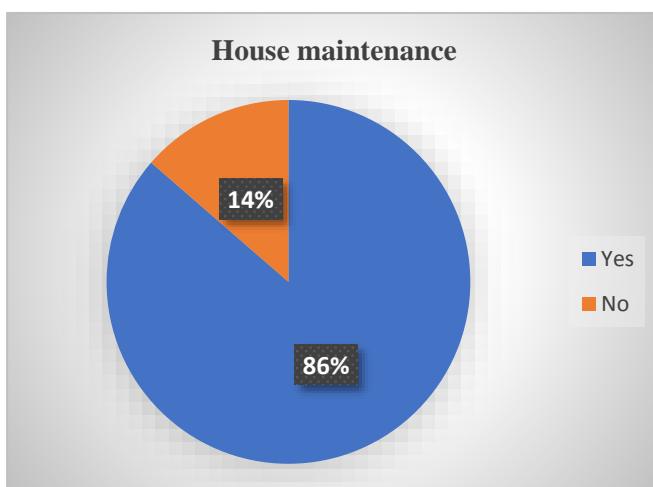
From the field study, Charts 12, majority of the respondents, 53 per cent, reported satisfaction with the indoor lighting conditions in their houses. The 47 per cent who were displeased gave small windows or no windows as the reasons for poor lighting conditions in the houses during the day.



Charts 12: Indoor lighting quality. (source. field study)

5.4.5 Housing maintenance

From the field study, Charts 13, it was reported that majority of the households, 80 per cent do not do any maintenance to their houses. Of those who had done any maintenance, these were limited to replacing ceilings, painting and fixing of floor tiles (Table 18).



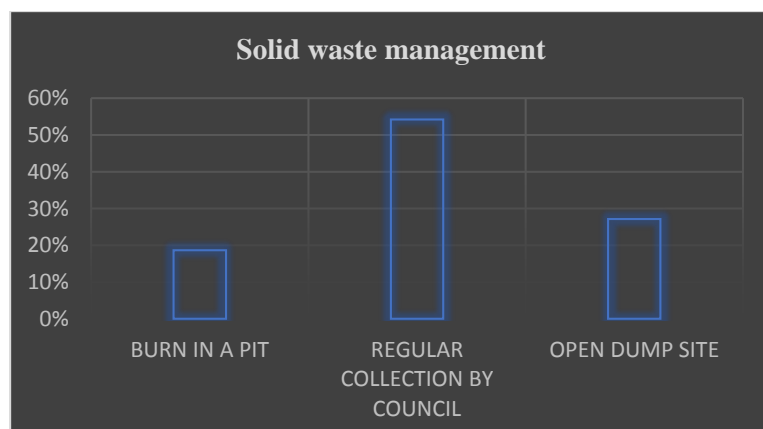
Charts 13: Residents who maintain their houses. (Source: Field study)

changes made to housing unit	Freq
CEILING	3
DOOR HINGES, WINDOW GLASSES	1
PAINTING	6
RENOVATING FLOOR	1
TILES AND CEILING	1
Total	12

Table 18: Housing maintenance (Source. Field study)

5.4.5 Outdoor environment

It was observed during the field study there were heaps of uncollected garbage (Plate 3) scattered in many places around the estate. It was observed there were no open play areas or land allocated to such purposes within the estate. 54 per cent of the respondents reported that the council collected garbage weekly, about 20 per cent burned their garbage and another 27 percent disposed of their waste in an open dumpsite (Graph 3).



Graph 3: Solid waste management. (Source. Field study)

5.5 Synthesis of study findings

The purpose of this chapter is to outline the overall framework for urban renewal in Kaloleni Estate, Kisumu. It is divided into three sections. The first section deals with the potentials that exist for urban renewal as identified from the responses by the various actors in Kaloleni. The second part envisions the future of Kaloleni by illuminating on the various approaches that are plausible scenarios applicable in carrying out urban renewal. The remainder of the chapter is concerned with the organizational structure necessary for the management of the process of urban renewal by making tentative recommendations on the institutional, legal, regulatory and financial frameworks.

The potential for urban renewal in Kaloleni will be reviewed based on the objectives of this study.

5.5.1 On land use

Reilly (1973) argued that land use and urban growth, however, had received far less attention even though they are equally, if not more, serious. The predominant land use is residential activities. No land was allocated for recreational activities. The land was owned mainly by the City of Kisumu though there are plans to allocate titles to the residents (ICT, 2019).

5.5.2 On neighbourhoods

In *Writings on Cities* (1996), Lefebvre argued that the city had been conceived only as a place for consumption, not as a place for play or social life and that this is what has to be reimagined. He argues the strategy for urban renewal must itself be revolutionary and challenge existing order. In a word, the city must be reimagined not just as a centre for production and consumption but also for living.

The field survey evidenced a population with low earnings, insecure tenure, and other social deprivations that hinder their participation in urban life. It can be understood they are socially precarious and any actions that do not ameliorate this state would push them to the edges of the city and lead to expansion of slum settlements. It is to be understood that even though the household sizes in Kaloleni of average 4 members per household, these people live in one household leading to high residential densities with poor land use densities.

It is to be seen also that most of the residents are long term residents who actively participate in the community and interact outside of formal strictures that planners, architects, the sociologist, philosopher or planner cannot create out of nothingness but must be left to grow organically and to manifest in its various forms.

School attendance and completion rates for the population surveyed appears to be quite low, most were employed in the private and informal sectors of the economy.

Most of those surveyed have lived in Kaloleni all their lives being descendants of the first settler community. Other people have immigrated, for different reasons, into the area from different localities within and without Kisumu. These residents were happy about their neighbourhood with minor improvements.

Though the research couldn't identify any CBO/ NGO based within the neighbourhood, there was a health-based NGO based in Manyatta area that was reported to sometimes offer services to the residents. The community had internal methods of conflict or dispute resolution which points to strong social networks.

It can be inferred from the field study that there is support for urban renewal from those who participated in the study. Their aspirations include improved housing, better security situation, clean environment and low rents.

It can also be inferred there was a distrust on the implementing authority with the greatest worry this was a ploy to disenfranchise the residents by getting them off their land or houses to bring in a higher social class that can pay higher rents after rebuilding. There was also a fear that the county may not have resources, financial especially, to make provisions for alternate residence while the upgrading process was in progress.

The study also discovered a willingness of the residents to participate in some level in the renewal process. A participatory approach (Peerapun, 2012) as employed in Amphawa Community, Thailand offers a good example of how this can be achieved.

The residents understand urban renewal to present the benefits of improved housing quality, better environmental quality, improved services but desire that this be accompanied by secure tenure, low rents and business or economic opportunities.

5.5.3 On housing infrastructure

The study found evidence for a depressed or blighted neighbourhood with substandard housing, when viewed against quality of material, ventilation and lighting, water and sanitation. This was explained by the lack of tenure which means households are not able to do any significant repairs or development on the lots they live on.

It can be understood from the study that the physical condition of the neighbourhood is blighted evidenced by houses in a state of disrepair, poor quality of indoor spaces evidenced by poor ventilation and lighting including lack of basic services.

Other than the roads and pedestrian accesses which had been recently paved through the joint effort of the county and donors, the residents had to buy water from water canteens located

within the estate, solid waste management was poor as there was garbage left uncollected within the neighbourhood. The estate lacked in open spaces, vegetation cover and play areas.

The estate was well served with social infrastructure such as markets, social hall, primary schools and health centre which the households surveyed reported were within walking distance. Most of these facilities are publicly owned.

5.6 Approaches to urban renewal

Dierkx Dorien in her research noted urban renewal takes either of two forms, that is, rehabilitation of existing buildings and housing or clearing and erection of new buildings (Dierkx, 2019). Clearance and redevelopment often include temporary or permanent displacement of residents.

In 1963, Colborn (School of Architecture, 2019) identified three approaches to urban renewal projects:

i) they could involve acquiring and clearing a slum or blighted area and disposing of the land for redevelopment in accordance with planned uses;

ii) they could consist in the rehabilitation and conservation of structures in such an area by property owners, accompanied by improvement of community facilities by the local government; and,

iii) they could follow any combination of both

and it is these approaches that we discuss below looking at their relevance for Kaloleni Estate.

5.6.1 Redevelopment

This approach consists of the removal of existing buildings and the re-use of cleared land for the implementation of new projects and is applicable to areas in which buildings are in seriously deteriorated condition and have no preservation value, or in which the arrangement of buildings is such that the area cannot provide satisfactory living conditions.

This approach may carry heavy social and environmental costs. The demolition of architectural environments is probably the most serious consequence of the redevelopment approach and often leads to the sacrifice of a community's cultural heritage and the

destruction of viable neighborhoods, depriving people of valuable housing resources which in many cases still serve a useful function.

The study concluded that the housing fabric in Kaloleni was deteriorated and with no preservation value. Some of the structures were made of tin structures. This approach would result in destruction of existing housing stock and further increase vulnerability of the households who were also found to lack secure tenure and had low incomes. There is fear it would also contribute to the impoverishment of the original residents by reduction of job opportunities, as resettlement would most likely be out of Kisumu City and away from their places of work or business.

This approach failed in Kibera, Nairobi.

5.6.2 Rehabilitation

This is usually based on preserving, repairing, and restoring the natural and man-made environments of existing neighborhoods and takes advantage of the existing housing stock as a valuable resource. It recognizes the value of old neighborhoods and, by preserving what is unique, ancient, and specifically local.

For this approach to be successful, government or local government funding and strong neighbourhood associations are important as drivers and managers of the process. It is noted that citizen participation at every stage is paramount for its success and this can be achieved through formation of neighbourhood associations that guide the renewal process.

A renewal project by Pamoja Trust in Nairobi's Huruma followed this approach where households contributed their labour, time and money to improve their housing fabric. The case of Vienna is an international success for *in situ* renewal.

5.6.3 Integrated urban renewal

This approach views rehabilitation and redevelopment as complementary forces and combines the best aspects of both approaches. It is argued this approach allows for flexible project implementation which can preserve the traditional urban environment and its human scale while achieving respectable densities (School of Architecture, 2019).

This approach has also been argued leads to the creation of rich environments through the integration of new buildings within the existing neighborhoods and allows for the

development of a new form of contemporary architecture with local characteristics, enriching the appearance of the old city while maintaining its identity.

It should be noted that of the characteristics of this approach is that it is area-based, with involvement of both public and market partners and residents.

In the Netherlands where this approach has been adopted, three pillars are involved, employment/ economic pillar through the creation of jobs and employment opportunities, physical pillar through improving access to housing, work place and healthy environment and the social pillar through creation of a safe and a pleasant neighbourhood (Musterd & Ostendorf, 2008).

This approach would be the best for Kaloleni Estate for it will not lead to displacement of an already vulnerable social group. By involving the community in the decision-making process, there are opportunities for their buy in, participation and innovation in how best they can improve their environment. Loss of existing housing stock will be avoided while opportunities for increasing densities in open lots is possible. This approach for urban renewal ceases to see the city in one lens, that of economic value, but as Lefebvre opined, as place for play and living.

5.7 Institutional framework for urban renewal

The recommended renewal approach which is integrated urban renewal cannot be possible without an institutional framework to support it. The goal of this institutions is to ensure various stakeholders at all these levels are committed and must desire and understand the benefits and values of urban renewal.

These actors will be drawn from the national government, the county government and local community as shown below (Figure 1)

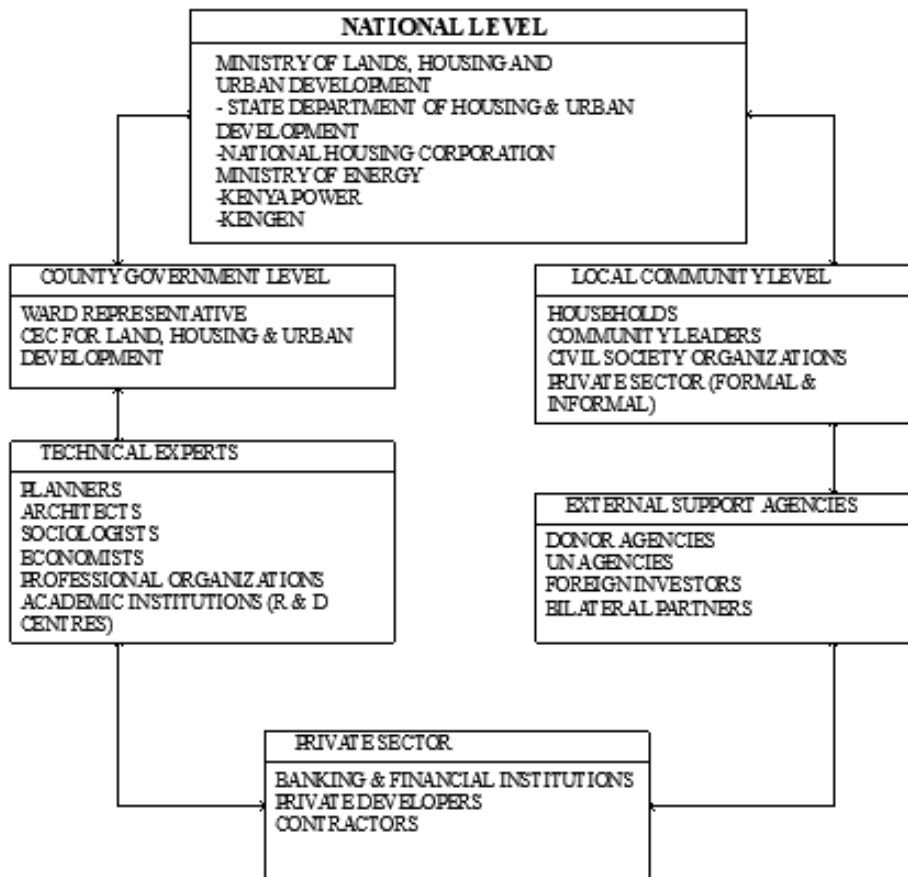


Figure 1: Proposed institutional framework for Kaloleni Estate

A partnership approach is proposed to allow for building of synergies between different actors. The households know their situation, have developed coping mechanisms and know best what they want. Through partnerships, capacities can be built that will be useful in urban renewal.

While the field study did not find evidence of civil society organizations active in the area, it is proposed that their involvement be encouraged and their capacity in addressing urban challenges be developed.

It is necessary to encourage the formation and strengthening of neighbourhood associations that would articulate the needs and desires of the collective. These shall address issues such as land issues, health and education issues, income-generation and employment creation, housing, physical environment and infrastructure service issues, and political representation.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

On the question of land, this study concludes that because the land is generally owned by the City, the challenge of acquiring land for renewal would not be a challenge as experienced in the USA where there was need to use eminent domain and other methods of acquisition to proceed with urban renewal.

While there is evidence of social groups within the estate, the study concluded they lack a strong and coherent neighbourhood residents' association that would be key stakeholder during the planning, implementation and maintenance of the estate following urban renewal. A strong neighbourhood association is necessary in advocating for their position during such plans as was the case in Atlanta (Holliman, 2009).

The study also concluded that the housing quality was generally bad. The buildings were dilapidated, built with non-permanent material, lacked indoor plumbing, were poorly lit in most cases and so on. The lack of playgrounds and open spaces contributed to the poor housing quality observed.

Having examined the socio-economic status of the residents, the study concluded that the most appropriate urban renewal approach for Kaloleni Estate is an integrated approach. This method that has been employed in Vienna successfully (Fassmann & Hatz, 2006) would ensure homelessness is not aggravated while improving the housing quality.

The study concluded that whilst there is no specific policy for urban renewal in Kenya, there have been urban renewal projects carried out in different cities and towns and there are other planned projects for example in Nairobi (Barnes, 2015). These planned projects follow the 'slash and burn' methodologies such as was applied in the USA (Dierkx, 2019).

It was a finding of this study that, generally, urban renewal in the places where it has been applied world over has not been used neutrally but has served to socially remove unwanted classes, the poor, and other minority ethnicities from areas that were deemed to have potential economic returns (Adekola, Azuh, Adeloje, & Amoo, 2018; Otiso, 2002).

The study also established that most urban renewal projects are unsustainable, take long periods of time to plan, design and implement. They often result in gentrification as most of

the residents affected by the renewal project are often unable able to afford the rents or sale price of the new housing units.

This study has established that the over 100-year-old estate is due for renewal. The reasons for this range from poor urban environmental quality, poor state of the building fabric, congestion, inadequate social infrastructure and the very low land use intensities.

This study concludes generally that each renewal program should answer to the socio-economic status of the households in the area where such work is to be carried and specifically that should the government of Kisumu proceed with the planned urban renewal in Kaloleni, care should be taken to ensure vulnerable groups are protected from precarity

6.2 Recommendations

It is the recommendation of this study that an integrated urban renewal approach is the best suited for Kaloleni. This approach would allow the participation of residents in rebuilding their community, will reduce the risk of disintegration of existing networks or exacerbate homelessness and housing shortage already being experienced in the city. During the interviews with the residents, it was found out that it was the lack of secure tenure that had prevented them from improving their dwellings. It is therefore recommended that tenure security be addressed to spur redevelopment.

Due to inadequate open spaces, the study recommends that in the planning for the renewal, green open spaces be provided for and a proposal for their management be developed to ensure they do not fall to disuse or are misallocated. It is recommended that the renewal plan consider integrating the open spaces with the social hall and other public areas.

While the city government has improved on the vehicular access in the neighbourhood, it is the recommendation of this study that the urban renewal project should consider road redesign to create room for green spaces and plots for development. It is also recommended that the pedestrian accesses be improved as most of the residents either walked or biked to the nearest bus terminal.

Whilst the neighbouring estates such as Lumumba, Shauri Moyo had trunk sewer, this was missing in Kaloleni. The residents also had to buy water from water canteens as there was no internal plumbing. It is the recommendation of the study that a trunk sewer be developed

during the implementation of the renewal program and residents assisted to get connected to the water mains.

The study also recommends that the street lighting be improved since the estate was presently serviced by only two tall masts which did not work continuously. City managers and Kenya Power Lighting Company should work together to ensure the streetlights are powered to improve security especially at night. The residents should also be involved in the improvement of street lighting.

Towards ensuring a clean environment, it is recommended that youth groups organize themselves to collect solid waste for dumping at the recommended sites at a fee. This would contribute to alleviating youth unemployment while ensuring the estate is clean. It is recommended further that the city government improve on its garbage collection measures to prevent spread of diseases arising from uncollected waste and other environmental pollutants.

It is recommended that a nursery school be built in the neighbourhood to meet the demands of the neighbourhood and to reduce the distances that the children must walk to attend school. The primary and secondary schools around the neighbourhood are deemed adequate. To meet population growth, the number of streams per class can be increased.

It is recommended that access to the Social hall be enhanced since the access from the estate is claimed to have been grabbed and a development put up on the parcel of land. The facility, Ofafa Memorial Hall, should also be rehabilitated to meet the different needs of the residents.

The study further recommends the following;

Governance

Whilst the county commissioner and chief's offices are not envisaged in the current constitutional dispensation, they should be incorporated in the urban renewal program as they carry out critical administrative roles in their respective jurisdictions. The offices of the chief and sub-chief are critical in the success of public participation as they can easily reach the community members. Their capacity should be developed to enable them communicate government policy clearly to the people they govern or those who are likely to be affected by government action.

The existing neighbourhood associations will have to be strengthened to make them able to represent the residents in discussions with the county regarding any renewal measures to be carried out within the neighbourhood.

The city government of Kisumu should be transparent in its planning mandates and to communicate clearly with all the stakeholders before, and during implementation of the renewal project.

The study recommends that the central and county governments commit to proper urban governance principles including, for example, public participation as one of the requirements for projects planning, design and implementation. There should be transparency in the operations of the urban renewal agency, probity in financial management and accountability to the public in its use of resources.

It is further recommended that there should be no duplication of duties between the urban renewal agency and any other county or central government agency that would lead to confusion on whose mandate any function should be leading to gaps or conflicts in urban renewal programs.

Institutional arrangement

This study recommends the formation of an urban renewal agency for Kisumu City. This agency will have diverse powers which include land acquisition, rallying for funds, planning for renewal and management of the renewed areas. The members of this agency shall be drawn from the stakeholders mentioned earlier in this report, that is, representatives from the central and county governments, NGOs, CBOs, financiers, neighbourhood associations representatives, developers and representatives from professional bodies.

The URA will be administered through a secretariat and a technical advisory committee whose roles would include organizing for socio economic surveys, public participation, planning, design and implementation of renewal programs. It will also be responsible for management of renewed areas. To functional effectively, it is hoped that the URA will be free of political interference.

Legal and policy framework

It was noted that there is no clear policy of urban renewal in the laws of the country. The housing policy is silent on urban renewal. It is recommended that parliament enacts an urban renewal act to direct urban renewal measures countrywide. The act should define clearly what decayed areas are, should define the composition of the board of URA and their mandate.

The act should also provide guidelines for financing of urban renewal, coordination and where there are acts that conflict with or duplicate the functions of the agency, these should either be merged or repealed.

The new legal and policy, should as a matter of principal and in line with the Kenyan constitution require active participation of all stakeholders in the decision-making processes to deliver sustainable urban renewal programs with wide stakeholder acceptance and buy in.

The legal and policy framework must also address land acquisition, registration and tenure to ensure affordable land is available for development. The law should also give mandate to URA to employ eminent domain or powers to recover any land that has been grabbed or squatted on for development purposes.

The study proposes that no special planning zones should be prepared for this area and that the URA should reduce instances of such zones. It is expected that zoning would be done in a way that respects the different land uses while maintaining the quality of urban environment and ensuring efficient land use.

Financial framework

For low income households, it would be necessary for the exchequer to make funds available that are interest free and have no costs of finance attached to them to allow developers to provide decent housing at affordable costs. The legislation should provide for protection to house owners. Financial arrangements such as tenant purchase schemes for low income households must be considered.

Regulations should be made that allows for flexibility in terms of conditions for accessing credit for low income earners. The monetary policy should be geared towards mobilization of funds for building through savings and other means to make money available both for development and for borrowing towards housing provision.

The financial framework should include innovative and efficient ways of cost recovery for the URA. It should have within it, departments charged with the responsibility of collection of rents where the properties are for renting and keeping proper financial records of the agency.

Capacity building

This study recommends that county governments and urban areas invest resources in capacity building for the officers involved in running the urban renewal agency. This should include capacity for rents and rates collection, understanding of policies, addressing emerging challenges, and socio-economic surveys.

The officers should also be trained in facilities maintenance to ensure the public areas are well maintained and not fall off to degradation soon after the renewal program is completed. This will ensure the estate retains its aesthetics and quality for a longer duration.

Capacity development must include the ability to carry out socio-economic surveys and translating the data into useful information for formulating policy and responses to urban decay or blight.

Research and developments

This study proposes that URA and other agencies contribute research funding to and housing and building research institutes with a view to find innovative, technological and efficient ways of building that would bring down the costs of construction. Such research should cover material science, ways of building and how to transform locally available materials to high value building products that would make decent housing available for majority of households in urban areas, especially in low income neighbourhoods like Kaloleni.

Areas for further research

This research has proposed the establishment of an autonomous urban renewal agency with powers to mobilize resources, design plans for urban renewal and develop blighted areas. It has not covered the institutional challenges that such an agency will have to address in its procedures.

Whilst this research was conducted in a low income neighbourhood, there is need for further research into challenges of renewal of former industrial towns and yards. Research should focus on the framework for renewal of abandoned industrial zones.

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Appendix

Appendix 1. Household questionnaire

UNIVERSITY OF NAIROBI
DEPARTMENT OF ARCHITECTURE & BUILDING SCIENCE
MASTER OF URBAN MANAGEMENT

POTENTIAL FOR URBAN RENEWAL IN KALOLENI ESTATE, KISUMU, KENYA

Thank you for agreeing to participate in this study.

This study has been reviewed by the university of Nairobi, Department of Architecture & Building Science as a part of a research project in Urban Management. The information and data obtained will be confidential and is intended for research purposes only.

If you volunteer to be in this study, you may withdraw at any time without consequences of any kind. If you wish to know more about this project, please contact Onyango Makagutu (Principal Investigator)

PART II: Certificate of Consent

I have heard the foregoing information, or it has been read to me. I have had the opportunity to ask questions about it and any questions answered to my satisfaction. I consent voluntarily to participate as a participant in this exercise.

HOUSEHOLD QUESTIONNAIRE

Section I: Respondent's information

Name of respondent:

1. (a) Age:

(b) Gender: [____] 1=Male, 2=Female

(c) Education level: [____] 1=Tertiary, 2=College, 3=High School, 4=Primary School,
5=Other (please specify here _____)

(d) Household size:

.....

2. How long have you lived in Kaloleni? [____]

1= Less than 5 years

2=Less than 10 years

3=Less than 20 years

4=Above 20 years

3. Have you always lived in Kaloleni: [____] 1=Yes, 2=No

If yes, jump to question 6. If no, please ask questions 4 and 5

4. Where did you live before coming to Kaloleni? _____

5. Why did you move here? _____

6. How many people live in this household? [____]

Please give details all household members living in this household

House occupant (number) 1, 2, 3)	Sex 1=Male, 2=Female	Respondent/ Relationship to HH 1=Head 2=Spouse 3=Child 4=Other relatives 5=Hired worker 6=Other (please specify here _____)	Age	Education level 1=Tertiary, 2=College 3=High School 4=Primary School 5=Other (please specify here _____)	Occupation 1= Household head 2= Spouse 3= Son/daughter 4= Parent living with son/daughter 5= Son/daughter in- law 6=Grandchild 7= other relative 8= Hired worker 9= Other, specify_____	Employment status 1=Employed 2=Not employed	Income (Kes)
1							
2							
3							
4							

7. (a.) Do you own the land your house is built on? [____] 1=Yes, 2=No

(b) If yes, what type of ownership? [____] 1= Freehold, 2= Leasehold, 3=Don't know

8. Expenditure data

Description of item	Amount spent per month
House rent/land rates	
Electricity bill	
Telephone bill (airtime, data)	
Water and sewerage	
Garbage collection	
Clothing	
Food and household items	
Maintenance of house	
Education	
Health	
Savings	
Others (per month)	

Section II: Physical, Social Infrastructure and Environment

9. What is the level of satisfaction with the following social and infrastructure services.

Service	Ranking 1=Very Good 2=Good 3=Neutral 4= Bad 5=Very Bad	Remarks
Electricity Supply		
Garbage collection		
Water and sewerage services		
Storm Water Drainage		
Access roads, footpaths		
Grass, flowers, fences		
Street lighting		
Emergency services (firefighting, ambulances, pest control)		
Access for vehicles		

10. Community facilities

How can you rank the adequacy and condition of the following community facilities?

Facility	Adequacy/ condition 1= Satisfactory 2= Neutral 3= Unsatisfactory	Service provider	Location	Remarks
Nursery school				
Primary school				
Secondary school				
Library				
Health centre				
Shopping area/ market				
Social hall				
Sports facilities				
Police station				
Cemetery				

11. What means of transportation does the household use? Tick all that apply.

[] 1=Private car, [] 2= Public service (bus, matatu), [] 3= Taxi (motorcycle),

[____] 4= Non-motorized transport (bicycle, rickshaw, walking)

Section III: Housing

12. Total number of rooms in the housing unit: [____]

13. Condition of indoor spaces

Description of item	Ranking (Conditions of indoor spaces) 1=Very Good 2=Good 3=Neutral 4= Bad 5=Very Bad	Remarks
Floor		
Walls		
Doors		
Windows		
Lighting		
Ventilation		
Water		
Electrical		
Plumbing		
Ceilings		

14. Do you regularly maintain the house and external environment? [____] 1=Yes, 2=No

15. Have you made changes to the housing unit? [____] 1=Yes, 2=No

If Yes, what changes have you done to the housing unit?

Section V: Community engagement

16. How frequently do you interact with your neighbors? [____] 1= rarely, 2= often

17. (a) 'In what ways can people be involved in your community?' Please tick all that apply

[____] 1=Church groups

[____] 2=Vigilante groups

[____] 3=Self-help groups

[____] 4=CBO

[____] 5=Others (please Specify here _____)

(b) Are you a member of any of these organization? [____] 1=Yes, 2=No

(c) If yes, do you attend meetings of the organization? [____] 1=Yes, 2=No

Urban renewal

By urban renewal I mean county and national government action to improve Kaloleni by fixing up old houses or by rebuilding.

18. Are you aware of the urban renewal program for Kaloleni?

- 1. No, never heard of it
- 2. Yes, have heard something about it
- 3. Yes, familiar
- 4. uncertain

19. How did you know about the renewal program

- 1. Newspapers
- 2. Posters
- 3. Chief's baraza
- 4. Neighbour
- 5. Radio and TV
- 6. Others

20. Would you support or oppose an urban renewal program in this area?

- 1. very much in favour
- 2. mildly in favour
- 3. don't care
- 4. mildly opposed
- 5. very much opposed
- 6. don't know/ no answer/ inapplicable

21. Please explain your answer here:

22. At what stages in the preparation of the plan would you prefer to be involved in and please state your role?

- Initial plan formulation_____
- Actual plan preparation_____
- Implementation_____

- Operation and maintenance of housing and community facilities

23. What would your fears be about the urban renewal program? Tick all that apply

1= Lack of involvement and total exclusion of beneficiaries in the decision-making process

2= Displacement by higher income group

3= Eviction by Kisumu County Government with no relocation agenda

4= Ploy or trick by Kisumu County Government to sell the existing land or the completed units to the elite, politicians, wealthy people with the exclusion of current tenants

5= Inability to afford new housing units, therefore program would not respond to the needs of the users,

Other (specify) _____

24. What community benefits should urban renewal bring about?

25. Should an urban renewal program be affected, which of the following facilities and conditions would you prefer to be maintained? Tick all that apply

1-Low or no rent amount

2-Low water bills

3-Proximity to work /town

4-Proximity to market/shops

5-Good neighbors

6-Big open spaces

7- Proximity to public transport services

8 -Good roads

9-Proximity to community facilities

10-Other (specify)_____

26. What kind of redevelopment do you desire? Tick all that apply

1= Units to remain as they are with no alteration at all

2= Upgrading with minor adjustments- minor alterations and additions to existing housing units and community facilities, infrastructure and services without affecting the current residents.

3=. Filling the existing open-space pockets to accommodate more people

4=. Demolition of all units and reconstruction of new housing units

5=. Conservation of all desirable urban architecture

6= Other (specify)_____

27. What potential benefits would you like fulfilled for yourself and the estate in the urban renewal program?

1- Security of tenure for land and/or housing

2-Improved social and cultural conditions by improving the quality of life

3-Improved economic conditions –more employment areas and higher per-capita-incomes

4-Aesthetically pleasing physical environment –New or improved buildings / Solid waste management

5-Improved infrastructure and services – better vehicular tarmac, better pedestrian footpaths, Streetlights provision

6-Direct representation of tenants in decision-making towards factors and issues that affect our lives

7-A stakeholder partnership approach to the solution of urban planning tasks

8-Other (specify)_____

28. What projects according to you, will improve the quality of life for the people of Kaloleni? _____

29. Do you have any comments, questions or concerns

Appendix 2: Questionnaire for Community leaders

Community Leaders / Key Informants - Focus Group Discussion

UNIVERSITY OF NAIROBI

DEPARTMENT OF ARCHITECTURE & BUILDING SCIENCE

MASTER OF URBAN MANAGEMENT

RESEARCH PROJECT

POTENTIAL FOR URBAN RENEWAL IN KALOLENI ESTATE, KISUMU, KENYA

DECLARATION: The information and data obtained will be confidential and is intended for research purposes only

DATE: _____

COMMUNITY LEADERS (Interview & Focus Group Discussion)

History of The Estate

1. How long have you lived here? What was the year of construction of this residential environment? Who were the developers?
2. How did the name of the Estate originate? Who were the first inhabitants? Were they from one or different ethnic background (s)
3. What income group was the estate meant for? What were their main occupations?
4. Does this original target group generally continue to reside here?
5. What is the total number of housing units? And what are the typologies? How many rooms and of what category?
6. What specific and critical events have taken place over time in the life of this housing estate? How has population and customs changed over time?
7. Who is currently mandated with the maintenance and management of the physical fabric of the housing estate? (Residential units, public buildings, infrastructure services, external environment). How effective is this service?
8. Does the Kisumu County Government allow the residents to manage the physical fabric?
9. How does the committee of elders assist in leadership, justice administration and resolution of community conflicts?
10. Are the current tenants of these units the same as those who originally occupied them? What have been the changes, over time? As far as possible what is the breakdown of rent increase since the estate was first constructed to-date?
11. What community-based organizations exist in this housing estate?

E.g. security/vigilante groups, women, men or youth organizations, religious-based organization, co-operatives etc.

12. What are the main constraints and problems that residents of this housing estate face?

13. What are the main opportunities that the residents of this housing estate face?

URBAN RENEWAL

14. The Kisumu County Government has earmarked this area for urban renewal. Are you aware about it?

15. Do you think it is a priority need for the residential area?

16. Have you been involved by the Kisumu County Government in decision-making in the planning process?

17. What is your view about the urban renewal program in terms of any threats and suspicious? E.g. of say inability to afford the housing units, gentrification, eviction, lack of trust for Kisumu County Government intentions, grabbing of the land by the elite, etc

18. What opportunities and benefits would you see would be achieved in the renewal program for the residents?

E.g. of say social regeneration, income creation and employment generation, acquisition of security of tenure for the tenants, spacious and aesthetically pleasing housing units that meet the needs of users, Increased capacity of community facilities, health facilities, schools, social halls, churches, post office, police station, etc.

19. What social deterioration characteristics would you associate with the overcrowding in housing units?

Appendix 3: Interview Schedule

Director of City Planning and Architecture - Interview Schedule
Director of Housing, Social Services

UNIVERSITY OF NAIROBI

DEPARTMENT OF ARCHITECTURE & BUILDING SCIENCE

MASTER OF URBAN MANAGEMENT

RESEARCH PROJECT

POTENTIAL FOR URBAN RENEWAL IN KALOLENI ESTATE, KISUMU, KENYA

DECLARATION: The information and data obtained will be confidential and is intended for pure academic purposes only

DATE: _

Director of City Planning and Architecture

1. What is the role of this department in Kaloleni Estate?
2. What has been found necessary in the residential environment that would justify the need for urban renewal in Kaloleni, Kisumu?
3. What is the county government's policy on the current condition and maintenance of the entire residential environment?
4. What conceptual policy decisions on the renewal of the residential neighbourhoods require to be made?
5. What approach has been adopted to guide the urban renewal program?
6. What have been the outstanding limitations associated with this approach?
7. What issues have the pre-feasibility studies addressed?
8. How is the CGK capacity (financial, human, technical and professional capacity) to deal with urban renewal in the entire public rental housing estates in Kaloleni?
9. Does the CGK recognize the need to address the above existing conditions in an integrated manner or the priority is the preparation of a physical development plan?
10. Is there horizontal coordination of all the departments within the CGK that address themselves to the fulfillment of all the functions of the urban residential neighbourhood?
11. What are the specific sectoral policy objectives for each of the departments for urban housing that need to be considered in the urban renewal programs?
12. What inter- and intra-institutional challenges currently face the CGK?
 - CGK vs. Arms of the Central government / government parastatals
 - CGK vs. donor institutions / UN agencies
 - CGK vs. professional organizations / research institutions
 - CGK vs. formal private sector / informal private sector
 - CGK chief officers vs. NCC civic leaders
 - CGK vs. NGOs / CBOs
 - CGK vs. public housing tenants
 - CGK vs. external support agencies

13. Which of these various stakeholders would constitute the team that would undertake the renewal program?

What are the perceived weaknesses in the role of each actor?

What are the perceived strengths in the role of each actor?

Is there institutional capacity for developing a stakeholder partnership?

14. What do you foresee as the solution to all these problems and thus the way forward?

NATIONAL HOUSING CORPORATION

UNIVERSITY OF NAIROBI

DEPARTMENT OF ARCHITECTURE & BUILDING SCIENCE

MASTER OF URBAN MANAGEMENT

RESEARCH PROJECT

POTENTIAL FOR URBAN RENEWAL IN KALOLENI ESTATE, KISUMU, KENYA

DECLARATION: The information and data obtained will be confidential and is intended for pure academic purposes only

DATE: _____

NHC (BUILDING FINANCE INSTITUTION)

1. Are you aware that the KCG intends to undertake an urban renewal programme in Kaloleni Estate? Yes/No.
2. Do you support it, or you are against it?
3. You are recognized as a key player in translating government policies into action by being the pivotal agent in channeling of funds to the low-income groups through the local authorities. What normally are the sources of funds (donors? Exchequer?)?
4. How successful has this approach been?
5. What have been the major problems associated with this approach?
6. What is the trend of your lending capacity? (i.e. How much money have you been lending?)
7. What normally is the rate of interest, repayment period and installment amount per month?
8. How has the performance recovery from either local authorities or individuals?
9. How does this compare with per-capita incomes of the low-income group?
10. What is the mortgage repayment for say, a 2&3-bedroom unit a 15-year period?
11. What is the best scenario to bring affordability closer to the low-income people?

CENTRAL GOVERNMENT OFFICIALS- MINISTRY OF HOUSING & PUBLIC WORKS

UNIVERSITY OF NAIROBI

DEPARTMENT OF ARCHITECTURE & BUILDING SCIENCE

MASTER OF URBAN MANAGEMENT

RESEARCH PROJECT

POTENTIAL FOR URBAN RENEWAL IN KALOLENI ESTATE, KISUMU, KENYA

DECLARATION: The information and data obtained will be confidential and is intended for pure academic purposes only

DATE: _____

Central Government Officials

Ministry of Public Works and Housing - Director of Housing

1. How effective has the Ministry of Public Works through the housing department been able to translate government sectoral objectives into action e.g. adequate shelter for all through housing projects especially to the low-income groups?

Site and service schemes

Upgrading

Tenant purchase schemes

Mortgage schemes

Rental schemes

2. What is your role in the public rental-housing arena?

A CASE FOR URBAN RENEWAL

3. What would be your role in the scope of urban renewal in a residential neighbourhood such as Kaloleni Estate, Kisumu?

- Physical fabric

- Infrastructure and services

- Social regeneration

- Economic regeneration

- Environmental management

- Institutional set up

- Other (Specify)

4. Does the central government recognize the need to address the above existing conditions in an integrated manner or the priority would be the preparation of a physical development plan only?

5. What typology of renewal would be recommendable in Kaloleni Estate within the range of redevelopment, rehabilitation, preservation and conservation of the existing environment or an integrated approach to all these typologies?
6. What is the government policy on the existing situation of Kaloleni Estate?
8. What conceptual policy decisions on the renewal of the residential neighbourhoods require to be made? What scope exists for the preparation of an urban renewal policy?
9. Does the housing departmental staff, along with other actors, have enough capacity (financial, professional and technical staff) to deal with urban renewal in Kaloleni Estate, Kisumu?
10. How is the status of horizontal coordination among all the departments within the Ministry and among other Ministries that address themselves to the fulfillment of all the functions of the urban residential neighbourhoods?
11. What are the specific sectoral policy objectives for each of the Ministry departments and other government Ministries that would need to be considered in the urban renewal programs?
12. Which of the stakeholders within the institutional framework should constitute the team to undertake the renewal?
 - What would be the personal weaknesses in the role of each actor?
 - What would be the perceived strengths in the role of each actor?
 - Would there be institutional capacity for developing a stakeholder partnership?
14. What approach requires to be adopted to guide the urban renewal program? What advantages are associated with this strategy? What are its limitations?

Appendix 6: Letter from University of Nairobi



SCHOOL OF THE BUILT ENVIRONMENT
DEPARTMENT OF ARCHITECTURE & BUILDING SCIENCE

E- mail: architecture@uonbi.ac.ke

P.O BOX 30197
Nairobi, Kenya
Telephone: 2724528
Telegrams: Varsity

OUR Ref: UON/CAE/ABS/ST

DATE: 25/10/2018

TO WHOM IT MAY CONCERN

FIELD RESEARCH

RE: **ONYANGO NOEL MAKAGUTU – W50/88140/2016**

The above named is a student at the University of Nairobi Department of Architecture & Building Science pursuing a course leading to a degree in **Masters of Urban Management**. It is normal practice that our students carry out **Field Research** to enable them come up with their portfolios for final examinations.

While collecting the data he may request to take photographs and make references to the drawings etc. The information will be used for academic purpose only.

Any assistance accorded to him will be highly appreciated by this office.

DEPARTMENT OF ARCHITECTURE
& BUILDING SCIENCE
UNIVERSITY OF NAIROBI
PO BOX 30197 NAIROBI

Arch. Musau Kimeu
Chairman
Department of Architecture & Building Science

/mao.

Appendix 7: NACOSTI License



NATIONAL COMMISSION FOR SCIENCE,
TECHNOLOGY AND INNOVATION

Telephone +254-20-2213471
2241349-3146571, 2219420
Fax +254-20-318249, 318249
Email: cg@nacosti.go.ke
Website: www.nacosti.go.ke
When replying please quote

NACOSTI, Upper Kabete
08 Matigoi Way
P.O. Box 39823-00100
NAIROBI-KENYA

Ref. No: **NACOSTI/P/18/63415/26822**

Date: **27th November, 2018**

Noel Onyango Makagutu
University of Nairobi
Po Box 30197-00100
NAIROBI.

*Kindly Submit
Copy of the study report
to the State department
on completion of the
study. Jlllllll
1/4/19.*

RE: RESEARCH AUTHORIZATION

Following your application for authority to carry out research on "Urban renewal potential" I am pleased to inform you that you have been authorized to undertake research in Kisumu County for the period ending 26th November, 2019.

You are advised to report to the County Commissioner and the County Director of Education, Kisumu County before embarking on the research project.

Kindly note that, as an applicant who has been licensed under the Science, Technology and Innovation Act, 2013 to conduct research in Kenya, you shall deposit a copy of the final research report to the Commission within one year of completion. The soft copy of the same should be submitted through the Online Research Information System.


DR. STEPHEN K. KIBIRU, PHD
FOR: DIRECTOR-GENERAL/CEO

Copy to:

The County Commissioner
Kisumu County

The County Director of Education
Kisumu County

*- D/Housing
- chief building Surveyor
Kindly this is order.
Grant the student
the interview.
Jlllllll
1/4/2019*

*Director Charles Konyango
Kindly assist the student
Jlllllll 2/4/2019*

Appendix 8: Letter from the County Commissioner



THE PRESIDENCY

MINISTRY OF INTERIOR AND COORDINATION OF NATIONAL GOVERNMENT

Telephone: Kisumu 2022219/Fax: 2022219
Email: ckisumucounty@gmail.com

COUNTY COMMISSIONER
KISUMU COUNTY
P.O. BOX 1912-40100
KISUMU

Ref: CC/KC/ED/3/VOL.4/104

Date: 25th January, 2019

Deputy County Commissioner
KISUMU CENTRAL SUB-COUNTY

RESEARCH AUTHORIZATION: NOEL ONYANGO MAKAGUTU

Reference is made to a letter ref: NACOSTI/P/18/63415/26822 dated 27th November, 2018 on the above subject matter.

The above named has been authorized to carry out a research on "*Urban renewal potential in Kaloleni Estate, Kisumu Central Sub-County, Kisumu County*". The research ends on 26th November, 2019.

Kindly accord him any assistance that he may need.

Handwritten signature of P.A. Dolla in black ink.

P.A. DOLLA (MBS)
COUNTY COMMISSIONER
KISUMU COUNTY

Copy to:

Noel Onyango Makagutu
University of Nairobi
P.O. Box 30197-00100
NAIROBI

Appendix 9: Letter from the County Director of Education



REPUBLIC OF KENYA

MINISTRY OF EDUCATION
State Department of Early Learning & Basic Education

Telegrams: "schooling", Kisumu
Telephone: Kisumu 057 - 2024599
Email:
countyeducation.kisumu@gmail.com

COUNTY DIRECTOR OF EDUCATION
KISUMU COUNTY
PROVINCIAL HEADQUARTERS NYANZA
3RD FLOOR
P.O. BOX 575 – 40100
KISUMU

When replying please quote

REF: CDE/KSM/GA/19/3A/V.II/123

25th January, 2019

TO WHOM IT MAY CONCERN

RE: RESEARCH AUTHORIZATION
NOEL ONYANGO MAKAGUTU– NACOSTI/P/18/63415/26822

The above named is from University of Nairobi,

This is to certify that he has been granted authority to carry out research on "*Urban renewal potential*" in Kisumu County for the period ending **26th November, 2019**.

Any assistance accorded to him to accomplish the assignment will be highly appreciated.


TERESA J. SONGWA
For: COUNTY DIRECTOR OF EDUCATION
KISUMU COUNTY

FOR: COUNTY DIRECTOR OF
EDUCATION - KISUMU