

A STUDY OF HOUSING PROBLEMS IN A SLUM AREA:
A CASE STUDY OF KOROGOCHO SLUM IN NAIROBI

BY

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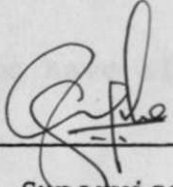
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DECLARATION

THIS THESIS IS MY ORIGINAL WORK AND HAS NOT BEEN
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Signed j M P
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THIS THESIS HAS BEEN SUBMITTED FOR EXAMINATION WITH
MY APPROVAL AS UNIVERSITY SUPERVISOR

Signed 
Supervisor

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ABSTRACT

This study is concerned with the housing problems in a slum area. The study found that the ever increasing housing deficit in Nairobi has promoted the mushrooming of slums and squatter settlements in Nairobi. The housing policies are partly to blame for the housing problems in Nairobi. They have tended to be inconsistent, contradictory and discriminative in terms of housing provision for the different income groups.

Low income housing has not been very successful in Nairobi. Site and service schemes have met with mixed success. In addition to this the continuation of slum demolition has raised the housing need. The alternative housing that has been provided has tended to be beyond the reach of the target groups leading to gentrification. This realisation has promoted the Government to adopt slum improvement and upgrading.

The study found that there is a serious housing problem in Korogocho caused by congestion and overcrowding, in terms of plot coverage and population density. This was found to be aggravated by rapid rural-urban migration.

The houses consist mainly of mud and wattle walls. Many are covered with cartons and polythene papers. This means that the houses are not in conformity with the building By^--laws and planning standards. They also pose a serious fire and public health hazard to the residents. In addition to this the drainage is poor and there are sanitary problems caused by lack of space to put up facilities to overcome these problems.

The study found that the area is very rich with the various economic activities. These activities help to alleviate unemployment problems. Many of them are concerned with the provision of essential goods and services. The nature of skills required are very low and can be picked up easily thorough apprenticeship. However production activities like carpentry, tailoring, shoe-making, required higher skills. This controlled and regulated entry into these activities. Many of them had attended youth polytechnics. Education was seen to influence entry into the various commercial and business production activities. This showed that practical vocational education, with emphasis on apprenticeship is the most relevant to this area.

It was also found that the design of the houses affected their uses. That is why it is felt that the designs and plans of future low-income housing and slum upgrading should integrate the characteristics of the informal sector economic activities into their plans. There was heavy unemployment among women, however many of them were able to engage in the informal sector. This was seen to enhance their

- social stability, as female head of households were very common (i.e. about 39%). Many required very low initial investment capital that is why there was found to be ease of entry.

The presence of the housing problems has promoted the local people to form several village committees. These were found to be doing a very good job in general village administration and settlement of disputes. They also prevented the extension of houses by individual plot owners. As such they acted as a form of development control to control congestion and overcrowding. They were also seen to liaise with the local political administration and other Non-Governmental organisations. As such they were a very useful vehicle to initiate and promote community development and self-help spirit.

Religious groups were seen to be doing a commendable job in the provision of community services.

However there was seen to be lacking. Lack of space to put up these facilities and services was hindering their efforts.

The catholic church had managed to set up grass-roots communities which enabled mobilization of the local people in the identification, and solution of the problems with the co-operation of the rest of the church members. The other two churches with key role in community development were the Baptist and the Redeemed Gospel churches. That is why as a part of the policies, the churches were advised to follow the catholic church approach to community development.

Involvement of women in community development through their women groups was also seen to be a viable option provided these groups are improved through better leadership and management. The groups should engage in high profit-making businesses like posho-mills, petrol-stations, wholesaler and distributor shops, etc.

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CHAPTER I

INTRODUCTION

1 ; 0 STATEMENT OF THE PROBLEM

At a global level 50% of those living in urban areas in developing countries live in substandard housing. While the rate of urbanisation is 4% the slum growth rate is 6%.² In Africa the slum growth rate according to Cbudho is about 15% per annum.³ In Nairobi and Martoasa about 30% and 66% of the urban residents lives in slums and squatter settlements respectively.⁴

The urban areas have always been perceived as a hive of commercial and industrial activities, especially after the industrial revolution. This induced unprecedented rural-urban migration which many urban areas were not able to cope with. This precipitated serious housing shortages which led to overcrowding and congestion. This caused the deterioration of houses, the associated infrastructure and services. The Governments assumed a "laissez-faire" attitude to housing provision. As such many substandard houses were built with inadequate facilities.

This has changed with the realisation that a housing problem has a social and an economic dimension. This has led to a more comprehensive definition of house which states:

"A house does not consist of just the 4 walls and a roof. One must also consider the community and the environment."5

Many urban areas have not been able to meet the housing need. They have attempted to address themselves to the housing demand. This has led to an accumulation of housing deficit especially for the low-income groups. Unable to get decent houses, the urban poor have tended to seek and build temporary substandard houses, with few physical facilities and services. This has led to the proliferation of slums and squatter settlement.

What is the nature of this housing problem? The nature of the housing problem depends on the culture, the economic standard of living and the conventional building and planning standards. In developed countries the problem is mainly due to the buildings being old and dilapidated.⁶ What is considered to be a slum in New York, Boston and London may be regarded as good housing in Africa due to our standards of living, culture and levels of economic development.

In Africa slums are a manifestation of lack of adequate low-income houses. In an African context Mabogunje stated that a slum is:

"A collection of insubstandard housing constructed of 'recuperated' waste-material of wood, iron sheets, mud-walls, thatch roof. . . . There is little in the way of road system. . . . roads are usually unpaved. Many houses have no electricity, piped water

have no schools, no hospitals, no sewage and drainage system. Yet it is the most active area of the city in terms of petty trade".⁷

The houses tend to be close together, thus creating lighting and ventilation problems. When the situation is coupled with poor environmental conditions, it creates conditions conducive to environmental diseases and fire outbreaks.

The nature of the environmental problem is exemplified by lack of adequate sanitation and water-borne sewer system. Since people may occupy an area before it is serviced, the provision of these services becomes difficult.

The (1984-88 Development Plan p. 64) states,

"well planned housing of a reasonable standard when combined with essential services affords dignity, a sense of security and proper status in society for the individuals".

Lack of sanitation services is one of the major problems. Occasionally like in Majengo these facilities may be provided but due to congestion and overcrowding they deteriorate and become inadequate especially where maintenance is poor or lacking.^Q

Often the Government hesitates to provide these people with services and instead transfer these services to the planned areas. Their illegal nature discourages Governments from long-term commitment. This is the reason why the Government has taken very long to adopt and encourage slums improvement and upgrading.

Apart from accessibility, water is also a serious problem in many slums in Nairobi. In many slums especially those at the outskirts of Nairobi, community services like schools and health centres are inadequate or lacking. In Korogocho health and education facilities are grossly inadequate. The few physical facilities that are available within the neighbourhoods are already over-utilised with no room for expansion.

The main cause of the housing problems is rural-urban migration. For example soon after independence the rate of rural-urban migration averaged 7.9% per annum for Nairobi. These housing problems are aggravated by a housing market which is not productive enough as well as political uncertainties.¹⁰ A review of the first four Kenyan National Development Plans showed that the public and the private sectors have

tended to concentrate on the middle and high income groups to the detriment of the low-income groups.

During the period between 1962 and 1970 over 7600 housing units were required per year. Due to poor performances the requirements increased to over 12000 units per year for the 1978-83 period.¹¹

Syagga felt that the housing deficits have been caused by our housing policies. They have been inconsistent, contradictory and discriminative in favouring urban areas. They have also suffered from poor institutional arrangements leading to poor implementation and evaluation. The first two National Development plans favoured slum demolition. This raised the housing deficits because of lack of suitable housing alternatives.

Since 1970 the Government has committed itself to site and service schemes, they have met with mixed success due to owners selling the plots and gentrification process. Lack of finance and serviced land has been a serious problem. Lack of serviced land and poor developmental control has led to proliferation of slums at the periphery of Nairobi. When the slums are located on private land then upgrading

become difficult due to compensation costs.

Omuta urged that the informal economic activities plays a significant role in the maintenance of the city as a stable self-sustaining socio-economic system^{1,3}. Many urban planners have tended to ignore this aspect. The informal sector has been perceived as polluting and degrading the environment. Many housing studies indicates that the informal economic activities are very prevalent in many slum areas and other low-income areas.

Slum community development in New Delhi involved the improvement of the informal activities in these activities organised themselves into voluntary groups geared to keeping their places of
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business clean. This would apply to Korogocho where the presence of Soko Mjinga market calls for concerted effort by stall-holders to keep the slum clean. This demonstrates the need for mutual self-help spirit.

Mabogunje saw a slum "as the most active area of the city in terms of petty trades."¹⁵ The Kenya ILO Report saw them as "an alternative strategy for development."¹⁶ Since unemployment in a slum

area lowers their financial affordability for services. There is a need for these economic activities to be improved and expanded to generate employment opportunities.

A United Nations Report stated that,

"Governments often hesitates to provide the slum people with services because they are affraid they may not be able to afford to pay for them." 1⁷

Promotion of these activities would enable them to afford the services and set into process, the 'unslumming* of the slum.

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Clinard urged that the only way to open up a slum is to increase upward social mobility, and advocated provision of economic and education opportunities for the slum people so that they can excercise more freedom of choice.

In the past slum improvement tended to ignore these activities. A study of their characteristics may well call for urban land-use changes.

Due to rural-urban migration, there often arises conflicts of norms and values in urban areas. Ethnic and racial heterogeneity often causes social tensions.

Slums often develop a culture quite distinct from the well off
• 1

areas which according to Clinard are characterized by social apathy. This creates conditions unsuitable for the development of self-help.

There is need to initiate and develop community development, in Korogocho. This is because the City Council does not have adequate funds for housing provisions. The people must learn to meet their needs through self-help. This involves the local people uniting with the Government and Non-Governmental agencies to meet socio-economic and cultural needs.

The house structures in Korogocho consist of sub-standard building materials which are not in conformity with Grade I and II Bye-Laws. Many houses have walls built with mud and wattle and roofs made of cartons, polythene papers, and sometimes old tins.

The houses are very congested and over-crowded with plot coverage of over 85%. This has led to frequent fire outbreaks as in 1985 in Grogon. Lack of adequate space between buildings causes sanitation problems due to lack of spaces for toilets and drainage lines. Since the bedrock is very near the surface buildings of pit latrines is very difficult and toilets

are therefore few and shallow. During the wet season the soil-moisture level raises near the surface causing floors to become dumpy. This creates conditions suitable for many diseases like pneumonia and fungal infection.

There is a problem of accessibility. There are few roads and pedestrian routes, many of them are unpaved and become very dusty during the dry season. During the wet season they become muddy and impassable. The slum is built on a ridge separating Gitathuru and Nairobi rivers. There is a problem of accessibility to the neighbouring areas due to lack of motorable bridges.

There are many economic activities going on in Korogocho. There is a need to study their characteristics which can be incorporated in any slum improvement exercise particularly with reference to this area. Some of these economic activities were carried on along the road, causing accumulation of garbage and environmental degradation.

There is a serious shortage of services and physical facilities. The neighbouring schools and health facilities are overcrowded. They were planned

without Korogocho in mind. There are no recreational facilities such as playing grounds. Many children use the roads. This is very dangerous. There is also the problem of lack of social halls to be used to enhance community integration. The village leaders and women groups complained of lack of meeting places.

Korogocho is a collection of six villages which are Grogon, Ngomongo, Gitathuru, Highridge, Nyayo and Korogocho. These villages have different origins. Many of the inhabitants were resettled there from other slums demolished from other parts of Nairobi. Many of these villages were suspicious of each other and tended to regard themselves as different from others. There was also tribal heterogeneity which is a source of mistrust.

There are three main religious groups engaged in community development in Korogocho, namely the Catholic church, the Baptist church and the Reedemed church. These groups seemed to work independently leading to duplication of efforts. They have also tended to disregard the local indigeneous village leadership.

These religious groups have addressed themselves to problems such as the provision of educational facilities and services, vocational training, nutrition, health care and family planning. They have also emphasized the development of women groups so as to improve their socio-economic status. These women groups had leadership, management, marketing and financial problems. Their projects tended to lack adequate feasibility studies. There was also much duplication of projects leading to poor marketing.

1:1 STUDY OBJECTIVES

1. To carry-out a socio-economic survey of the study area.
2. To study village organisation and community development in Korogocho.
3. To formulate policy recommendations based on the findings and with special emphasis on Korogocho.

1;2 STUDY ASSUMPTIONS

The study assumes the following:-

- i There is a housing problem being faced by the low-income groups.
- ii Slums are caused by the low-income levels of the residents, as such there is a need to raise the levels of income.
- iii Slum economic activities are common in slum and therefore should be incorporated in the improvement and upgrading process.
- iv Slum dwellers should participate in the upgrading process through community development for effective implementation.
- v Community development involves social change, so its more effective to work with groups rather than individuals.
- vi Slum is a product of group practices, so the change should emanate from the people.

1 ; 3 RESEARCH METHODOLOGY

A combination of several research methods were employed. Efforts were made to consult published and unpublished materials so as to understand the conceptual framework underlying slums phenomenon.

(i) HOUSEHOLD DATA

150 household questionnaires were administered using stratified random sampling. There are six villages in Korogocho namely Grogon, Highridge, Gitathuru, Korogocho, Nyayo and Ngomongo. The household questionnaires were administered as follows:

VILLAGE	NO. OF QUESTIONNAIRES	%
Nyayo	18	12
Ngomongo	26	17
Korogocho	28	19
Highridge	26	17
Gitathuru	25	17
Grogon	27	18
Total	150	100
«		

(ii) INFORMAL SLUM ECONOMIC ACTIVITIES DATA

120 questionnaires were administered to cover those engaged in informal economic activities. The distribution of questionnaires which were administered randomly per village is shown below.

VILLAGE	NO. OF QUESTIONNAIRES	%
Korogocho	20	17
Nyayo	8	7
Gitathuru	25	21
Highridge	23	19
Grogon	27	22
Ngomongo	17	14
Total	120	100

(iii) COMMUNITY DEVELOPMENT DATA

To get data on community development and self-help activities, effort was made to interview all the three church groups project managers, then unstructured and structured questionnaires were used. Many of the women group leaders were also interviewed. Where there was data inconsistency the study consulted

with the area assistant community development officers, their extension officers as well as the local Nairobi City Council community development office. The study also interviewed the members of most of the village committees and youth wingers. The household questionnaire also sought to get some information on the levels of community participation and awareness.

Two Nairobi University Sociologists graduates were employed as research assistants. Photographs were taken where necessary.

1:4 SCOPE OF THE STUDY

This study will focus on Korogocho slum area in Nairobi. It will look into the evolution of these slum to determine the causes of the present spatial distribution of the villages which make up the slum. The social effects of this pattern on community participation and integration will also be examined.

The study will also examine the nature and the extent of the housing problems. This will involve examining the house structures, the level of services, infrastructures, sanitation and general environmental conditions.

The study will also examine the nature, characteristics and distribution of the economic activities within the slum. The relationship between these economic activities and the housing will also be examined.

The study will also examine the village organisations in the slum. There are four village committees. The work of these committees and their relationship to the formal bureaucratic apparatus will also be considered.

There are three main christian groups working in Korogocho. Their community efforts will be evaluated in terms of their effectiveness to solve slum problems.

1:5 STUDY LIMITATIONS

There was lack of adequate and update maps and photographs covering the area. This made it difficult to come up with a slum upgrading plan covering the whole slum, as was first intended.

The village covers a very large area and has a high population. It was not possible to survey as many households as would have been desirable within the time available.

Due to lack of adequate amount of time, the study was not able to interview many of the women groups as well as those in the informal economic sector adequately.

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CHAPTER II

LITERATURE REVIEW

Chapter outline

This chapter will discuss the theoretical conceptual framework behind slums, nature, development, and distribution. The different causes of slums will also be discussed. Attempts will be made to discuss Kenya's housing policies and how they have affected slum development. Attempts will also be made to discuss the conceptual framework behind slum informal economic activities and their contribution to the maintenance of the city as a viable socio-economic system. Community development ideas will also be discussed with various examples from different parts of the world.

2:0 LITERATURE REVIEW

According to Syagga a house can be defined as an independent place of abode comprising of one or more rooms arranged for the use of one or more persons living as a household. Some of the uses includes cooking and sanitary facilities.' Housing is both a process and a product and includes the institutions involved in the delivery process.

Umpathay urged that a house is not just a structure of brick and cement. It is a nucleus in which the family can plan and grow in different useful directions of development through motivations

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for better life. To him a house gives the owner a sense of identity and self-dignity especially if

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he has built it with his own efforts. This becomes a source of peace, pride and satisfaction. Vanderlinden felt that such feelings enable the house owners to plan for his future with confidence.⁴

At a global level the definition of housing has become more comprehensive. A house is not just the four walls and a roof. One must also consider the housing units in relationships to themselves, and the rest of the community.

Syagga saw housing as a part of the basic needs like food and clothing. However the amount one can consume depends on the flow of services, income and expenditure on other goods.⁵ This brings in the issue of affordability. This is a very crucial issue which is related to the housing need and demand. Housing need address itself to the total number of dwellings required to adequately house the population at a given standard for a given period, of time. Housing demand however addresses itself to housing supported by the ability to pay.

Many countries are unable to meet the housing need. This leads to housing deficits especially for the low-income groups. These are classified as those earning between 0 and 150C shs according to the Central Bureau of Statistics. The Government has attempted to provide housing to meet the market demand. This has led to the low priority given to low-income housing.*'

This has encouraged the proliferation of slums and squatter settlements in Kenya. Slums reflect the inability of the market to meet the housing demand for the low-income groups. The word slum comes from the word¹slumber.¹

According to Clinard, slums were thought to be "unknown back streets or alleys presumed to be sleeping and quiet."⁷

The 1930 British Housing Act defined slums as:

"an area in which narrowness, closeness and bad arrangement, or the bad condition of streets and houses, or groups of houses within such an area, or the want of air, light, ventilation and proper conveniences and other sanitary defects, or one or more of such causes as are dangerous or injurious to the health of the inhabitants of the buildings."⁸

The 1937 American Housing Act defined slums as:

•any area where dwellings predominates which by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitary facilities or any combination of these factors, are detrimental to safety, health or morals.'⁹

Ford however saw slums in a sociological context. He saw slums as 'a residential area in which the housing is so deteriorated, so unwholesome as to be a menace to the health, safety, morality or welfare of the occupants.'¹⁰

The definition above seems to indicate some relationships between poor housing structures and slums social problems. Wingo emphasised sociological

characteristics i.e.

'a genuine social community in the culture of poverty with all of the institutions of support and adjustment and accomodation for new urban migrants as well as low-income groups needs. '¹¹

Clinard saw slums as a system,

'slums vary from one type to another, but certain general patterns of slum life are universal. Although the slum is characterized by inadequate housing, deficient facilities overcrowding, and congestion, it involves more than these elements. Sociologically it is a way of life, a sub-culture with a set of values, norms which are reflected in poor sanitation practices, deviant behaviour and characteristic attributes of apathy and social isolation. People living in a slum are isolated from the general power structures and are regarded as inferior, and slum dwellers in turn, harbour suspicions of the outside world.'

According to Obudho (1987) slum is an evaluative concept and not an analytical one. Therefore the definition must be understood and viewed within social, cultural, economic, and regional changes worldwide. ^J

Solzbacher considered three criteria which could be used to define a slum,

'i The physical conditions, overcrowding, sanitary conditions, lack of access to facilities. This limits physical

and mental well-being.

- ii Lack of effective social organisation.
- iii the social image/images that are held of the area by the larger community and the self-image of the residents.¹⁴

Whyte saw a slum community as revealing high degrees of social organisation, with systematic and persisting features of social behaviour.¹⁵ Clinard supported this assertion by urging that slums,

"rather than being disorganised often simply has its own organisation, usually a type judged by the middle class to be •'unconventional " 16

Each slum has its own set of beliefs, values and practices. These may not conform to the middle class values and norms. Conventional institutions like the police and governmental authorities may be ineffective in a slum, however they are replaced by informal controls based on age, sex, occupation and ethnic groups.

Clinard saw delinquent gangs as the lower-class boys positive efforts to achieve status. This has planning implications, Slum clearance usually destroy such social organisations.

What causes slums? Hunt and Hurton defined a slum as a deteriorated area inhabited by poor people. They felt that age of the building does not cause a slum. This is because old buildings when structurally sound can be remodelled into highly fashionable residential districts. They felt that it is the low-income levels of the residents which creates a slum.

Hunt and Horton considered four steps which they felt leads to the conversion of an area into a slum.

- "i older houses are subdivided so that some units lack even facilities for cleanliness like bathrooms.
- ii with sub-division there is an enormous increase in overcrowding and congestion. Buildings deteriorates through heavy use and lawns are worn bare.
- iii building owners neglect maintenance or improvements due to rent control and taxing policies which penalises improvements.
- iv People who have always been poor and lived in old houses generally take poor care of their property."¹⁷

Slum lords are often blamed for the wretchedness of the slums because many are absentee landlords who live in better housing estates. Slumlords rent part of the house for income generations to meet personal and mortgage needs.

The magnitude and effect of congestion and overcrowding could best be appreciated, when we consider the following examples based on averages. In Panama city slums, 20 people often share a room of 225ft², Kingston, Jamaica 9 people often share a single room of 60ft². Hongkong with its prosperous economy has also slum problems forcing an average of 6 people to share a room of 40ft².

In developing countries slums are characterized by lack of physical facilities, infrastructures and services while in developed countries slums are characterized by dilapidated houses due to age, physical and environmental deterioration.

Obudho (1987) felt that slums in Africa are characterized by complete lack of old houses.²⁰

A study in Nigeria revealed that 85% of the 4759 children in a Lagos slum had intestinal parasites due

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to poor sanitary conditions. Slums often manifest high crime rates. There is frequent drunkenness, suicides, illegitimate children, juvenile delinquency and family maladjustment. Hunter found that 50% of all arrests in a New York occurred from the slums.²²

Srivastava found high juvenile delinquency and vagrancy

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in Lucknow and Kanpur slums in India. The existence of high crime rates can be attributed to inadequacy of economic and social choice. First lack of employment, food, clothing and shelter means that the people are tempted to steal so as to survive. Lack of formal education makes it difficult to instil conventional values and norms.

Mabogunje discussed what is a slum in an African context. He saw a slum as,

'a collection of insubstantial housing constructed of "recuperated" waste materials of wood or corrugated iron sheets ... mud wall and thatch roof or iron roof. There is little in the way of road systems.... (and if) a road system is discernible (it) is usually unpaved and gutted by erosion. Many ho 'ses have no electricity or piped water and (most of them have) pit latrines. There is no sewerage or drainage system.... There is also few schools and no hospitals or health facilities. Yet this is the most active area of the city with its petty trades.'

Jorgensen stated that slums can be categorized on the basis of conformity to the building standards and legal requirements. Slums are here seen to consist of primitive shelter which are officially outlawed due to non-conformity to construction

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standards. The buildings tend to be built spontaneously, undirected and with untrained efforts.

They represent desperate efforts by individuals to provide shelter where there is a lack of alternative.²⁶ Jorgensen also saw squatters as slums but with emphasis on the illegal nature of the land ownership occupied by the slum dwellers. They do not own the land on which they have built the house structures. The house structure itself could be illegal because it does not conform to the building Bye-laws. It also could be illegal if it was once a good structure but has deteriorated to a level which has been legally defined as unfit for human habitation.

Slums have continued to persist despite official disapproval. Apparently they have some functions to play in the urbanisation processes. According to Obudho (1987) slums offer temporary solution to urban housing problems. This is because African slum problems are a reflection of normal urban processes occurring under historically unprecedented conditions.²⁷

Slums serve as reception areas for single migrants, since they offer relatively cheap accommodation. They serve as a transition from a rural to an urban way of life for new migrants. Vanderlinden added that slums act as cultural shock

absorbers. They also act as a school to educate new migrants into urbanism. This is important in such places as East Africa where urbanisation is

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still low. And the contrast between rural and urban life is great.

Several theories have been advanced to explain the distribution of slums. Horton saw slums as being

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explained by Burgess concentric place theory.

Slums develop within zones surrounding the central business district. Early in the city's development the area is the home of the upper class - a fashionable residential district.³⁰

With the expansion of commercial and industrial ventures this area becomes infiltrated with business activities. The well-to-do move to the suburb. The low income workers and recently arrived poor migrants move in.

Due to decrease in the amount of rent the buildings, become poorly maintained leading slowly to the formation of slums. The development of such slums on land of high value has often justified slum demolition and urban renewal programmes.

Homer Hoyt theory is based on the views that city growth pattern follow certain sectors.³⁰ Industries locate near railway lines, to achieve economies of scale. Poor working men houses tend to locate near these industrial areas. High income residential areas tend to locate on high ground with suitable healthy environment. The best housing does not fringe the entire city but only parts of it. The main industrial areas of the future may well be located on the outskirts of cities.

The pattern of land distribution where the slums are located near the Central Business District represents a pattern only fulfilled in industrial cities. It does not apply to pre-industrial cities.

In pre-industrial cities the central area is generally inhabited by the elite, with the slums being located at the peripheries, where "houses toward the city's fringes are small, flimsily constructed, often
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one-room, hovels into which whole families crowd. The disadvantages of distant locations are borne by the poorest, who must travel the longest to gain access to the city's facilities.

Abrams saw slums as being explained by the fact that:

"their inhabitants cannot afford good housing and because private enterprises will not supply it at prices they can afford¹³²

Mackintosh listed four factors which cause slums? the house, the physical condition of the house, the

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owner and the tenant. This calls for good house maintenance by the tenant and the landlord. The community need to be blamed as well because sometimes they do not support the government efforts to enforce decent standards.

Slums are a manifestation of a housing problem. Akom attributed proliferation of lagos slums to,

- 'i rapid urbanisation processes.
- ii the urbanisation processes have led to rapid population growth rates leading to serious housing shortages.
- iii constant increase in land speculation and building materials prices.
- iv absence of well co-ordinated housing policy.³⁴

Omuta felt that slums and related economic activities causes environmental health problems.
Chung has attributed Hongkong slum problems to rapid migration from mainland China, political uncertainty and financial difficulties.³⁶
Vanderlinden felt that complexity of urban land ownership hinders urban housing development.
UN Habitat (1977) urged that security of tenure,

'provides an important impetus for the improvement of housing and community environment. This has been verified in a number of cases. The social, economic and administrative advantages which could result from legislation of squatters has gained credibility. As such the feasibility of long term leases or granting of land title to neighbourhoods or co-operative groups rather than individual squatter households is being considered by some governments³⁸

U.N. Habitat stated above saw the central location of slums near Central Business District as causing serious problems particularly in free-market economies. This is because the price of urban land increases towards the centre of cities. This makes them potentially valuable for re-development.

Syagga felt that since housing problems are caused by rural-urban migration,

'it therefore makes little sense to embark on massive development of low-income housing and upgrading of squatter settlements in urban areas, if the population influx from the rural areas would turn these houses into slums due to over-crowding.'³⁹

Obudho (1982) stated that due to development of intermediate urban centres like Nakuru, Thika, Eldoret and Kisumu, urban primacy has decreased. As such slums should be perceived within a broader regional context. The 1966-1970 National Development plan estimated rural-urban migration to be 5 - 6%. Housing policies have tended to worsen housing conditions. For example Syagga showed that after Kenya's independence the housing policies were inconsistent and contradictory. Before independence pass laws were applied to keep unemployed African migrants out of Nairobi. This was aimed at Minimising housing demand by the Africans.

Ichoya attributed Nairobi's housing problems to slum clearance and demolition without suitable alternative housing for those affected. Kenya Government has tended to give low priority to housing

* Ichoya pp. 10-22

in relationship to other sectors.^{4^} The Government does not state whether the housing policies are based on the housing need or demand.

HOUSING DEVELOPMENT PERFORMANCE
THROUGH PUCLIC FUNDS (source Syagga 1987)

<u>PERIOD</u>	TOTAL	<u>ANNUAL</u>	TOTAL
<u>1962-70</u>			
Urban		7600	9500
rural		38400	
<u>1970-74</u>			
urban		10000	
rural		50000	
<u>1974-78</u>			
urban	160000	29000	9000
rural			
<u>1978-83</u>			
urban	290000	61000	44600
rural	1075000	215000	

The data indicate clearly that housing deficit has been increasing with time due to poor performances. There is a need for effective co-operation between all private and public sector bodies concerned with

housing delivery. The housing policies should establish administrative procedures to guide housing development.

80% of Kenya's urban population have no effective demand for any form of housing that would meet their conventional housing need. 70% of the demand for urban housing is by the lowest income group.⁴⁴ This has tended to stimulate proliferation of unplanned houses and slums. That is why Nairobi metropolitan growth strategy called for squatter improvement and upgrading.

The 1983-88 Development Plan recognises the role of private sector in the provision of housing. Their participation would increase funds available for housing. The involvement of private sector is very crucial in solving low-income housing problems. Most of the land around the peripheral parts of Nairobi is under private ownership. Individuals have built houses on unserviced land. This has encouraged growth of slums like Kawangware and Kangemi.

According to the 1983-88 p. 165 National
Development Plan,

'To upgrade unplanned settlements, it will involve the preparation of physical lay-out plans, regularization of land tenure by issuing titles, and provision of basic services to encourage beneficiaries to improve their housing structures and the environment through self-help efforts. Assistance will be offered through material loans, technical advise, provision of water-points and toilet blocks.'

U.N. Habitat recognised the participation of slum people as paramount. As such Government programmes for slums improvements should emphasis measures which will release people's initiatives and strengthen their capacities to solve their problems.⁴⁵

The second priority should be given to the improvements which an individual cannot handle on his own because they involve the whole society e.g. provision of water supply and sewar systems.⁴⁶

U.N. Habitat also stressed that without employment and education opportunities slums will remain as they are. They may even revert to their original states in spite of physical improvements.⁴⁷

Clinard urged that provision of economic opportunities enabled some members to move out,

'as each group rose up the economic scale and became acculturated to the general values of society, many of its members have tended to move to better areas.'⁴⁸

A belief has developed that the best way to speed up the processes of 'unslumming' a slum is to speed up economic and educational opportunities. This approach has justified provision of services like schools and health centres. Merton urged that problems like prostitution, alcoholism, suicide and delinquency, reflects the inability of all members of the society to achieve societal goals.⁴⁹ According to Clinard vagrant behavior occurred because,

'modern urban societies emphasis such competitive goals as material gain and higher education but provide limited means for the achievement of these goals because of differential in status. The greatest pressure for education arises among the lower socio-economic groups like those living in slums, where opportunities to achieve economic success are fewer and the level of education lower. Those denied access to legitimate means may adopt such illegitimate means as delinquency and crime, or may retreat from the goals through such 'adaptations' as mental disorders, alcoholism, drug addiction and suicide.'⁵⁰

Obudho asserted,

'slums and squatter communities contribute to economic production because they are closely integrated with the larger national economic system. Living in slum and squatter settlements provides many opportunities for savings and capital formation.'⁵¹

Etherton indicated that many of the rural-urban migrants are job-seekers.⁵² According to Fopuhunda⁵³ and Omuta⁵⁴ many of them do not succeed. The presence of informal economic activities within the slums help to provide these people with temporary employment and prevent accumulation of social discontent and frustrations. Omuta urged that the informal activities plays a significant role in the maintenance of the city as a socio-economic system. Sutheraman in his study of Jakarta concluded that 50% of the
55
workers were engaged in the informal activities. Sada in his study of Eenin city and Warri in Bendel state (Nigeria) came to the conclusion that 60.4% and 56.7% of the labourforce in these two cities were in the informal sector respectively.^

Wachtel⁵⁷ and Nelson⁵⁸ showed that the informal economic activities are an essential component of slums in Kenya. Bell saw the informal sector

activities as,

'a horde of shoe-shine boys, netty traders, pimps and prostitutes whose main functions are largely parasitic and whose employment is casual and intermittent, with a fair leavening of illegal activities⁵⁹

This school of thought has been used to justify the elimination of traces of informal economic activities within housing areas, because they are perceived as polluting the environment.

Kenya ILO Report* saw the informal activities as a source of a new strategy for development. The report catalogued the characteristics of these activities as,

'ease of entry; reliance on indigeneous resources; family ownership of enterprises, small scale of operation, labour intensiveness; adapted technology, skills acquired outside the formal school system: and unregulated and competitive markets.^

These activities need to be promoted so that the slum people can afford whatever the services, and infrastructural facilities may be provided.⁶¹

* Employment, Income, and Equity: A strategy for increasing productive employment in Kenya ILO Report 1973.

U.N. Habitat report urged,

'slums are composed of people not just buildings. Physical upgrading of the environment without simultaneously strengthening the self-respect of the inhabitants will not produce long-lasting improvements.'⁶²

This calls for community participation in slum improvement. Ethnic heterogeneity in slums causes conflicts of norms and values. This hinders social communication and often aggravate social tension leading to frequent tribal clashes. Clinard urged that, this hinders community development which he defined as,

'organised efforts to improve the villages. It also involves overcoming the residents apathy through emphasis on self-help.'⁶³

In international usage the term community development,

'connotes the processes by which the efforts of the people themselves are united with those of the governmental authorities to improve the economic, social, and cultural conditions of countries, to integrate these communities into the life of the nation, and to enable them to contribute fully to the national progress....'⁶⁴

For a slum area the community development could be modified to be,

'development of community feelings, self-help, indigeneous leaderships, and the co-operation between the government and the people in the use of services. The first requires the creation of effective community relationships, where none exists for the purposes of bringing into urban life some of the organisations that unites the people in the villages.'⁶⁵

Umapathy stated the objectives of community development as,

'to create a sense of coherence on a neighbourhood basis through corporate civic action and to promote a sense of national integration. Other objectives includes developing a sense of belonging through increased participation of people in community affairs, creating a way of thinking, concentrating on welfare problems with their own initiatives and organisation of self-help and mutual aid.'⁶⁶

Umapathy continued to argue that there is a need for an integrated approach, with emphasis on strong women participation because women and children are the main victims of increased havoc created by the polluted environment.⁶⁷

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CHAPTER III
HOUSING AND SOCIAL CHARACTERISTICS

Chapter outline

This chapter will discuss the location of the study area as well as its physical geography characteristics. Attempts will be made to discuss the housing problems experienced in the study area in terms of housing structures, the state of infrastructures; physical facilities; community services; and environmental sanitation. Attempts will also be made to analyse the demographic characteristics of the local people with emphasis on education, mobility, income and employment levels.

3:0 THE LOCATION

Korogocho is located on the Eastern side of Nairobi and is about 12km away from the city centre. It is an extension of the famous mathare valley slums (map 3:1). It is one of the fastest growing slums in Nairobi with a population of over 35000 people.* (figure 3:1)

The slum covers an area of 40 ha. and is situated on a ridge separating Gitathuru and Nairobi rivers (map 3:2). It is bordered by Kariobangi sewage treatment works towards the west and Ruaraka industrial area towards the east. Towards the south is Ngunyumu village. Towards the western side is Dandora site and service houses. Other slums bordering Korogocho are Ngurucola, kasabuni and Kanyago.

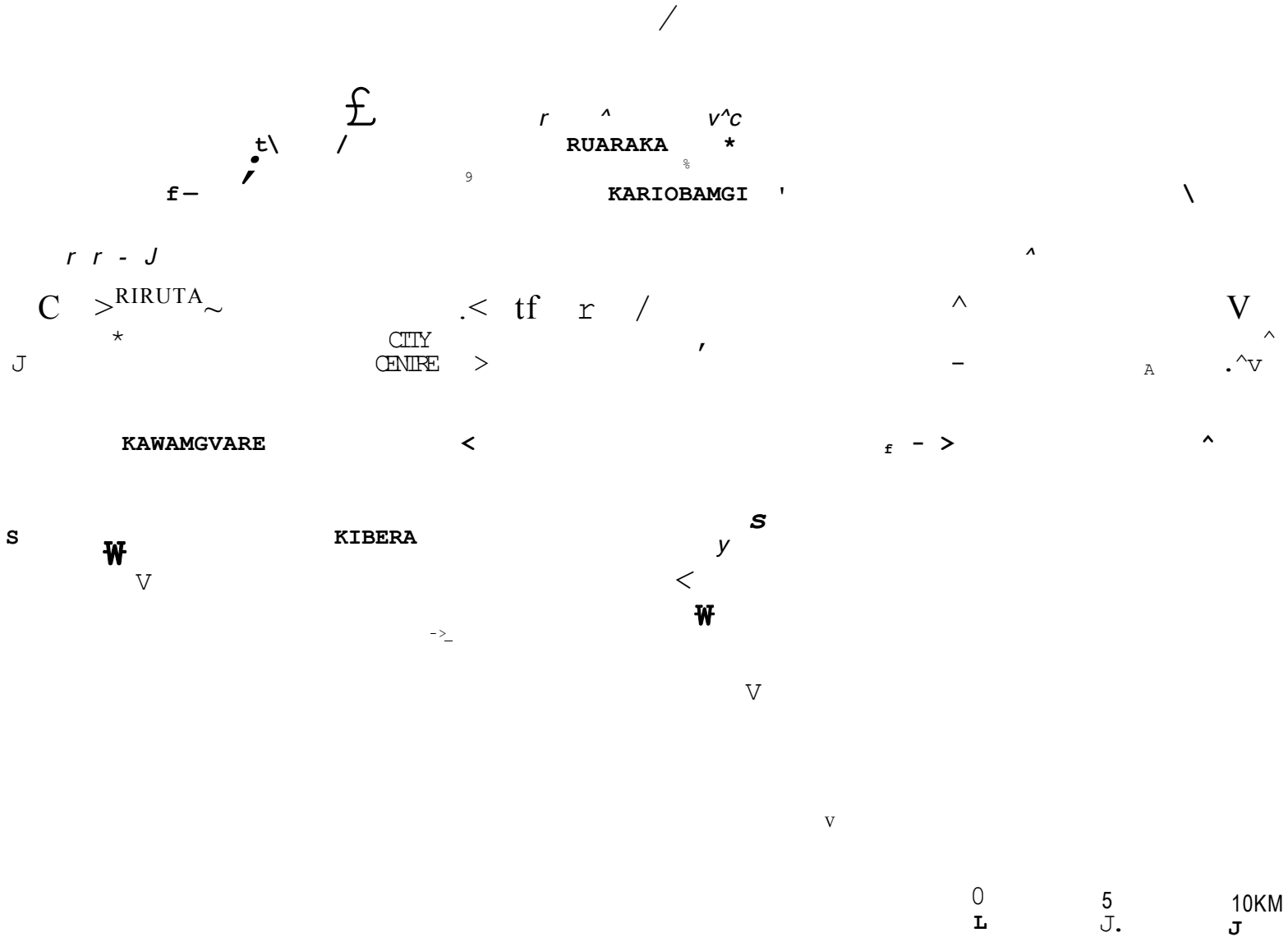
3:1 GEOLOGY

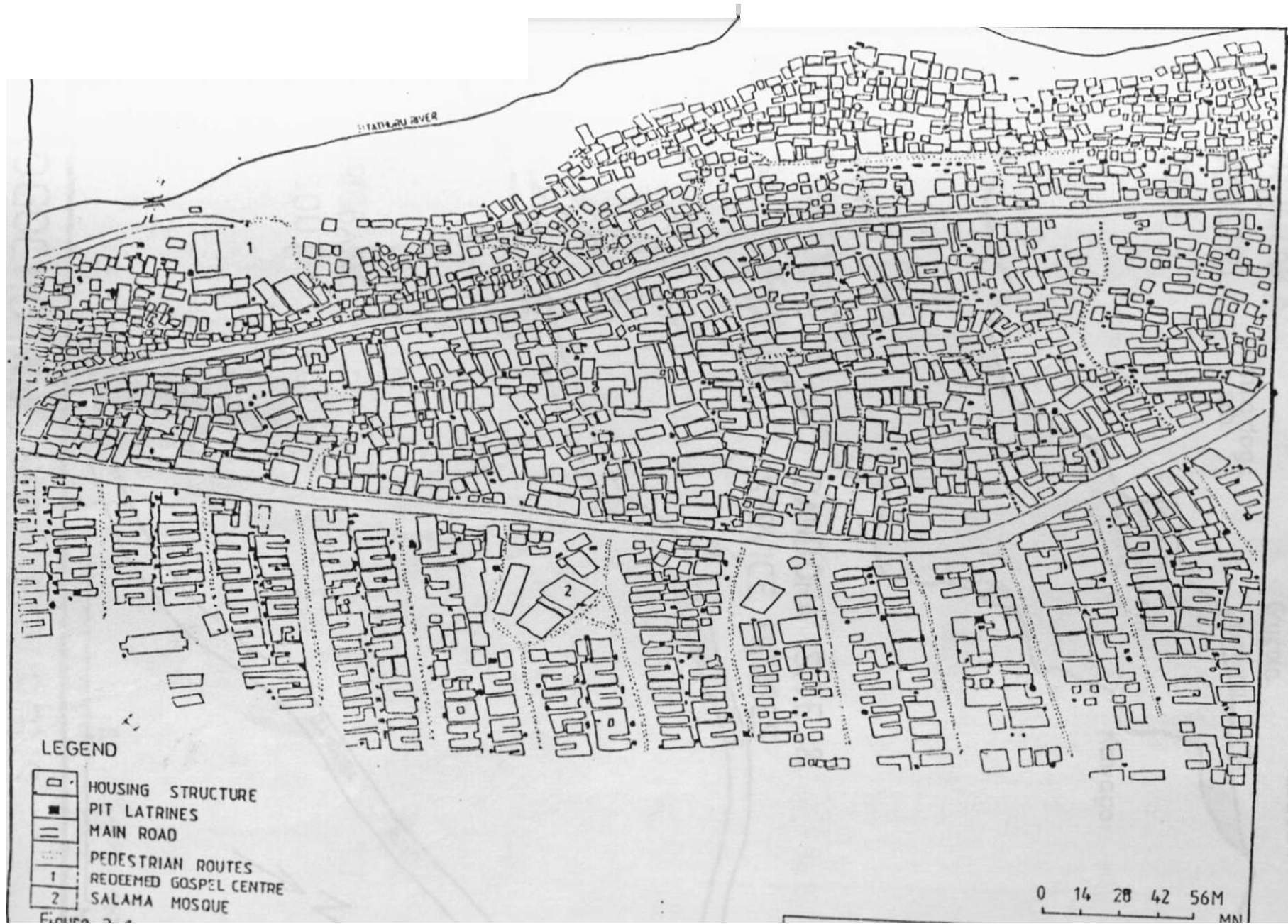
This area is covered by Nairobi phonolites of middle pliocene period and are estimated to be over 5.2 million years old (map 3.3). The lava attained a thickness of 120 metres in some places and differ from Nairobi phonolites. This is because it contains less conspicuous feldspar crystals and smaller nephilines. Small flakes of biotites are sometimes present.*

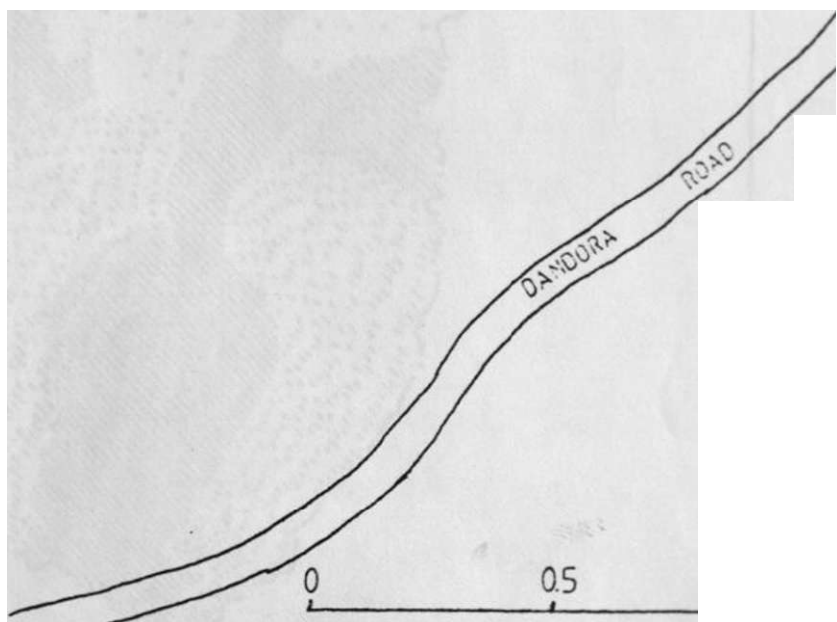
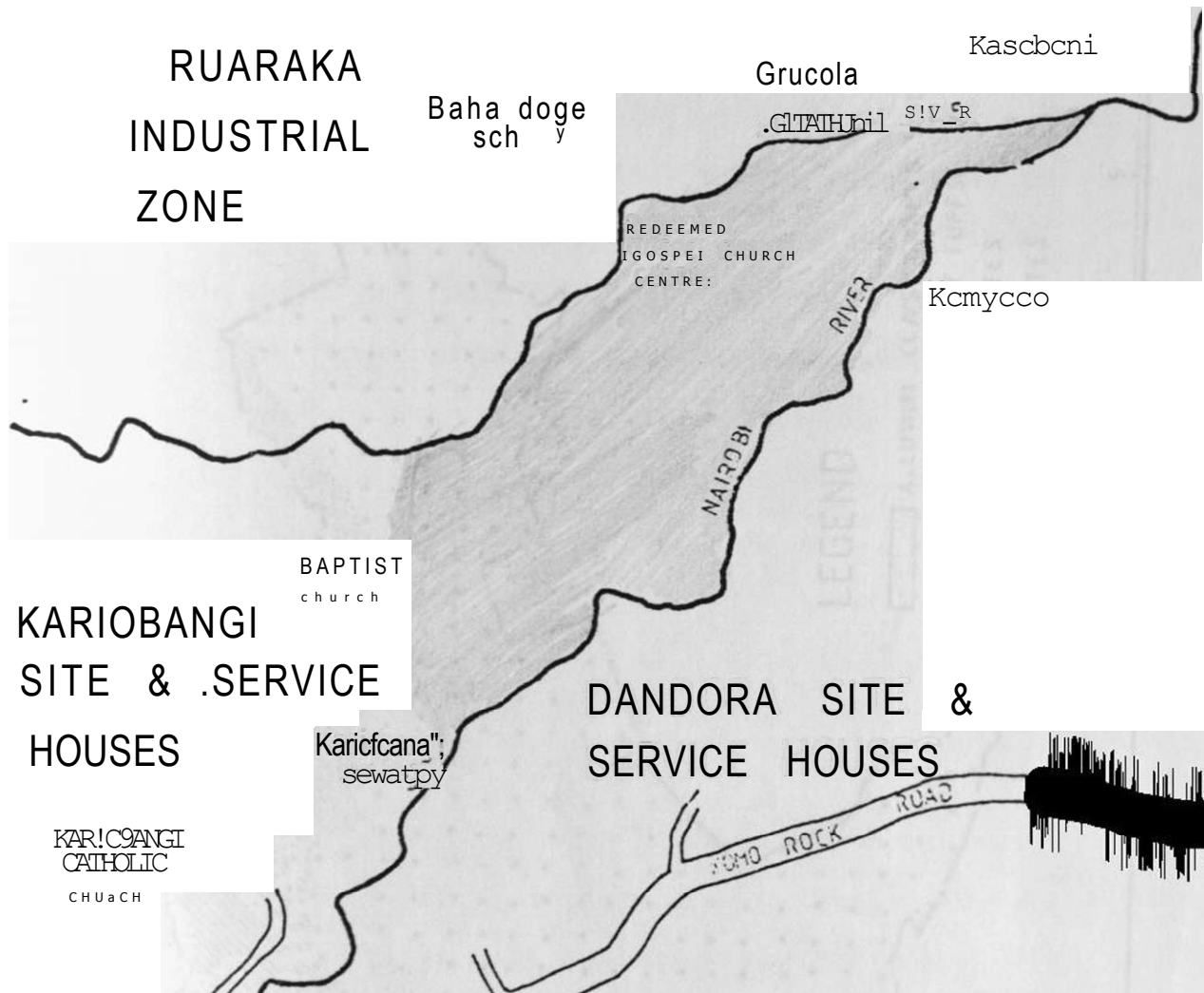
* City Planning Department estimates.

MAP3-1

MAJOR SLUMS IN NAIROBI

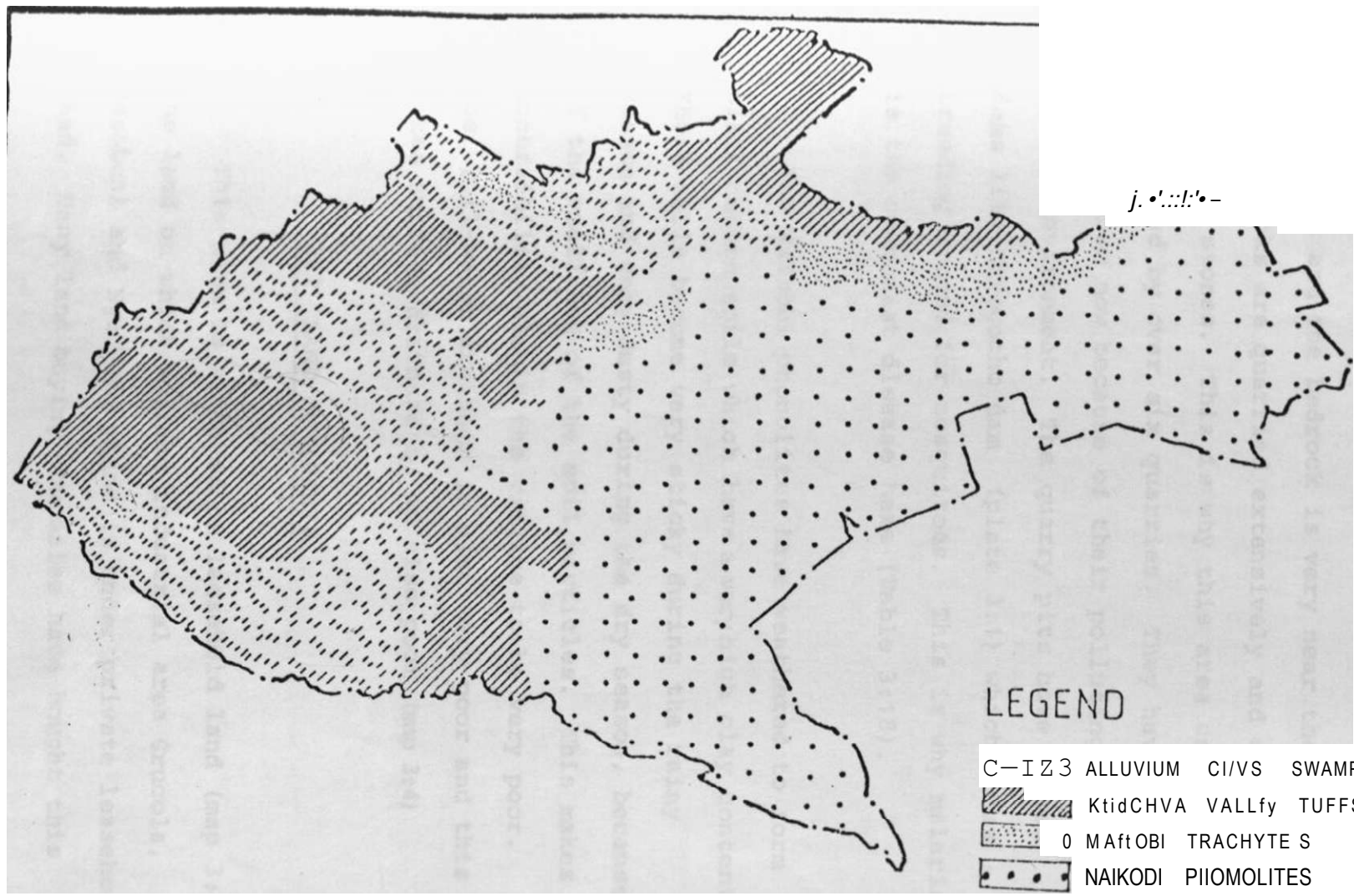






MAP 32

KOROGOCHO AND ITS ENVIRONS



MAP 13

GEOLOGY

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Since these rocks are not very old they have not undergone deep weathering, so the soil layer is very thin and the bedrock is very near the surface. These rocks are quarried extensively and used as building stones. This is why this area used to be surrounded by over six quarries. They have been closed down now because of their polluting effect on the environment. The quarry pits have formed dams like Korogocho dam (plate 3:1) which forms a breeding ground for mosquitoes. This is why malaria is the commonest disease here (Table 3:18).

The Nairobi phonolites have weathered to form black cotton soils which have a very high clay content. These soils become very sticky during the rainy season and very dusty during the dry season, because of the smallness of the soil particles. This makes accessibility within the village to be very poor. The soil-water drainage is also very poor and this makes surface drainage to be also poor, (map 3:4)

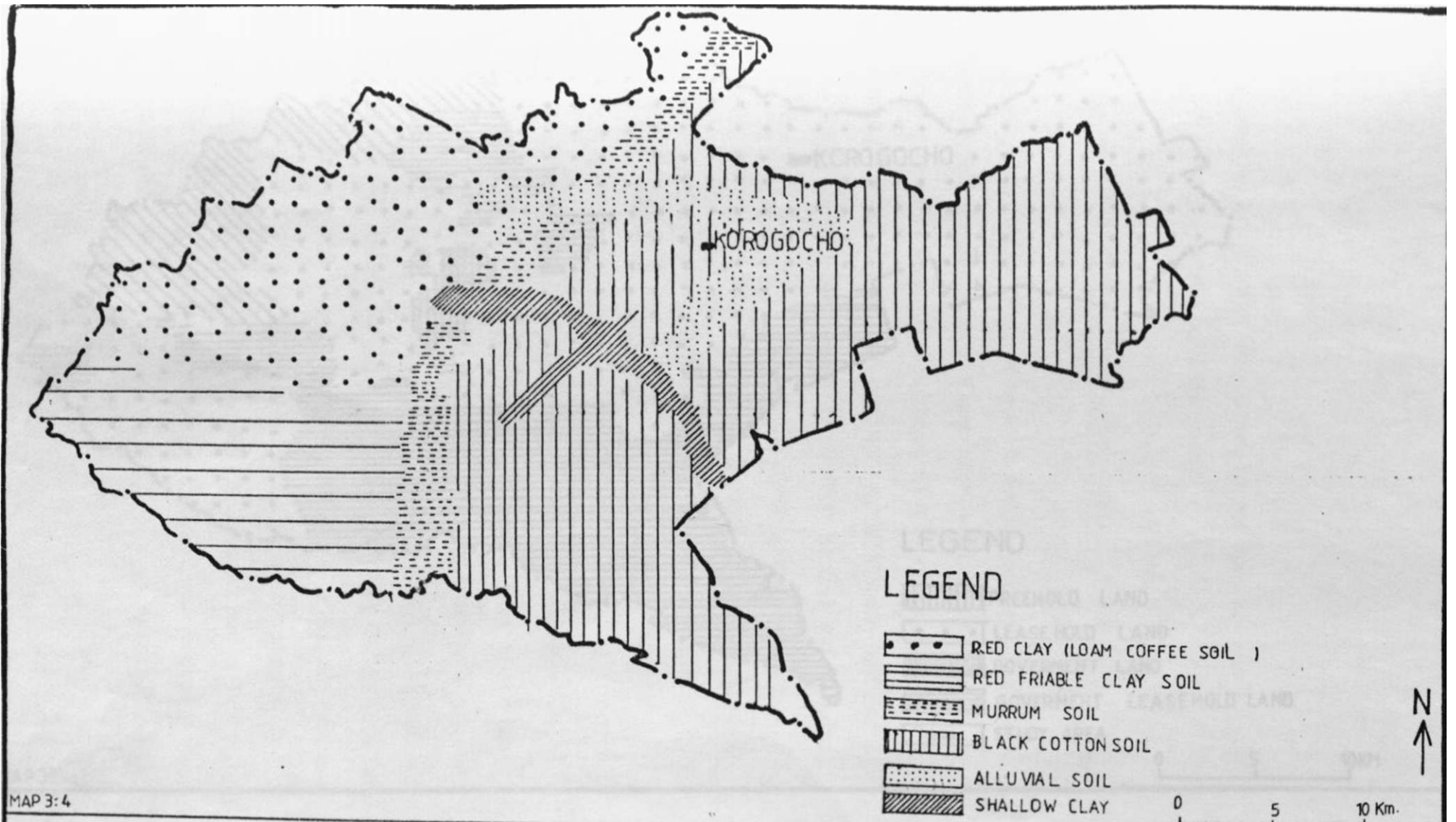
3:2 LAND OWNERSHIP

This slum is situated on leasehold land (map 3:5). The land on which Ruaraka industrial area Grucola, Kasabuni and Ngunyumu stand is under private leasehold land. Many land buying companies have bought this

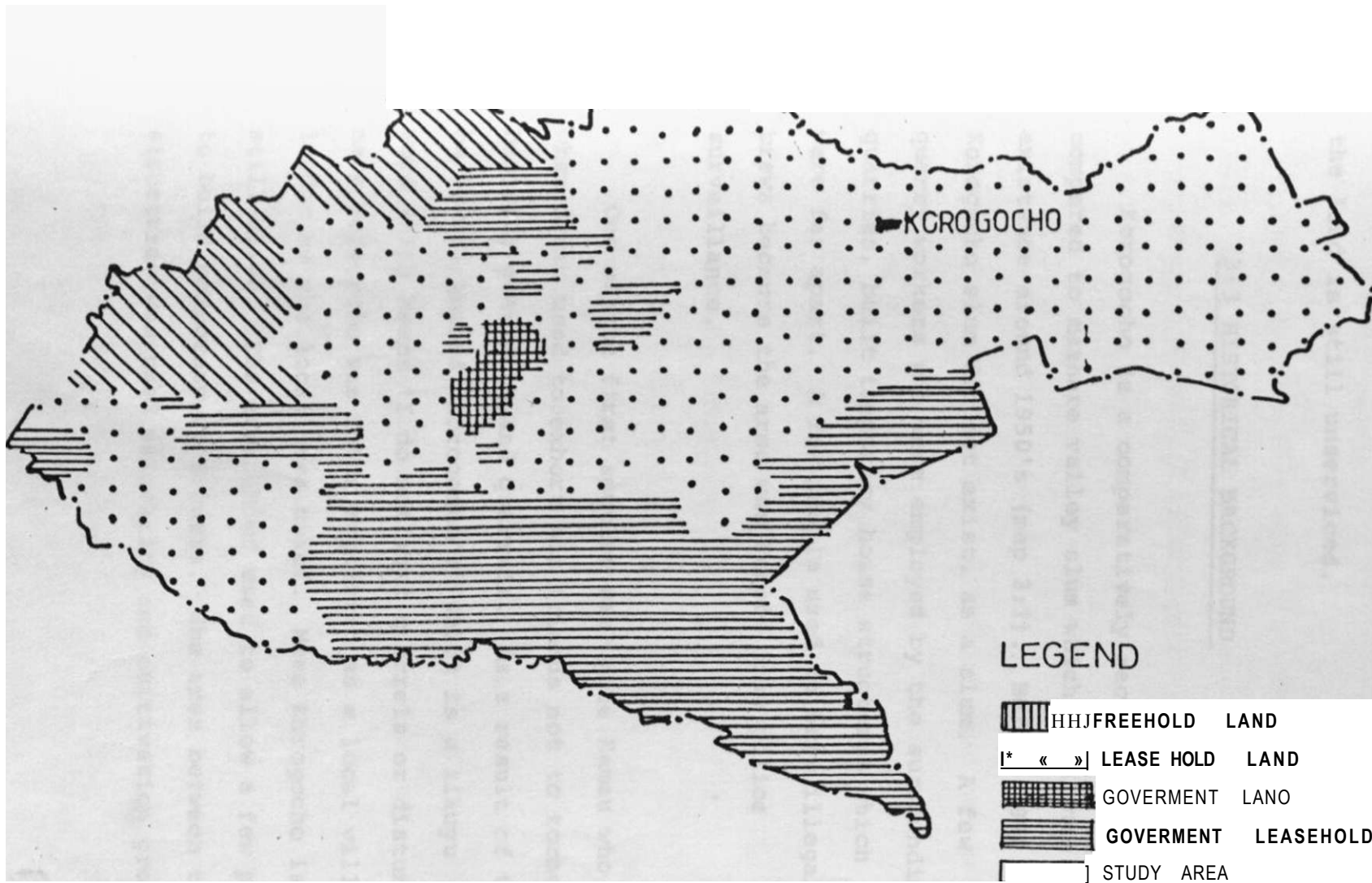


Plate 3:1

Korogocho dam. This used to be a quarry pit which was later abandoned. Many lives have been lost here. Since the water is stagnant it is also a breeding place for mosquitoes etc.



MAP 3:4



MAP 3-5

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MN

LAND OWNERSHIP

land and have used it to build rental houses though the land is still unserviced.

3:3 HISTORICAL BACKGROUND

Korogocho is a comparatively recent slum when compared to mathare valley slum which came into existence around 1950's (map 3:1). Before 1970 Korogocho slum did not exist, as a slum. A few quarry workers who were employed by the surrounding quarries, built temporary house structures which were far apart. A few people used to brew illegal brews because the area was remote from police surveillance.

One of the first settler was ^ mzee Kamau who when drunk used to exhort his friends not to torment him with questions and quarrels. As a result of this he was nicknamed 'Korogocho': which is a kikuyu word which means 'I do not want quarrels or disturbance.' mzee Korogocho was later appointed as a local village leader by the local area chief. Mzee Korogocho is still alive. The area chief used to allow a few people to build temporary structures. The area between the structures was used as grazing and cultivation ground.

3:4 THE GROWTH OF KOROGOCHO INTO A SLUM

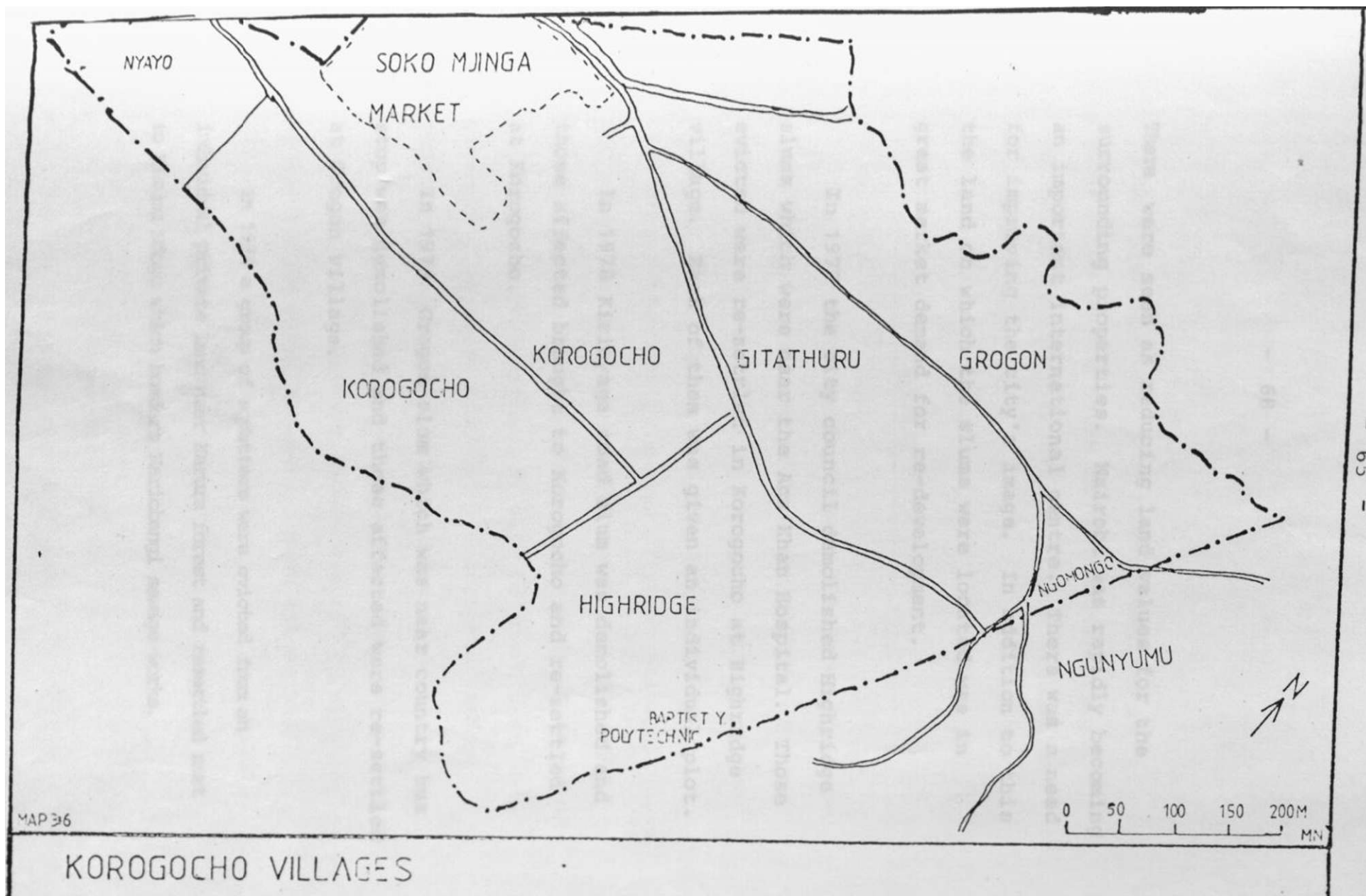
There used to be a slum situated at Ruaraka called Baba Dogo which was demolished in 1971. Those evicted were resettled in Korogocho at Ngomongo village, which is one of the village in Korogocho. Majority of the residents were Akambas by tribes.

Korogocho as a slum area is composed of six villages which are (map 3:6):

- i** Gitathuru
- ii** Ngomongo
- iii** Korogocho
- iv** Grogon
- v** Highridge
- vi** Nyayo

Gitathuru village is the original village which is therefore the oldest and used to house most of the quarry workers.

In 1977 Nairobi city council decided to demolish several slums near the city centre. It was the Government housing policy to demolish slums because they were seen to have poor aesthetic appeal.



MAP 36

KOROGOCHO VILLAGES

- 65 -

There were seen as reducing land values for the surrounding properties. Nairobi was rapidly becoming an important international centre. There was a need for improving the city's image. In addition to this the land on which the slums were located was in great market demand for re-development.

In 1977 the city council demolished Highridge slums which were near the Aga Khan Hospital. Those evicted were re-settled in Korogocho at Highridge village. Each of them was given an individual plot.

In 1978 Kirinyaga road slum was demolished and those affected brought to Korogocho and re-settled at Korogocho.

In 1979 Grogon slum which was near country bus stop was demolished and those affected were re-settled at Grogon village.

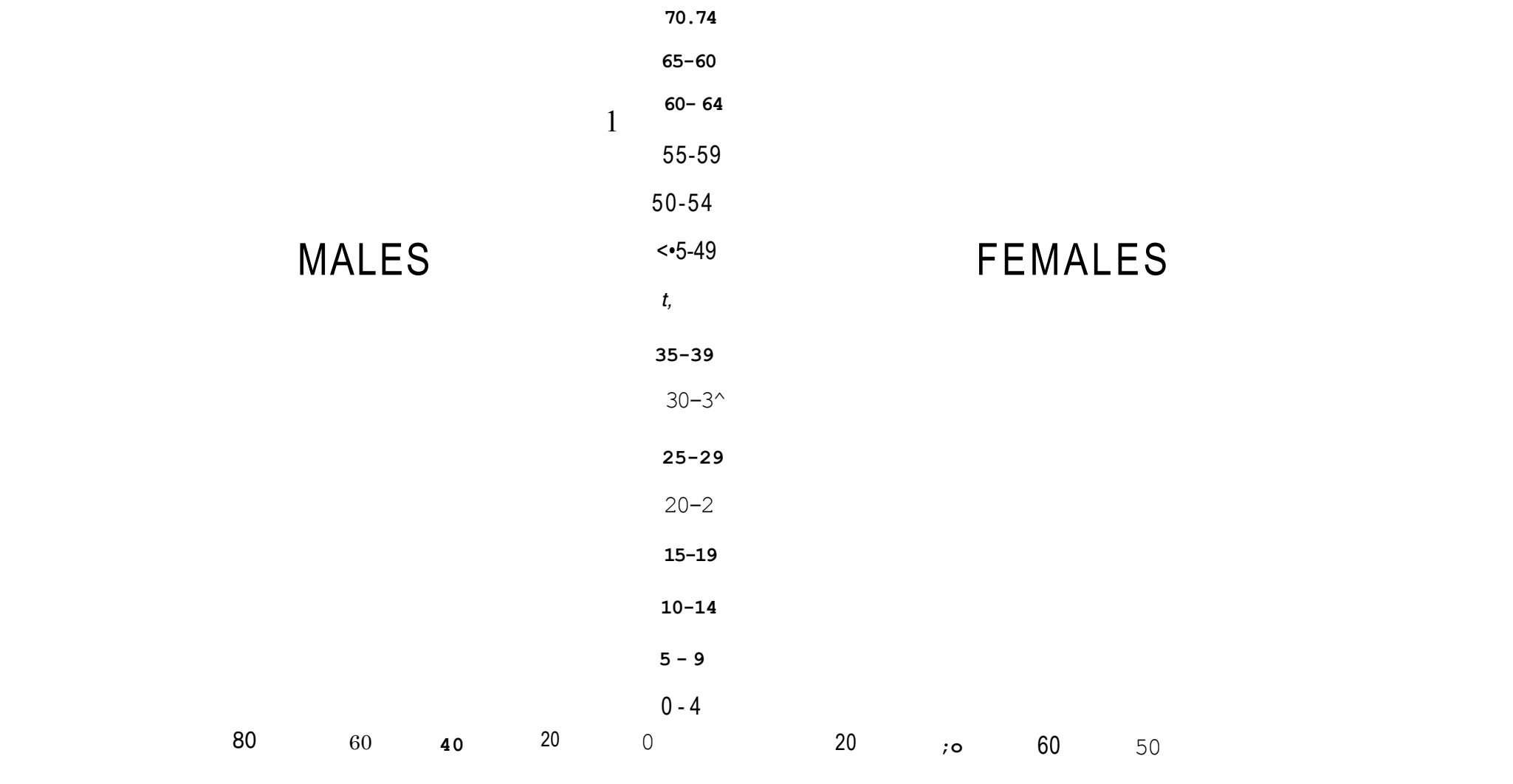
In 1954 a group of squatters were evicted from an individual private land near Karura forest and resettled next to Kisumu Ndogo which borders Kariobangi sewage works.

In March 1987 the city council decided to expand a few of the roads and pedestrian routes. Those whose houses were destroyed were re-settled at Nyayo village.

3:5 .POPULATION STRUCTURE

The city planning department estimates the total population of Korogocho to be about 35000*. Figure 2 shows the distribution of that population between different age-groups. This pyramid depicts a population structure dominated by those below 20 years. The predominance of a youthful and a sizeable aged population has a bearing on the provision of services and physical facilities. It will be shown that the presence of a large youthful population of school-going age has aggravated the problem of lack of enough nursery and primary schools. The presence of poor and unemployed aged population has led to proposal to start a home for the aged. Such a home has already been started near Mathare slums at a village called Michael village.

* City Planning Department estimates.



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POPULATION PYRAMID

The ratio of males to females was found to be 300:349 or 1:1.2. The male/female ratio for the other villages is indicated below.

MALE/FEMALE RATIO

	C-ITA	HIGH	NYAYO	KORO	NGOM	GROG	TOTAL
MALES	50	78	22	47	51	52	300
FEMALES	69	72	41	41	65	60	349
RATIO	1:1:4	1:1:9	1:1:9	1:0:9	1:1:3	1:1:2	1:1:6

Table 3:1 Field data

It is apparent from the table above that there is a higher proportion of females to males in Korogocho. In percentages, 54% of Korogocho residents are women. This supports Nick Nelson findings which stated that 50 - 60% of Mathare valley slum residents are

2

women. Predominance of women has a bearing on community development because, they together with children are the ones mostly affected by the poor environment.

These findings seem to indicate a new trend. Before independence Africans were seen as temporary labourers in the city and were supposed to go back to the reserve, as such little effort was made to

provide them with decent houses.³

With attainment of independence more women have migrated to urban areas to seek economic opportunities like their male counterparts.

3:6 PLACE OF BIRTH

94% of the respondents were born in the rural areas. The places of birth are indicated below.

PLACES OF BIRTH

DISTRICT	TOTAL	%
Muranga	32	23
Kiambu	22	16
Kakamega	20	14
Siaya	13	9.4
Kisumu	10	7.1
Machakos	9	6.4
Mandera	6	4.2
Nairobi	6	4.2
Meru	3	2.1
Others	29	19
Total	150	100.0

Table 3:2 Field data.

From the table above it is clear that majority of the people have migrated from the neighbouring districts. The greatest number come from Kiambu and Muranga. These areas have high population densities and good communication lines to Nairobi. This may have encouraged rural-urban migration.*¹ The same phenomenon was observed by Clinard where the major causes of slum proliferation was indentified to be a large influx of rural-urban migrants poor and with few employable skills.^ Kakamega, Siaya and Kisumu districts were also other sources of migrants.

Obudho urged that the development of intermediate urban centres such as provincial towns have reduced rural urban migration to Nairobi and Mombasa.⁶ The greatest urban growth has occurred in these intermediate urban centres.

3:7 TRIBES

ETHNIC GROUPS

TRIBE	TOTAL	%
Kikuyu	79	52
Luo	35	23
Luhya	16	11
Kamba	14	9.2
Somali	3	1.9
Boran	1	0.7
Meru	2	1.3
Taita	1	0.7
Total	150	100.0

Table 3:3

Field data

The table above indicates that 52% of the population is kikuyu. The spatial distribution of the tribal groups is heterogeneous. 38% of the Akambas are found within Ngomongo. 65% of the luos are found within Gitathuru and Korogocho. Most of the boran and somali ethnic groups are found bordering salama mosque, (map 3:2)

This heterogeneous distribution of ethnic groups often creates ethnic tensions. In 1987 tribal clashes between luos and akambas led to the death of one person. This has also created security problems especially at night. Women groups also reflected tribal bias. Eleven out of the fourteen women groups were organised and led by kikuyus. All the women groups initiated by the Redeemed Gospel church were dominated by kikuyus except those organised by the catholic church which tended to reflect all tribes. Tribalism is a social force which can influence success of community development. It influences the ability to mobilise the local people for self-help efforts.

Clinard urged that the social ethnic groups can be very helpful because, they enables,

'the development of effective community feelings within an urban context and the development of self-help and citizen participation, of individual initiatives in seeking community integration and change.'⁷

3:8 RELIGION

RELIGIOUS GROUPS

RELIGIOUS GROUP	TOTAL	%
Roman Catholic	65	46
SevenfKDay ¹ s Adventist	12	8.4
Presbyterian	6	4.2
Independent Pentecostal	8	5.6
Full Gospel	7	4.9
Baptist	2	1.4
Muslim	12	8.4
Akorino	2	1.4
Anglican	5	3.5
Salvation Army	1	0.7
Pentecostal Assemblies	4	2.8
African Inland	4	2.8
Legio Maria	1	0.7
No Religion	13	9.1

Table 3:4

Field data

It is clear from this table that there are many religious groups. They often disagree and clash over plots to put up their churches. The local development committee insists that before any religious group can be given a plot it must bid itself to put up a community facility like a primary school, or a nursery school.

The Roman Catholic church is the largest and because of the large number of membership, it has been able to mobilise many people to engage in community development as will be discussed later. The table indicates that Redeemed and Baptist churches have small membership. This indicates that few local people have accepted and religiously identified with them. This has affected the way these churches approach, to community development. They have adopted 'welfare centre approach' whereby a centre is built from where services are provided to the needy people.

Religion defines the role of individuals in many societies. Umapathy showed that moslem women stayed at home most of the time while Indian Hindu women engaged in business; because their religion forbade them to do so.⁰

Religious groups need to be consulted in any
g
community development endeavours. Undugu society
of Kenya formed by a Catholic church priest in 1972
has played a great role in Nairobi slum improvement.
This group works in close liaison with the local
leaders and religious groups.

3;9 HOUSEHOLD DATA

HEAD OF HOUSEHOLD

	GITA	HIGH	NYA	NGOM	GRO	KORO	TOTAL
MALE	13	14	16	12	15	6	92
%	8.6	9.3	10.6	8.0	10.	4.0	61
FEMALE	12	11	2	13	12	12	58
%	8.0	9.0	1.3	8.6	8.0	8.C	39

Table 3:5 Field data

MARITAL STATUS

MARITAL STATUS	TOTAL	%
Married	86	57
Single	45	30
Widow	12	8
Widower	0	0
Divorcee	7	4.6
Total	150	100

Table 3:6 Field data

The information tabulated on Table 3:5 shows that 39% of the households were headed by single females. Nelson argued that this leads to social instability and parental problems because the mother is also the breadwinner.¹¹ The unstable nature of their sources of income has bearing on social stability.¹²

One old man remarked,

'presence of single parents causes much socio-economic hardships to the students. Many are forced to leave school to start earning their daily bread. Young girls turn to prostitutions at a tender age. This makes it difficult for them to continue with their education.'¹³

Hunt and Horton argued that in slums,

'stable families with working fathers are so few, and illegitimate births as well as irregular families so common, that there was little chance to learn the conventional norms of study, work, marriage and social life.'¹⁴

3:10 HOUSEHOLD SIZE

A household can be defined as a group of people (families, friends, relatives) eating together and sharing the same dwelling unit.

HOUSEHOLD SIZE

VILLAGE	AVAILABLE HOUSEHOLD SIZE I
Gitathuru	5.2
Highridge	6.9
Nyayo	3.5
Ngomongo	4.9
Grogon	4.8
Korogocho	3.6

Table 3:7 Field data

Highridge seemed to have the highest household size. There were two families with over seventeen children. Nyayo village had the lowest household size perhaps this is because 40% of the households head were engaged in formal employment and this made it difficult to have adequate time for children. Average household size was 4.8 which was higher than 4.2 which is the average for Nairobi.

3:11 PREVIOUS RESIDENCE

AREAS OF PREVIOUS RESIDENCE

PLACE	TOTAL
Kariobangi	20
Mathare	11
Ruaraka	7
Kibera	6
Kawangware	5
Dandora	4
Makongeni	- 4
Huruma	2
Umoja	2
Jerusalem	2
Embakasi	2
Eastleigh	2
Direct rural-urban migrants	84
Total	150

Table 3:8

Field data

The table above indicate that 42% of the respondents come from other areas within Nairobi. Many of them came from other slums such as Mathare, Kawangware and Kibera. A large number had lived in other low income and middle income housing areas, as illustrated above.

For the last four years annual migration to Korogocho has been at an average of 13% per annum. There seemed to be some factors which were attracting migrants to Korogocho. These are tabulated below.

FEATURES ATTRACTING PEOPLE TO KOROGOCHO

FACTORS	TOTAL	%
Cheap houses	66	43
Informal economic activities	17	11
Lack of alternative affordable houses	29	19
Presence of relatives	4	2.6
Cheap goods fran the market	8	5.2
Cwn a plot	10	6.6
Good security	5	3.3
Personal preference	2	1.3
Others	9	6.0
Total	150	1 00.0

Table 3:9

Field data

43% of the respondents said they liked Korogocho because there were cheap houses within their financial means. The presence of Soko Mjinga market made cheap goods to be available. 11% of the respondents liked Korogocho because of many informal sector economic opportunities.

This slum can be seen to be fulfilling an important function as far as rural-urban migrants are concerned. The slum serve as a place where the recent migrants become oriented to urbanism. This function is very important particularly in developing countries where the contrast between the rural villages and the urban areas is very great.

75% of the respondents said they had no intention of moving. They were satisfied with the place. 47% said they had relatives in Korogocho. To such people disadvantages caused by poor housing was offset by the advantages of living near their relatives. This enhances slum dwellers sense of belonging to a community and change their attitudes to the environment.¹⁵

3:12 EDUCATION DATA

EDUCATION

CLASS		MALES		FEMALES		GRAND TOTAL %	
PRIMARY SCHOOL		TOTAL	%	TOTAL	%		
STD	1	14	7.1	10	4.9	24	6
it	2	14	7.1	22	10.7	36	9
M	3	13	6.6	24	11.8	37	9.2
ft	4	23	11.7	14	6.8	37	9.2
II	5	12	6.1	10	4.9	22	5.5
II	6	19	9.7	¹ 23	11.2	42	10.5
II	7	50	25.5	52	25.2	102	25.6
II	8	10	5.1	11	5.4	21	5.2
SECONDARY SCHOOL							
FORM	1	4	2.0	7	3.4	11	2.7
it	2	11	5.1	12	5.9	23	5.7
it	3	2	2.0	5	2.4	7	1.8
n	4	23	11.7	12	5.9	35	8.8
n	5	-	-	2	1.0	2	0.5
it	6	-	-	-	-	-	-
TOTAL						399	100.0

Table 3:10 ,Field data

The data above shows a breakdown of the education levels of the respondents. 80.5% had attained primary school level of education. 19% had 0-level I education. The two people had attained Advanced level of education. .Kabagambe urged that people with primary level of education find it hard to get employment in the modern sector because these qualifications are considered to be very low.¹⁶ As such we need to think of raising the education standards and look into the possibilities of providing self-help opportunities in the area through promotion of vocational education.

Some people urged that measures which can improve the educational levels of slum residents are of great value,

'education programmes have to be improved, so that teachers are of better caliber, reading skills can be improved, more tutoring services can be made available, and the school functions can be geared to the improvement of the community as a whole.'¹⁷

The local people were asked to express their education priority needs. The results are indicated below:

SCHOOL PRIORITY NEEDS

1ST AND 2ND CHOICE

	1ST CHOICE	2ND CHOICE
Primary	30	27
Nursery school	25	27
Youth polytechnic	11	11
Adult literacy	4	6
TOTAL	70	71

Table 3:11

Field data

The table above indicates that the people perceived the need for primary and nursery schools as a great problem. This problem has led to some individuals converting their residential rooms into nursery schools. Such nursery schools do not have the standard facilities which are required.

There are six Government sponsored adult literacy centres as shown below:

ADULT LITERACY ENROLMENT

ADULT LITERACY CENTRES	MALES	FEMALES	TOTAL
Kariobangi catholic hall	8	27	35
Gitathuru nursery	7	30	37
St. Johns	1	11	11
Ngunyumu nursery	.	11	11
Grogon	1	8	9
Sinai	11	.	11
TOTAL	28	114	142

Table 3:12

Field data

25% of the adult population is illiterate. This shows that adult literacy programme is quite relevant to the area. The main problem experienced by the adult literacy centres is lack of adequate and suitable meeting places. A study of the education levels of those engaged in the informal activities indicated that 88% of the respondents were literate. It will be shown later that the level and type of education influenced the type of business people

engaged in. For example all those engaged in shoe-repairing had primary level of education while 40% of those who operated petty shops had secondary level of education.

3:13 EMPLOYMENT DATA

EMPLOYMENT LEVELS

	NGOM	GRO	KORO	NYAYO	GITA	HIGH	TOT	%
Employed	7	1	14	7 √	3	8	40	12.1
Unemployed	6	10	5	2	12	13	47	31
Self-employed	9	13	6	6	6	3	43	29
Casual employment	4	2	4	3	4	3	20	13
TOTAL	26	26	29	18	25	27	150	100

Table 3:13

Field data

Employment levels differed from village to village. Nyayo village had a large number of employed people who worked outside the slum. Presence of high unemployment has led to various religious groups putting up vocational training projects such as Baptist youth polytechnic, with an aim of equipping the trainees with self-employable skills.

Undugu society has come up with 'small-scale business loan¹ scheme geared to giving the slum people small loans so that they can start business of their choice. This is done with the help of Undugu society social workers.

40% of those engaged in permanent employment works in Nairobi industrial area, 10.6% in Ruaraka industrial area, 6.4% in Kariobangi industrial area and 8.5% in Gikomba commercial belt. The 1979-1983 National Development Plan expressed the need for low-income areas to be located near places of works. This indicates and justify why Korogocho should not be demolished but should be improved and upgraded where it is.

3:14 INCOME

INCOME LEVELS

INCOME LEVELS	GITA	HIGH	NYA	KORO	NGOM	GRO	TOT	%
2401-2700	1	0	0	0	0	0	1	0.7
2101-2400	0	2	0	0	1	1	3	2.0
1801-2100	1	0	1	0	5	0	7	4.7
1501-1800	0	3	1	1	4	5	14	9.4
1201-1500	4	8	1	3	3	1	20	13.5
901-1200	5	5	4	6	2	4	26	17.6
601- 900	5	4	6	9	6	6	36	24.3
301- 600	5	3	5	8	4	5	31	20.9
0- 300	3	0	0	1	1	5	10	6.7
							148	100.0

Table 3:14

Field data

Central Bureau of statistics classify those earning between 0 - 1500 Shs. as low-income groups. 83% of the respondents belonged to this category. 14.1% had monthly income ranging from 1500 Shs to 2100 Shs. per month.

3; 1 5 RENT

RENT LEVEL

RENT LEVELS	GITA	HIGH	NYAY	KORO	NGCM	GROG	TOT	%
351 - 400	0	0	0	0	0	0	2	2.2
301 - 350	0	0	0	0	0	0	1	1.1
251 - 300	0	1	1	1	0	0	3	3.2
201 - 250	0	0	3	4	0	0	7	7.6
151 - 200	0	5	4	5	0	0	14	15.3
101 - 150	3	4	1	2	3	2	15	16.5
51 - 100	15	2	0	10	10	6	43	47
0 - 50	2	0	0	0	2	2	6	6.5

Table 3:15

Field data

The rent paid varied from village to village. In Grogon the rent was below 150 Shs for all the respondents. This is also the village with some of the poorest houses in Korogocho (plate 3:2). In Highridge half of the tenants were paying between 150 Shs and 300 Shs. Rent was the highest in Nyayo where rent varied from 150 Shs. to 350 Shs.

3:16 BUILDING MATERIALS

TYPE OF MATERIALS USED

	MATERIAL USED	GITA	HIGH	NYAY	NGOM	GRO	KOR	TOTAL	%
FLOOR	Earth	16	15	8	24	27	16	106	70
	Cemented	9	11	10	2	1	12	45	30
KALIS	Poles & mud	16	14	8	20	21	20	99	65.5
	Poles & plaster	5	4	7	0	4	7	27	18
	timber	1	6	0	0	1	1	9	6
	polythene	1 ~ *	0	0	0	1	0	0	1.3
	cartons	0	0	0	0	1	0	1	0.7
	tins	2	2	3	6	0	0	13	8.6
ROOF	Iron sheets	25	21	18	20	24	27	135	91
	cartons	0	5	0	2	2	1	10	6.7
	tins	0	0	0	4	0	0	4	2.6

Table 3:16

Field data

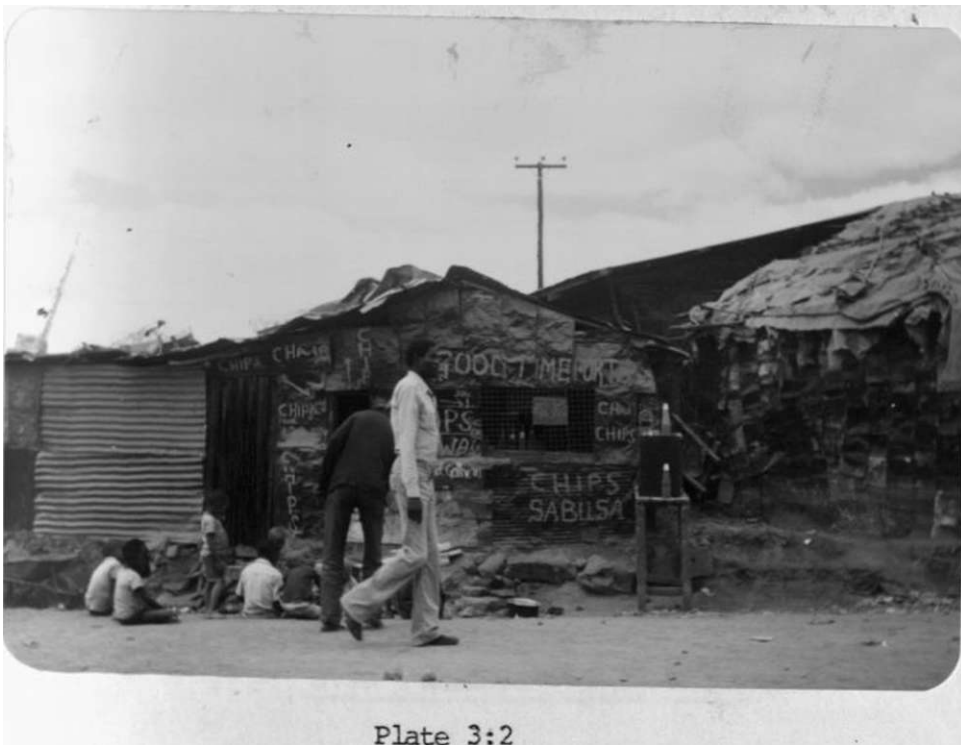


Plate 3:2

A typical house structure in Grogon village

The data above indicates that 70% of the houses in Korogocho had earthen floors. During the rainy season the soil moisture level rises making the floor to become very dumpy. This creates conditions suitable for pneumonia and other fungal diseases among others. 65.5% of the houses had walls made of poles and wattle. A few of them added plaster as well. There were some houses with cartons and polythene sides. This creates conditions suitable for fire outbreaks which are very frequent. Many houses had poor leaking roofs. The iron sheets used tended to be very old and leaked badly. This is why the catholic, the Redeemed and the Baptist churches have decided to help the people by giving them new corrugated iron sheets.

3:17 HEALTH FACILITIES.

There is no health centre in Korogocho. The nearest health centre which is called Kariobangi is situated within Kariobangi site and service houses and was built without Korogocho in mind. The services there are poor because of over-crowding. The respondents perceptions of the services offered at this health centre were as shown below:

LEVELS OF SATISFACTION WITH MEDICAL
SERVICES AT KARIOBANGI HEALTH CENTRE

OPINIONS	FREQUENCY	%
Over-crowding	55	36.4
Much waiting	57	38.0
Lack of medicine	31	20
Lack of Doctors	4	3
No problem	13	2.6

Table 3:17 Field data

There is a need to build a health centre in Korogocho. The three church groups mentioned earlier expressed willingness to build a health centre if a site was made available. Such a health centre should have a maternity wing as many women complained of lack of a maternity hospital nearby.

COMMONEST DISEASES IN KOROGOCHO
AS EXPRESSED BY THE RESPONDENTS
(WITHIN ONE YEAR)

DISEASE	TOTAL	%
Malaria	55	48.6
Colds	33	29.2
Chest Pains	10	8.8
Stomach problems	4	3.6
Diarrhoea	4	3.6
Measles	3	2.7
Anaemia	1	1.0
Worms	1	1.0
Kwashiokor	2	1.0

Table 3:18

Field data

Respondents were asked to express ^{ne} diseases that disturb them most and malaria seemed to [^] be the commonest one. This can be attributed to the presence of large abandoned water quarries covered with stagnant water. Such pits need to be covered with soil. Presence of anaemia and kwashiokor can be attributed to deficiency in protein foods. Many of the parents complained that such foods are very expensive. chest pains are related to respiratory problems aggravated by the dusty nature of the roads here.

3:18 WATER

The city council has put up a few main waterpipes. Individuals are free to build water kiosks (plate 3:3). The price of water varied from 30 cents to 60 cents per 20 litres containers. Many of **the** => vov oroblem, respondents did not identify water as a * though a few complained about **water**-pipes theft/ and frequent pipes breakdown.

3:19 SANITARY FACILITIES

Many respondents identified lack of ^f toilets as one of the greatest problem in Korogocn ^{^c K} First as it was explained earlier the presence of ^{•f} hard



Plate 3:3

An individually owned water kiosk

(

near the soil surface as well as presence of black cotton and murram soils made pit latrines construction very difficult.

The average depth of many pit latrines was about three feet. There was also a problem of lack of space to put up the toilets this is because house structures were very close together (Figure 1). This indicates the need for emphasizing construction of communal toilets, especially if a comprehensive improvement and upgrading of the whole area is envisaged. The three main church groups have managed to dig their pit latrines using machines. People should be encouraged to contribute money and have their toilets dug with machines.

3:20 SURFACE WATER DRAINAGE AND
SOLID-WASTE DISPOSAL

It was shown that the rate of immigration to Korogocho was about 13.3% on average annually. In urban areas there is low levels of community awareness and a high degree of social apathy. This leads to a state of anomie which greatly affects the progress of community development efforts as will be discussed in chapter 5. This ambivalence to environmental quality leads to the deterioration of the environment due to accumulation of garbage and other type of wastes. This kind of attitude causes the maintenance of the environment to become 'no man's business.'

28.7% of the respondents said they experienced surface water drainage problems. This was because of lack of a planned open surface drainage aggravated by very high plot coverage; which was over 80% in some cases.

51% reported experiencing solid waste desposal problems. Korogocho is characterized by uncontrolled development and grossly deficient physical lay-out. There are few motorable access roads. This hampers

solid waste collection in the slums, (plate 3:4)

Presence of uncontrolled development and a grossly deficient physical lay-out hinders solid waste management. This shows that lack of good motorable access roads has partly contributed to the garbage collection problem. In such situation where waste-bins are located at points which are accessible to collection vehicles, one problem arises. The distance to be walked to reach the refuse depots tends to discourage their use by the residents.

3:21 POWER

Electricity lines pass through Korogocho from Ruaraka to Dandora. There is a need to allow the local people to use this power. It will improve the performance of the economic activities, as well as be used for street lighting, thus improving the security.



Plate 3:4
A garbage dumping point along
one of the road.

3:22 COMMUNICATIONS

A study of the roads indicated that many of them need to be tarmaced or gravelled. Poor roads hindered the growth and development of the informal sector activities? Many businessmen complained of experiencing problems in transporting goods during the rainy season. Lack of goods also created problems in transporting the sick to hospital especially at night. These roads also makes it difficult for fire brigade to stop some of the frequent fire outbreaks which occur here occasionally.

3:23 FORMS OF FUELS USED

The data indicated that 19% used firewood as their source of energy. 50% used charcoal. 48% used conventional charcoal burners. Only 2.3% used the new energy saving charcoal burners. A few people ' used an appropriate jiko called 'kuni moja' which uses saw-dust. A few women mixed waste charcoal dust with water and clay to make balls which after drying are used like ordinary charcoal.

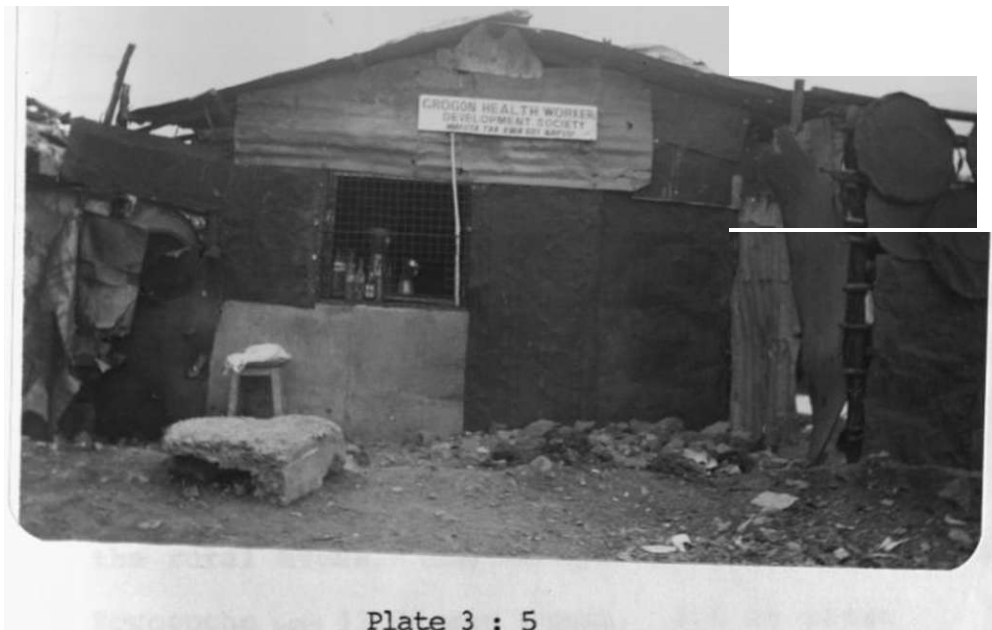


Plate 3 : 5

A kiosk for selling paraffin owned by a group of local people organised with the assistance of Undugu Society and the Redeemed Gospel church.

3;24 SUMMARY

Our discussions showed that Korogocho is situated on an area with shallow black cotton soils. The bedrocks are very near the surface, making manual digging of toilets to be very difficult, unless machines are used. Lack of spaces between house structures has made provision of adequate toilets to be very difficult, for upgrading process communal toilets seemed to be the only solution.

The study found that Korogocho slum is made up of six villages, composed of people re-settled there after their original slums were demolished from other parts of the city. Our discussions also indicated that 94% of the respondents were born in the rural areas. The annual immigration rate into Korogocho was 13.3% per annum. 42% of these immigrants come from other places in Nairobi. 75% of the respondents had no intention of leaving the study area. This indicated that Korogocho was attractive to them because of cheap houses, nearness to relatives, cheap goods and ability to engage in informal economic activities.

The data indicated that women are the majority in Korogocho (about 52%) and that 39% of the families had a female as the household head. This was seen to have a bearing on family and social stability as most of the women household heads were unemployed. The household size was 4.8 which was higher than the average for Nairobi(4:2).

The demographic characteristics data also indicated that 52% of the respondents were Kikuyu. Other major tribes were Luo and Luhya. These were heterogeneously distributed with 38% of the Akambas living in Ngomongo and most of the Somalis and Boran living in Highridge. This often led to tribal clashes causing loss of lives and property. Catholic church was the most dominant religion (46%) among the 13 religious groups identified.

The education data revealed that 80.5% of the respondents had only primary school level of education. This showed the need for vocational school facilities. 25% of the respondents were illiterate. This showed the need to intensify and expand adult literacy education.

The employment data indicated that only 27% of the respondents were employed, mainly at Ruaraka, Kariobangi, Gikomba, and Nairobi main industrial area. 29% of the respondents were self-employed, mainly within Korogocho. 83% of the respondents earned between 0 Shs. and 1500 Shs. and the rent varied between 50 Shs. and 350 Shs. depending on the village and the quality of the houses. 65.5% of the houses had (poles + mud) walls, and 70% of them were not cemented.

The data indicated that the place was facing a serious problem of lack of health facilities with emphasis on maternity services. The roads were poor. Poor drainage system has resulted in malaria being the commonest disease here (48.6%).

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CHAPTER IV

SLUM ECONOMIC ACTIVITIES

Chapter Outline

This chapter will discuss the characteristics of the main economic activities taking place in the study area. The main economic activities which will be described in some details will include; petty shops; food/tea kiosks; butcheries; fish mongering; vegetable selling; chacoal selling, carpentry; shoe-repairing and tailoring activities. The levels of education, skills, capital, and profits will also be investigated. An attempts will be made to demonstrate the potentials of these economic activities in solving slum unemployment problems. The reationship between these businesses and the housing designs will also be underlined in the discussions.

4.0 INTRODUCTION

U.N. Habitat stated in 1977,

'Slums are composed of people not just buildings, physical upgrading of the environment without simultaneously strengthening the self-respect of the inhabitants will not produce long lasting solutions.'¹

This statement stresses the need for improving educational and economic opportunities for the slum people. This will enable them to afford more goods and services. Obudho urged that slums contribute to economic production because many of them are closely integrated with the larger national

2

economic system. Omuta supported this view by saying that they enable the slum to survive as a socio-economic system.[^]

This study sampled the following economic activities.

4:1 MAJOR ECONOMIC ACTIVITIES

TYPE OF MAIN ECONOMIC ACTIVITIES

	Total	%
Petty shops	16	13.8
Green vegetables	10	8.6
Food/tea kiosks	10	8.6
Butcheries/fish mongers	10	8.6
Charcoal sellers	5	4.3
Paraffin sellers	5	4.3
Local intoxicating drinks	5	4.3
Shoe-repairing	9	7.7
Carpentry	16	13.8
Tailoring	11	9.5
Dhobi	5	4.3
Others	9	7.7
Total	116	100.0

Table 4:1

Field data

From the information shown above it is clear that most of the economic activities are related to selling of foods and drinks. Manufacturing and production activities were not very common. These economic activities can be said to have sprung up because of a response to a genuine economic demand. That is why they are able to survive despite frequent harassment by the city council, which accuses them of operating under unhygienic conditions. It was felt useful to study some of the major economic activities to understand their problems and needs, so as to plan for them.

4:2 PETTY SHOPS

They required relatively large initial and running capital. Security was a major problem. Many of the participants did not keep books of accounts. This is a problem which need a close attention, if these activities are to be improved. Petty shops had the highest number of secondary school leavers. (i.e. over 40% of the participants had attended secondary school). The success of the petty shops depended very much on the presence of wholesalers and distributors from Kariobangi site and service area. Lack of good access roads hampered distribution of goods especially during the wet season.

4;3 GREEN VEGETABLES

Many of the participants sold vegetables, potatoes, onions and fruits. A few of them sold cigarettes, eggs and charcoal as well, so as to diversify their income sources. 60% of the participants were women. Many of them operated on the open and outside their houses. Women seemed to like this business because it could be carried out on the open and as such there was no need for building sheds. Many were also able
4
to carry on their domestic responsibilities as well. 80% of the participants got their initial capital through personal savings. As such ease of entry was seen to be one of the major attraction.

4:4 FOOD AND TEA KIOSKS

The participants sold potatoe-chips, drinks and various foods. The raw-materials were obtained from Soko Mjinga market. There was high flexibility of business operating hours. Many of them opened around 5a.m. and closed around 10 p.m. The stock tended to be very small. 70% learnt this trade through apprenticeship. Many of these food trades suffered from lack of clean and easily accessible water supply. Many of them did not have toilets.

4:5 BUTCHERIES/FISH MONGERS

Many of the butcheries sold "special meat"¹ like the liver, lungs, and the intestines. A few built cow, sheep, and goat heads to make soup. They obtained their goods from Dagoretti, Njiru and Kirima slaughter houses. There was a case of somebody boiling chicken heads and legs to make chicken soup.

Most of the fish mongers were Luo women, who carried the business along the main roads and footpaths. This business seemed to require adequate pedestrian accessibility because fish rots quickly. The dusty nature of the roads and lack of storage facilities seemed to be the biggest problem.



Plate 4:1

A Butchery

The owner specialised in roasting sheep and goats meat.

4:6 CHARCOAL SELLERS

70% of the participants were women who bought a few charcoal sacks from a passing lorry and sold them in four litres tins. Plate 4:2. Each can was sold at 3.50 Shs. Their scale of operation varied from season to season. No covered space was necessary. Many of the women carried this business just outside their houses.

4:7 ILLEGAL INTOXICATING DRINKS

(e.g. 'changaa' and Buzaa¹.)

Ordinary tusker beer is very expensive and beyond the financial ability of many Korogocho residents. The three main types of brews brewed here are 'changaa' or nubian gin, 'buzaa' and 'muratina.'

'Changaa' making involves adding brown sugar to water, then adding ammonia cubes to quicken the reaction. After a few days the whole mixture is subjected to a distillation process. Brewing is mainly done by women. Many of them complained of police harrassment.

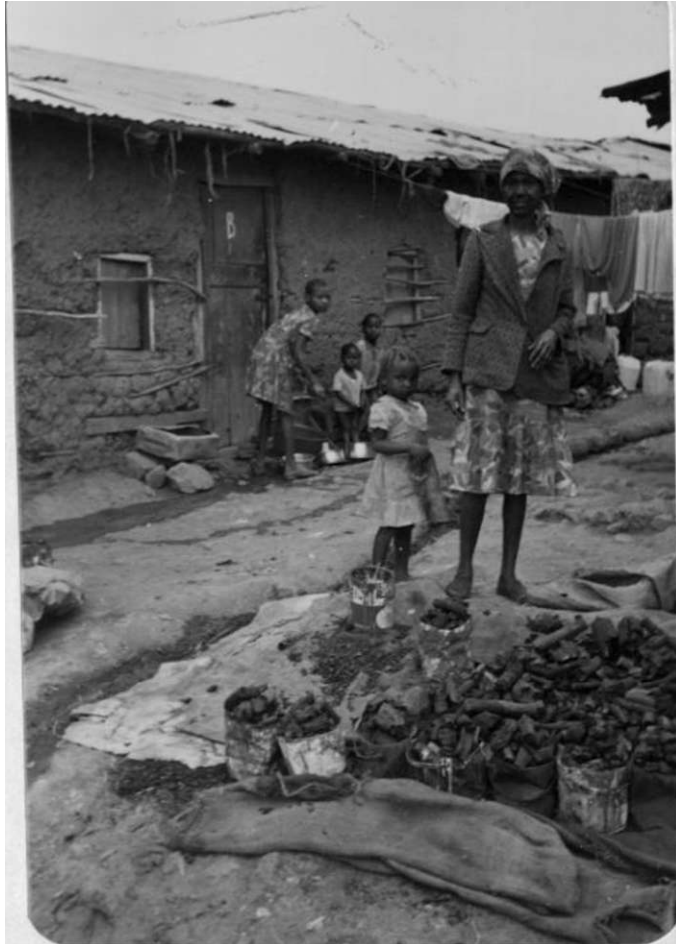


Plate 4:2

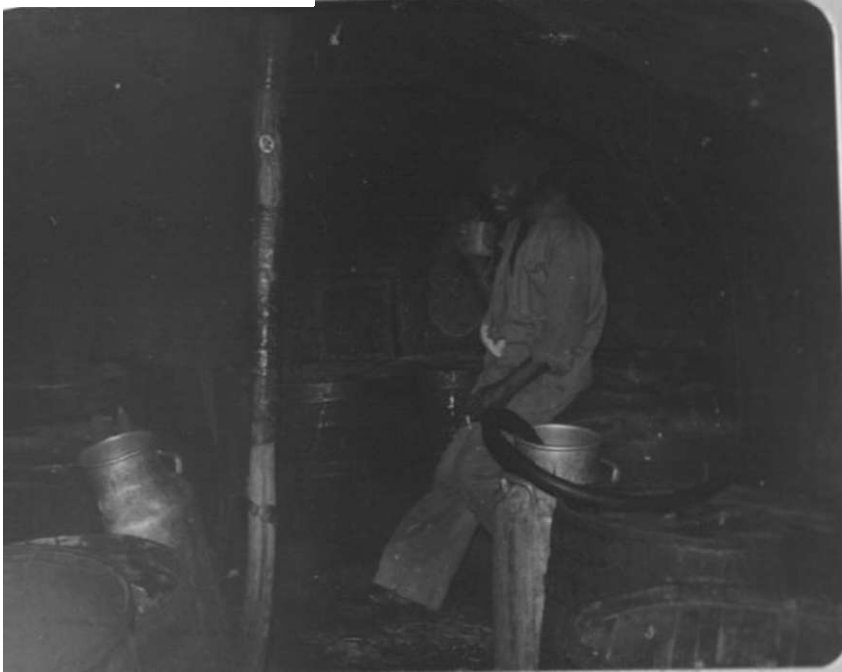
An old woman, together with her grandchildren, selling charcoal in front of her house.

'Buzaa' is made from millet mixed with Sorghum. Then water is added. The whole mixture is covered with a nylon paper to prevent heat escaping. After 3 days the drink is ready for consumption. The brew is much more popular with tribes from western Kenya notably the luhyas. 'Changaa' is illegal while 'muratina' and 'buzaa' are not and can be sold openly. Muratina is the traditional brew among the Kikuyu and is brewed from sugar cane juice mixed with water. The main brewing centre is Mwangaza (plate 4:3), and (4:4).

4 : 8 SHOE-REPAIRING

This involved repair of old shoes and leather bags (plate 4:5). They bought their raw-materials from Kariokor, Gikomba and industrial area. This indicates that this business is highly dependent on the formal sector for aquisition of raw-materials and tools.

It will be shown later that shoe-repairing like carpentry and tailoring required some skills. 33% of the participants entered their businesses after learning the skills from other places.



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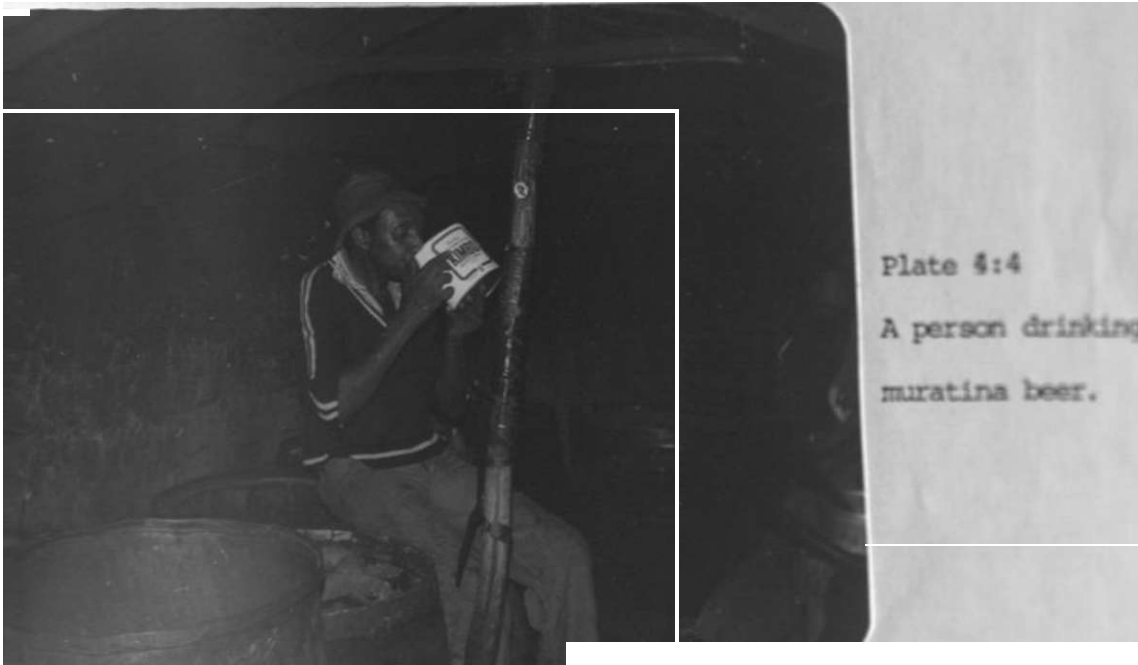


Plate 4:4

A person drinking
muratina beer.

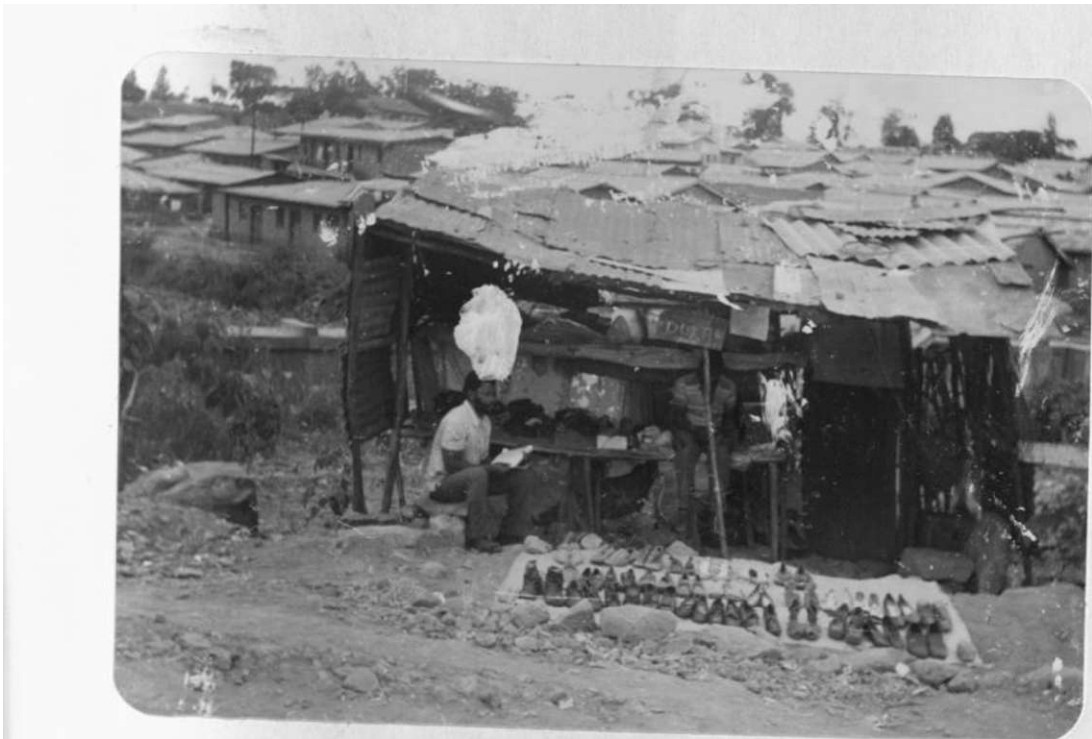


Plate 4:5

The owner repairs and sell old shoes.

50% learnt the skills through apprenticeship.

King calculated that,

'it is 4 to 9 times cheaper to create a job in Kenya's informal sector than in the modern sector, and that the informal sector gives an 80% to 300% higher goods output per unit investment.'⁵

All the participants were literate, however they were all of primary level of education. It seemed that the nature and level of education influenced the kind of informal economic activities people chose to engage in.

4 :9 CARPENTRY

Carpentry was the commonest production activity and involved mainly making and repairing domestic furnitures. 64% of these participants chose to enter this busi-ess because they had initial carpentry skills. 57% of them learnt their skills through attending youth polytechnics. This is a clear indication that provision of training opportunities can have an impact on self-employment opportunities. This may be used to justify the need to build more youth polytechnics in Korogocho. All the participants had attended school. 57% of them were of primary level of education while the rest had attained A-level education.

Many of the participants had built or hired workshops next to the houses or nearby. This seems to indicate that the best way to plan for this activity is to build workshops near the people's living places.

4:10 TAILORING

This involved mainly repairing of old clothes. The initial capital was very high and was over 5000 Shs. Many of them hired machines. 90% learnt the skills through apprenticeship. Child urged that,

'apprenticeship is a low cost way to upgrade the labourforce. They respond to a genuine economic needs of the less affluent members of the society.'⁶

75% of the participants had attained secondary schools level of education. None of the respondents were illiterate.

4:10:1 GENERAL DISCUSSIONS ON THE ECONOMIC ACTIVITIES

The informal activities plays a great role in the growth, development and stability of many slum communities. Many rural-urban migrants come to the urban areas expecting to find white collar jobs. Many of them stay with relatives while they look for the jobs. Lack of employment soon makes these people become disillusioned and frustrated.'⁷



Plate 4:6

A tailor making bed mattresses.

Omuta urged that the informal economic activities provides transitional employment. As such they act as a safety value and reduces social discontent due to unemployment.⁸ Many women felt that the presence of Soko Mjinga market gave the youth a chance to participate, and earn their daily bread. This discouraged them from engaging in criminal activities.

A review of the aggregate data indicated that 25% of all the participants were women. Many of them preferred selling charcoal, paraffin, and vegetables just outside their houses.

PLACE OF BUSINESS

PREMISE	FREQUENCY	%
Kiosks	10	11
Open	24	26
Verandah	15	16
Residential cum business	32	35
Commercial	11	12
Total	92	100

Table 4:2

Field data.

From the data above 35% of the economic activities were carried on, in business-cum-residential premises. This has house design implication for low-income housing. It seems that houses should be designed in a way which could make them usable for residential and commercial functions as well.

Mumford depicted medieval towns as having such dual functions, where the front part was used for commercial purposes and the back of the house for residential purposes.⁹

Mabogunje in his study found abundant traditional economic activities within the traditional section of Ibadan. He saw these areas as being characterized by abundance petty trades.¹⁰ Shihembetsa found that many of those allocated plots at Kariobangi site and service houses sold them and went back to Mathare and other slums.¹¹ It could be possible to argue that these people sold their houses because they perceived them as economic goods. These houses were also designed primarily for residential uses only. Perhaps if they were designed with residential and commercial functions the people would have stayed.

To solve the problem of the people selling their plots, the city council came up with the condominium concept which is based on joint ownership of the property. This a rather degrading way to solve the problems of people selling their plots, because it assumes that the slum people are irrational. Perhaps the best way to solve such a problem is provide economic opportunities within the total concept of low-income housing. Strategies such as site and service scheme, slum upgrading should incorporate the need to provide self-employment opportunities.

4:10:2 OWNERSHIP

97.5% of the businesses were individually owned. This is conformity with Kenya ILO Report which saw them as being characterized by "family nature of the business." Many of the respondents saw their business as part of their way of life.

BUSINESS HOURS

OPEN (A.M.)	FREQUENCY	%	CLOSE (P.M.J	FREQUENCY	%
5	7	8.6	3	2	2.7
6	17	21	4	2	2.7
7	11	13.6	5	2	2.7
8	29	35.8	6	23	31.9
9	12	14.8	7	9	12.5
10	5	6.1	8	19	26.4
Total	91	99.9	10	72	98.7

Table 4:3

Field data

The data above shows that the opening and closing hours were very variable depending on the business. Food kiosks had to open as early as 5 a.m. to serve those going to work. Petty shops had to open very early to sell milk and bread. Butcheries and beer halls closed very late. This points to the need for street lights. This can only be achieved if electricity is extended to this area. 59% of the aggregate total had never engaged in business before they started the present ones. This indicates that the levels of skills required are quite low and that they can easily be learnt. As such lack of formal skills is not a big obstacle to prevent one joining the informal sector.

For example a group of youth(plate 4:7)met together and started making and selling hangers made from wires. The name of the group is Gaitimu hanger dealers. They started operation in 1977 and they have been able to train over 20 youths. This is a simple way to improve and upgrade the labourforce. The group was experiencing the problem of the raw materials being too expensive.



Plate 4:7

Gaitimu youths making hangers. It is an easy way to generate **self**-employment.

SOURCES OF SKILLS

	FREQUENCY	%
Apprenticeship	32	39
Self-taught	28	34
Youth Polytechnics	1 1	14
Non-response	10	13
Total	81	100

Table 4:4 Field data

From the table above it is clear that 39% acquired their skills through apprenticeship. Undugu society of Kenya felt that this method has several advantages,

'The training is practical and more all-round. The trainees are introduced into the whole rearity which surrounds a small-scale industry. They learn how to go about the attitudes of customers and salesmen. They build up a lot of supporting relationship.'¹³

This approach has been adopted by the Catholic church in Korogocho. In 1985 they started a carpentry training unit where the youth 'earn while they learn'. The items they make are sold to get money to buy them tools. From the table above 28% taught themselves

the skills they needed. This demonstrates the value of education in the informal sector.

Many rural-urban migrants lack employment skills and adequate formal education. Child argued that,

'the informal sector provides employment opportunities for those who lacks credentials to join the formal sector. It therefore rehabilitates the fresh migrants and mitigate their becoming undesirable elements in the city.'

'The informal sector generates demand for semi-skilled labour whose supply is increasing due to urbanisation. As such it enhances the human recources of a city.'¹⁴

These economic activities creates employment for those without credentials to join the formal sector. Muzumdar argued that the formal sector is protected with barriers of entry.¹⁵

4:10:3 SOURCE OF CAPITAL

The informal economic activities could be perceived as 'a blessing in disguise.' They encourage the owners to respond to the genuine needs of the low-income people. The initial investment was found to be very low as indicated below,

INITIAL INVESTMENT

SHILLINGS	FREQUENCY	%
0 - 500	45	62.5
501 - 1000	5	7
1001 - 1500	1	1.4
1501 - 2000	6	8
2001 - 2500	0	0
2501 - 3000	1	1.4
3001 - 3500	1	1.4
3501 - 4000	13	18
Total	72	99.7

Table 4:5 Field data.

From the table above it is clear that the initial capital required is low enough to be within the affordability of the local people. The initial investment varied from 50 Shs. to 7000 Shs. Petty shops required a substantial amount of money. In fact 60% of them required between 3000 and 6000 Shs.

Charcoal, vegetables and fish mongering businesses required between 1000 and 4000 Shs. This variability in the amount required from one business to another allowed many people to participate.

The data above indicates that 62.5% of the participants required less than 500 shillings as initial capital. This was quite low and many of the people were able to raise the amount through personal savings. This supports Obudho assertion that,

'slums and squatter settlements provides many opportunities for savings and capital formation.¹⁶

INITIAL SOURCES OF CAPITAL

SOURCE OF CAPITAL	TOTAL	%
Personal savings	48	59
Loan from a friend	8	10
Salary Savings	17	20
Parent help	8	10
Total	81	99

Table 4:6 Field data

The data above show that 59% of the participants used accumulated personal savings to start their business. This led to the assertion that the informal

activities do not require much financing from formal financial institutions. Child urged that they,

"provides incentives to save and invest. This could be lost in consumption. Re-investment of earnings is also very common."

This ability to generate its own capital is very important because many urban authorities do not have institutional provisions for these activities.

GROSS-INCOME (MONTHLY)

SHILLINGS	FREQUENCY	%
0 - 1500	32	50
1501 - 3000	18	28
3001 - 4500	8	13
4501 +	6	9
Total	64	100

Table 4:7

Field data.

The data above shows that the returns from these economic activities is not as low as would be expected. The gross-income fluctuates much depending on the season and time of the month. This calls for better stock-taking and book-keeping knowledge as part of business management knowledge. Many of the respondents admitted that they do not bother to calculate the net income. May be they did not do this because they lacked the skills to do it.

4 ; 10;4 SUMMARY

This study has found that economic activities have a key role to play in the socio-economic stability of slums. It was noted that commercial economic activities were more dominant than production activities like carpentry and tailoring. Food related businesses such as restaurants, butcheries, fish mongers were very common. Selling of charcoal and paraffin was also common. This is because this is the main form of energy in use in Korogocho.

Carpentry, shoe-repairing, metal-work and tailoring were popular. Establishment of youth polytechnics in the area should seek to promote courses geared to development of these skills.

Many of the business owners taught themselves the skills, others learnt through apprenticeship. The level of education was seen to differ from one business line to the other. This seemed to indicate that promotion of higher and more education opportunities will improve the levels of business performances.

Flexibility of opening hours and the initial capital required to open the businesses were other attractive features. Design of the houses was seen to influence their business performance. It was felt that low-income housing with special reference to slum improvement and upgrading plans should be designed with dual functions, i.e. business and residential functions in mind.

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CHAPTER V

VILLAGE ORGANISATION AND COMMUNITY DEVELOPMENT

Chapter outline

This chapter will discuss the role and functions of the four village committees found in the study area as well as their usefulness in local community development. This chapter will also discuss at length the community development efforts being undertaken by the Roman Catholic, the Baptist and the Redeemed Gospel churches. An attempt will be made to evaluate them in terms of their ability to solve slum problems. An attempt will also be made to discuss the role of women groups in assisting women to engage in income generating activities; so as to solve unemployment among women.

5:0 INTRODUCTION

Many sociologists; like Clinard, Jacobs, Aksovhi and Witte; who have studied rural areas have portrayed them as having high social order and stability. The presence of families, and clans have ensured maintenance of norms and values.

Urban areas are quite different. They are characterized by social heterogeneity due to rural urban migration. This leads to development of different standards of norms and values which leads to social conflicts, social isolation and low community feelings.

It was shown in chapter 3 that Korogocho is composed of six villages. People were resettled here from different slums, which were cleared to pave way for other more profitable urban development. This had negative effect on community feelings. There is a need to study all the six village communities. They can form the basis for meaningful community participation.

5:1 THE SLUM ORGANISATION

Four of the six villages have village committees. The other two are namely Ngomongo and Nyayo do not as they are quite small compared to Grogon, Gitathuru, Highridge, and Korogocho. Ngomongo and Nyayo village have representatives in Gitathuru and Korogocho villages respectively.

The four villages with the breakdown of the village committee members breakdown are shown below.

THE VILLAGE COMMITTEES COMPOSITION

(BY SEX)

VILLAGE	MEN	WOMEN	TOTAL
Gitathuru	10	2	12
Grogon	4	2	6
Highridge	6	7	13
Korogocho	6	3	9

Table 5:1

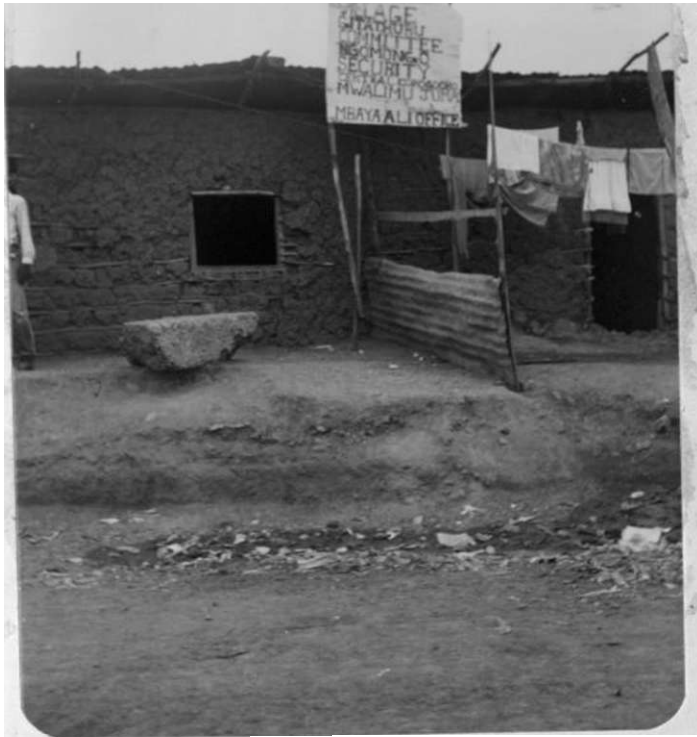
Field data.

The presence of these four village committees demonstrates the ability of slum people to organise themselves. From the table above the total number of members varied from one village to the other. Highridge and Korogocho are led by women leaders while Gitathuru is led by a local muslim leader, who is also the local area sub-chief. Grogon is led by a local city council employee. The leader of Korogocho seemed to be the most powerful because she is also the overall leader of all women groups in Nairobi. The identification of local leadership is very important because it can influence the acceptance or rejection of community development programmes especially those initiated by outside Governmental and Non-Governmental agencies. A slum is a cultural phenomena. Social change which accompanies the introduction of self-help cannot succeed without the local indigeneous leaders support.

5;2 THE ROLE OF THE VILLAGE COMMITTEES

These village committees play a crucial role in the general administration of the slum. The committees serve as "local courts" where elders meet on Saturdays to settle disputes and family problems brought to their attention. They have erected offices for this purpose (plate 5:1 and 5:2). Each has a full time secretary. Those proved guilty are ordered to repair damages they have done. Those involved are free to call witnesses. Parties have a right to appeal to the local chief.

These 'courts' are quick in delivering their judgement and people prefer them because they are quicker and less expensive in terms of time and money. The courts are run by the local elders who are respected because of their ability to understand the local people, their problems and needs. Often people from middle and high-income groups do not understand the views of the slum dwellers. They perceive the slum dwellers as dirty, ignorant and uncivilised criminals who do not have a sense of justice.



Gitathuru
Village
Committee
Office



Plate 5:1



Grogon
village
committee
office.

Plate 5:2

These committees are also represented by their leaders at the location development committee. This interaction between public officials and the local leadership is effective in disseminating Government information. The local people benefit because they can use this channel to air their grievances.

Chief's permission is required before anybody can improve his house structure. This is granted with the understanding of local village committees. This acts as a form of development control and regulates housing densities. Anybody who breaks these rules is taken to the committee fined and the extension destroyed. This is why there are few house extensions in Korogocho as compared to Majengo/Pumwani slums.

These village leaders work in close collaboration with the area District Officer and local community social workers among others. This co-operation is very useful because it enables gathering of local information which can be used by the public officials and other private individuals or groups who may wish to assist the area.

The committees have appointed local youths as youth wingers as shown below.

YOUNG WINGERS

VILLAGE	NUMBER OF YOUTH WINGERS
Gitathuru	25
Grogon	14
Highridge	13
Korogocho	50
TOTAL	102

Table 5:2 Field data.

These youth wingers acts as a 'quasi-police-force'. They are used to implement and enforce the committees decisions. Lack of good access roads hinders the effectiveness of the ordinary policemen. The youth wingers have proved to be more effective because they know the local area best. These youths undertake night patrols as well. The local leader of the catholic church felt that these youth patrols are more effective than the policemen.

Strother gave a similar example whereby slum people organised themselves in the spirit of self-help to form "citizen vigilante patrols in New York city to prevent robberies and assaults."²

Jacob urged that community awareness and identification is also important in ensuring local security. Neighbours are able to watch each others houses which she termed as, "increased levels of national surveillance."**

5:3 COMMUNITY DEVELOPMENT

The purpose of this section is to study community development progress in the study area. Community development is here defined as a process by which the efforts of the people are united with those of the public and private bodies, in order to improve their social-cultural and economic status.

Clinard believed that,

'community development without emphasis on the direct involvement of slum residents through their contributions in planning, some financial assistance, or labour, is likely to create continued dependence. It does not lead to self-help and without a determination on the part of the slum people themselves to

change the norms and values of slum life, it is unlikely that the slum will be basically altered."⁴

Three main groups are involved in community development here:

- i Redeemed Gospel church.
- ii Roman Catholic church.
- iii Baptist church.

5:4 REEDEMED GOSPEL CHURCH
COMMUNITY DEVELOPMENT

The church was started in 1972 and carried most of the pastoral work within Mathare slums. The church gained a lot of experience in helping slum people. It opened a branch in Korogocho in 1983.

The church has built a nursery school and a youth centre for over-aged children who cannot be accepted in the normal primary schools. The purpose of the youth centre is to impart basic literacy skills. The school may be phased out soon because the syllabus is not recognised by the Ministry of Education. The current enrolment is 600 pupils.

The church has also initiated a children sponsorship programme. The church solicits funds from local and foreign donors which are used to sponsor students. The church sees this as an entry point into the family and the neighbourhood.

The church has also started a nutrition programme where mothers are educated on childcare, cookery, family planning and family hygiene. Two nutritionist have been employed for this purpose. However mothers complained that the recommended foods are very expensive.

It was shown in chapter 3 that a few private individuals and churches have put up very poor nursery schools. Clinard urged that,

'great enthusiasm has been shown among the lower-class poor for the services they want, such as a desire for literacy in Africa and Mexico, and Arabic language among Black Muslims."³

Since the local people expressed a strong need for educational facilities and services the churches can be said to be solving a felt slum problem. The local people are expected to pay about 25 Shs. monthly.

The church has also started a children feeding programme, with the aim of giving the local children at least one balanced meal each day. It was shown in chapter 3 that some of the diseases occurring here are diarrhoea, anaemia, and kwashiokor. As such the feeding programme can also be seen to be solving a felt problem. The programme has been integrated with the nursery and the youth centre to make it more effective. This makes the children able to study during the afternoon more effectively.

The continuation of the feeding programme depends on a regular supply of funds. The project manager complained of unreliability and inadequacy of funds. Teaching the local people to engage in cost-sharing so as to maintain it, is very necessary.

The church also assist those whose houses needs repair. The church has employed twelve social workers who identify those with housing and other problems.

The church has also started a public health programme called 'Afya Bora¹ in conjunction with the Undugu Society of Kenya. The purpose of this programme is to educate the people on better

environmental education and practices. Malaria was seen to be a serious problem here. Changing the sanitation practices is a very complex problem because many of these people are used to poor environment. As far as the New Delhi slum community development project is concerned,

'environmental sanitation was most effective where an attitude of conscience was developed towards those who attempted to defaecate, urinate or throw garbage on the open ground."⁶

5;5 BAPTIST CHURCH COMMUNITY DEVELOPMENT

The Baptist has also addressed itself to the basic needs of these people. In 1984 the church carried out a socio-economic survey which revealed that 70% of the residents were unemployed. Those interviewed expressed the need to establish vocational training facilities. The church decided to put up a youth polytechnic.

The youth polytechnic was opened in 1986 (plate 5:3). The enrolment for 1987/88 was 60 students. Eleven of them were studying carpentry while the rest were studying dress-making and tailoring. The masonry course was discontinued due to lack of demand.



Plate 5:3

The Baptist youth polytechnic. Toward
the right is the carpentry workshop.

The church has also been assisting those with housing problems. They give needy people, identified by local church elders, corrugated iron sheets for a maximum of two rooms. Sometimes they provide these people with timber poles as well. They have managed to help about 7C people.

The Reedemed Gospel is located within Grogon village while Baptist is located at the far end of Highridge map 3:2. From these centres the local people are supposed to get assistance. This 'welfare centre approach' seems to be the one adopted by these two church groups.

Social Welfare centres are supposed to improve the slums by providing the needed services. They are supposed to expose slum dwellers to a different set of values which are thought to be better than the existing. Such centres may consist of a collection of buildings where skills such as sewing, handicraft and literacy education are offered.

The manager of Baptist youth polytechnic, complained of lack of local people involvement. He said,

'There is a need to educate the local community to recognise and accept this project as theirs. The local people should understand that the aims of the church is to give them valuable employable skills for the future.

This complaint was promoted by the realisation that the local people were not identifying with the project. The project was built by the church alone and none of the local leaders were represented in the Board of Governors.

Our data indicated that 75% of those attending this youth polytechnic came from outside Korogocho, which was contrary to the original objectives of the church: which stated that 95% of the trainees should come from the slum. For example seven girls came from Githuguri, four girls from Kangemi and three from Kiambu. This is a typical problem in many slum areas where facilities meant for the slum dwellers are used by those from better-off areas; because the slums people are too poor to afford them.

5:6 CATHOLIC CHURCH COMMUNITY DEVELOPMENT

This church has made a lot of progress. The community development approach adopted by this church is very different from the other two church groups. The church has developed a comprehensive organisation structure which is shown here below (fig.5:1).

This organisation structure helps to define the roles of the different members. At the lowest level membership is supposed to vary between 20 and 40. When this number is exceeded a new christian community is formed.

The aim of keeping the communities small is to ensure that everybody participates. A large christian community would not provide an effective tool for a full participation.

Each community group is supposed to appoint eight officials to represent them at the zonal committee. Each of this member is supposed to be responsible for certain duties such as identifying those with housing problems. Another official may be in-charge of social services, his task would be to identify those with social problems. The total number of such communities

CATHOLIC CHURCH COMMUNITY DEVELOPMENT
ORGANISATION STRUCTURE

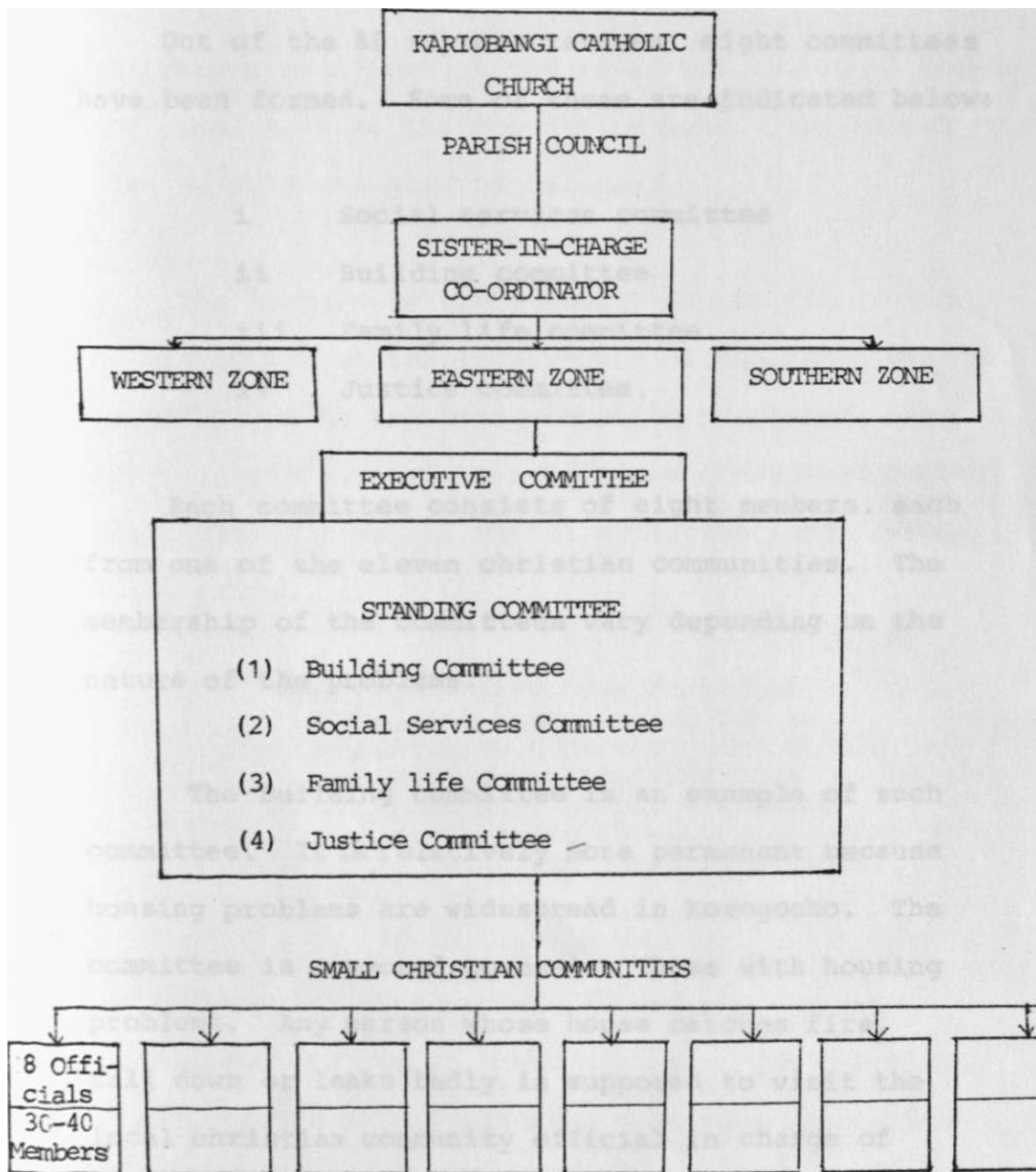


figure 5:1

in Korogocho is eleven. So the zonal committee has 88 members.

Out of the 88 representatives, eight committees have been formed. Some of these are indicated below:

- i Social services committee
- ii Building committee
- iii Family life committee
- iv Justice committee.

Each committee consists of eight members, each from one of the eleven christian communities. The membership of the committees vary depending on the nature of the problems.

The Building committee is an example of such committee. It is relatively more permanent because housing problems are widespread in Korogocho. The committee is supposed to assist those with housing problems. Any person whose house catches fire, fall down or leaks badly is supposed to visit the local christian community official in charge of housing problems. The official then conducts a survey to identify the magnitude of the problem, the costs and the resources which the owner and the

local people have at their disposal. He forwards his report to the zonal committee.

After deliberation the owner and the local people are asked to make their contributions. The church then step in and pay the balance.

The success of the catholic church effort can be attributed to the involvement of the local people in the planning and implementation processes. In Kenya rarely have slums people been consulted by the civic authorities, on matter affecting their destiny. Witte wrote,

'slum people have been exploited, lied to, and imposed upon for so many centuries that they seem unable to grasp the possibilities that anyone honestly intends that they should participate in making any of the real decisions concerning their future.'⁷

The local chairman of the catholic church emphasised that it is their policy to use the local human, financial and material resources available. This involves self-help which can be perceived as,

"the improvement of a person or group by his or her own efforts and largely for his own benefits.'

Family life committee is concerned mainly with religious issues and tries to co-ordinate local parish work. Justice and peace committee deals with night patrols. The committee liaise with the local police officers the public administration and the village leaders on matters related to security. They also assist those who are unfairly arrested by the police. Examples drawn from other places indicated that these pressure groups are useful in trying to obtain better services from the political machinery.⁹

5;7 EDUCATION

This church conducted a general socio-economic survey which established the need for more primary schools. In chapter 3 it was established that the local people expressed their great need for more nursery and primary schools. Due to the poverty of many slum people their children were sent away from school due to lack of development funds. The church decided to expand Baba Dogo primary school (map 3:2) with the assistance of Action-Aid. The Agency promised to roof all the classrooms and the workshops.

Expansion of Baba Dogo primary school was found to be inadequate to meet the increasing enrolment demand. By 1985, 80C applicants were on the waiting list. The church decided to establish Korogocho Primary school.

The school was built using locally available building materials. This lowered the construction costs from 420,000 Shs. per class-room to 80,000 Shs.

The Action-Aid staff have trained the local" artisans on how to make these appropriate building materials using murrum, cement and sisal fibres. These are compacted to make mud-blocks. The local artisans are also being trained on better ways to make tiles which are 40% cheaper. In 1986 the church started St. John primary school next to Ngomongo.

The church has also started four training projects, which are separately dealing with tailoring, welding and carpentry. The carpentry unit is located within Gitathuru village while the welding and tailoring projects are located within the main church office (map 3:2) due to lack of a safe place in Korogocho.

5:3 WOMEN GROUPS

It was shown earlier that 39% of the households had a woman as the head. It was also shown in Table 3:1 that the ratio of males to females was 1:1.6. Any meaningful development in Korogocho must address itself to the socio-economic problems faced by the women. We need to ensure that women and children problems are given high priority. This is because they are the main victims of the increased havoc caused by the poor built-up environment.

Towards this end, women have formed several women groups. The aim of these groups is to promote the welfare of women through the effective use of local human, financial and material resources.¹⁰ Women groups are an essential component for community development because they are based on attempts to establish functional relationship between the women groups and the neighbourhood.

The Redeemed Gospel church has started seven women groups. These women groups are geared to the solution of unemployment problem which was of the level of 31% in Korogocho (Table 3:13). The church has tried to promote self-employment among the women as shown below.

REDEEMED GOSPEL CHURCH WOMEN GROUPS

NAME	MEMBERSHIP			ECONOMIC ACTIVITY
	MEN	WOMEN	TOTAL	
Araani	5	20	25	Selling paraffin
Upendo	4	21	25	Selling rice
Muigwithania	.	25	25	Selling paraffin
Highridge	10	19C	20C	Buying plots
Gikeno A	.	25	25	Selling paraffin/charcoal
Gikeno B	.	25	25	Wholesaling of maize flour and sugar
Gikeno C	-	25	25	Selling rice

Table 5:3 Field data.

Each of the women group is assigned a single social worker who is supposed to guide it until it become fully viable. Wallis and Reynolds realized that the pooling of financial resources on co-operative basis made these women groups function as a kind of savings and credit society. They collect monthly contributions from members which is loaned to one of the members to start a business of her choice. The table shows that a few men are also members.

Wallis and Reynold noted that some of the women groups faced problems because the husbands refused to allow them to participate. Encouraging men to participate in these groups would encourage them to change their negative views.

The initiatives to form the women groups came from the church social workers. The church organised the women groups who were supposed to contribute about 160 Shs. as membership fees. The church promised to give them a loan of 16000 Shillings which never materialized. Amani, Upendo and Muigwithania women groups did not take-off the ground because the leaders embezzled the groups funds.

The women groups also complained of leaders and projects being imposed on them. This diminished the levels of identification and involvement with the groups and many run away.

The success of these women groups depends on development of strong community identification and relationships where none exists. This should have been the first task of the church. Financial assistance should not have been given until the women groups have been trained on leadership and business management skills.

5:9 CATHOLIC CHURCH WOMEN GROUPS

Recently this church decided to start pilot women groups. The church insist that membership must be voluntary and should range from two to eight. The church banks all the group money and keep books of accounts. The women groups are indicated below.

CATHOLIC WOMEN GROUPS

WOMEN GROUP	MEMBERSHIP	PROJECT
Highridge «	6	Selling of maize & parafin
Gitathuru	7	Selling charcoal/fish and paraffin.
Ngomongo, A	2	Selling paraffin/ plastics untensils.
Ngomongo, B	8	ii ii
Korogocho	4	Selling maize

Table 5:4 Field data.

The church has also encouraged women to form groups and buy plots elsewhere. The membership of this groups is limited to thirty. They have managed to save 3200 Shs. and have already bought three plots.

NON-RELIGIOUS WOMEN GROUPS

NAME	FORMATION DATA	MEMBERSHIP	CURRENT ACTIVITY
Gitathuru	1980	44	Knitting, Sewing
Nyakinyua /Wendani	1980	49	Traditional dancing, knitting and sewing
Nyakinyua/Nyakiantoi	1980	49	Traditional dancing, sewing
Korogocho	1980	46	ii ii
Kanu ward 38	1980	50	n II
Kariobangi Luo Dancers	1981	50	Busaa making, Traditional dancing
Nyakinyua Dancers	1981	50	.
Kariobangi Tie & Die	1952	44	Traditional dancing, knitting
Kio chicken/Rabbit	1984	60	Rabbits, Poultry Keeping
Wendo Korogocho	1983	12	Pig keeping
Kariobangi Marura	1986	25	Handicrafts, knitting, tailoring
Akamba Dancers (KOROGOCHO)	1982	35	Traditional dancing
Ngcmongo Akamba Dancers	1983	36	Traditional dancing, carvings
tt^ega Women group	1985		Traditional dancing, poultry, sewing

Table 5:5 Ccommunity Development Office Huruma.

The data above indicate that there is a high duplication of projects. This has created marketing problems. Some of the projects like sewing, knitting and poultry can be seen as enhancing both the women domestic management skills and income earning capacity. Traditional dancing was popular especially at political gatherings.

5; 10 SUMMARY

The study has found that the slum has a high level of organisation. The study has found that there are four main village committees which are recognised and accepted by the local people. These committees settle disputes, family quarrels and other social problems. They enhance the social harmony in the area and reduces chances of physical confrontations due to lack of effective communication.

These village committees were seen to act as a form of development control by limiting house extensions through the use of youth wingers. This indicated that the committees have the ability to enforce their decisions and can be used to mobilise the local people. Community development efforts by any agency should seek the involvement of these committees to enhance acceptance of their projects.

It was also shown that the three church groups have made a lot of progress. The Catholic church seemed to have achieved the greatest development because of adopting 'bottom-up' approach with emphasis on grass-roots participation. The church has adopted a highly decentralized approach, and as such enables the involvement of the local people in the identification of problems and their solutions. The three groups should join hands to avoid duplication efforts.

The women groups were not doing very well because of financial, marketing and leadership problems. However they have a great potential, since the women were the majority in Korogocho.

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CHAPTER VI

POLICY RECOMMENDATIONS

Chapter Outline

This chapter will discuss the policy recommendations based on the research findings. The policy recommendations will not be confined to Korogocho but will also apply to the rest of the country and Nairobi in particular. This is because many urban problems like housing can best be explained by urban and rural factors. As such policy recommendations will address to both. This chapter will also discuss in details policy recommendations geared towards planning and improvement of slum economic activities and community development; with emphasis on itegrated and ccnprehensive approach to slum problems. The slum dwellers should be seen to be participating in matters affecting their future destiny.

POLICY RECOMMENDATIONS

6 : 1 ; 1 URBAN LAND-USE ZONING FOR SLUMS

Slums are likely to continue to be a part of urban land-use as long as the Governments are unable to meet the housing need. Slums are a reflection of a country's economic standard of living and unless poverty and unemployment are eliminated slums will always be there. It will be wishful thinking to dream of a time when there will be no slums. As such they should be accepted as an essential component of urban land-use system. Land should be zoned for them. Abrams urged that we should locate certain urban areas for slums, and the houses should be laid in such a manner as to facilitate future upgrading processes.

Such planned slums should be provided with minimum services and physical facilities in line with the concept of basic needs. Such facilities should include water, toilets, etc. Such people should be given the freedom to build using what they can afford, however certain basic minimum standards should be set, so as to facilitate future upgrading processes.

It was shown that due to our low levels of economic development slums in Nairobi with special reference to Korogocho are due to poor sub-standard house structures, poor environment and lack of community services. Slums can be attributed to accelerated depreciation of the structures and the environment due to congestion and over-crowding. This mean that there is need for high maintenance of housing stock to prevent them becoming slums, as exemplified by Pumwani/Majengo slums near the city centre.

6:1:2 RURAL-URBAN MIGRATION

It comes out clearly from our data analysis that urban housing problems in Nairobi are due to unprecedented rural-urban migration in search of employment. The data showed that 94% of the respondents were born in the rural areas and that the rate of annual inmigration into the slum is 13.3%. This showed that at the broader level there is a need to reduce rural-urban migration.

As far as employment is concerned, the Government has tended to encourage industrial and Commercial capital investment based on imported capital and technology. This has led to concentration of industries in the major urban areas, thus creating rural-urban inequalities in employment and income. There is a need to improve rural productivity through better agricultural and other community prices so as to reduce rural-urban inequalities. This will raise their purchasing power thus stimulating industrial and commercial growth.

The data indicated that 39% of the respondents learnt their skills through apprenticeship and another 34% taught themselves the skills. This seems to indicate the need to promote informal sector growth in the rural areas. There is need to emphasize that 'small is beautiful.' Small-scale enterprises to make goods like furnitures, animal feeds, farm equipments etc. should be encouraged. Off-farm employment should be stressed through development of artisans skills such as shoe-repairing, carpentry, metal-work and tailoring.

To achieve this there is a need to establish more youth polytechnics and other vocational training institutions. These vocational training institutions should not emphasis only production trades like carpentry and metalworks only, they should also emphasis commercial courses such as book-keeping and business management among others. This is because commercial trades like shops, butcheries, restaurants are more common in rural areas and as such vocational training institutions should address themselves to their problems.

The data on sources of skills indicated that most of the business skills could be acquired outside the formal training institutions, for example through apprenticeship. There is a need to establish business training centre modelled on the common Farmers training centre in the rural areas. Such centres should offer short courses depending on the nature of the business problems in their localities.

Past National Development Plans tended to depict urbanisation process as being inimical to development. Our National development should change and become pro-urban. This is because urban centres enables achievement of economies of scale in the location of

services, infrastructures and productive activities. There is need to develop intermediate urban centres so as to reduce urban pressure on main urban centres like Nairobi and Mombasa. This should be done within the framework of agropolitan cities as advocated by friendman. Such urban centres should be symbiotically related to their hinterlands. This implies development of small and intermediate urban centres so as to develop an efficient urban hierrachy which will integrate rural and urban areas.

6;1:3 HOUSING POLICIES

During the literature review discussion, it was shown that the city council housing policies have tended to be inconsistent, uncomprehensive and discriminatory, leading to accumulation of a large housing deficit. The City Council should adopt a balanced approach to the supply of housing for all income groups. This will prevent gentrification. The City Council should stop adopting a project approach to housing and should seek to monitor, evaluate and supply houses as a continuous process in a co-ordinated manner. Such a project approach which is incremental in nature often leads to

criss-planning. This is a short-sighted approach to planning, which may leads to a vicious circle.

The data showed that slums proliferate in Nairobi due to the inability of the council to supply adequate low-income houses because of inadequacy of funds. The 1984-88 Development Plan states that the private sector 'is not keen on involvement in low-income houses because they are not very profitable. The sector prefers investing in middle and especially high income housing. The City Council should encourage the private sector to participate in low-income housing delivery through provision of incentives, such as subsidized serviced land etc.

6:1:4 NEED FOR SERVICED LAND

The City Council should concentrate on provision of serviced land and other public utilities which the private sector cannot profitably instal. Extension of Nairobi administrative boundaries have led to inclusion of a lot of unserviced and undeveloped land. This is the area where currently a lot of slums and squatter settlements are mushrooming. The City Council should adopt a cost-sharing approach, whereby

the council services the land, and provides the plans. The private developers should be allowed to pay for the costs of the services with time. This will shift the burden of housing construction to the private developers. The council should adopt a supervisory role. This is in line with the Government policies which advised public bodies to desist from engaging in private sectors activities for which they were not adequately equipped in terms of funds and manpower.

6:1:5 BUILDING BYE-LAWS

The current Building Bye-Laws were moulded in Britain and later adopted in Kenya without regards to our climate, local resources, culture and standards of economic development. Most of the materials recommended have to be imported. The Bye-laws should be modified so as to reflect different resources endowment in the country. The Bye-Laws should reflect our technology and aspirations. The Bye-laws should recommend standards which are in conformity with Kenyan climatic, geological, pedological, economic and social resources. The Bye-laws should not apply uniformly to all parts of the country

because the resources endowments differ spatially.

The application of these building standards have imposed needless sacrifices on those in the greatest need. There should be different building standards for low, middle and high income groups reflecting their differences in affordability. Flexibility in the Building Bye-Laws will encourage growth of local building industry, thus creating more jobs.

The kind of appropriate building materials which have been tested and recommended by the Housing Research and Development Unit of the University of Nairobi and which are recommended for Korogocho are;

- i Stabilised soil-blocks.
- ii soil blocks reinforced with sisal-fibres.
- iii locally made tiles.

The above mentioned building materials have been used to build Korogocho primary school. The building materials were made locally using local artisans and machines donated by Action-Aid Agency. The Agency is already teaching the people how to use the machines and will later organise them into co-operative groups.

Since this area fall under Grade II Bye-Laws these materials are legally accepted.

6 ; 1 : 6 PLANNING STANDARDS

Strict application of the planning standards would led to displacement of many people. This study recommends revision of planning standards in their application to low-income houses. For example provision of a lot of public spaces between residential buildings have led to their being used as garbage dumping grounds. Provision of ample parking spaces and wide motorable roads within low-income houses have tended to encourage car-owning people to come and live in the slum. Car owning people tends to be mainly members of high and middle income brackets.

There is a need to use lower planning standards so as to close the slum system. This can be achieved by providing few motorable roads with few parking spaces. There is a need to maximise **accessibility** through provision of many pedestrian routes. This will prevent rich people from moving into the area after its upgraded. The amount of public spaces should be reduced or converted to other uses like

kiosks, workshops and markets.

A few houses should be demolished and the owners be given plots west of Grogon village where there is a large public space. The cleared space should be used to put up communal toilets.

Instead of the educational institutions, being located on different compounds, they should locate on a common ground so as to share common facilities like playing ground. Application of the planning standards separately to such facilities will lead to much population displacement, and hardships.

6:1;7 DEVELOPMENT CONTROL

The study revealed that land east of Korogocho across Gitathuru river is under private land buying companies, which are building rental houses. These companies need to be controlled strictly by the City Planning Department. Many of these houses are built without planning permission. With time most of these houses will deteriorate and become slums as explained earlier by Horton and Hunt in chapter 2.

There is a need to strengthen the City Council development control section. The department suffers from lack of enough qualified manpower to police and enforce development control regulations. More physical planners should be trained. There is also a need to revise Town Planning Act and make it more relevant and applicable to Kenya planning needs. There are plans to revise the documents but the process should be speeded up to control slum problems and uncontrolled building of rental houses before the situation worsen further.

These private land-buying companies should be compelled to leave adequate spaces for schools, roads, recreational grounds etc. This can be enforced by the Commissioner of land department in conjunction with the City Planning Department, under land planning Act.

Unless this is adopted most of the developments such as Kawangware, Riruta, Ruaraka, and Dagoretti may turn up to become slums within the next 30years. Upgrading of such areas will be very difficult since

they are under private-land ownership thus compensation will be required.

6:1:8 LAND OWNERSHIP

Korogocho is situated on leasehold land. Insecurity of land tenure was seen to be discouraging the people from improving their house as well as their business structures. The City Council should give the plot owners leasehold of, may be, upto 25 years. This will encourage the people to do some improvements.

The other alternative will be, to subject the land to co-operative housing under the management of the four village committees discussed earlier. This has more advantage because it will allow re-organisation of the house structures where necessary to pave way for infrastructure provisions. The local community will also be involved and therefore it is likely to meet less resistance. This will also curtail and controls the benefits which may accrue to the landlords due to slum improvement. This is very important because many upgrading endeavours have tended to benefit the landlords who tends to

increase the rent.

It was indicated that land was one of the major constraints preventing provision of facilities. The three church groups and other non-governmental agencies have expressed willingness to help the area. Since there is ample land across Gitathuru river and East of Ngomongo, the City Council should apply land acquisition Act through the Commissioner of land. The other alternative will be for the interested agencies to purchase some of the land, as the Redeemed church is attempting to do, in order to put up a health clinic.

The Chairman of the Catholic church recommended that no individual should be allowed to own more than one house. There were many landlords who owned many rental houses. The local community in conjunction with the City Council should step in and enforce one man, one house rule. Absentee landlords should have their houses confiscated and given to those who live in the area. Absentee landlord, as Horton and Hunt argued were mostly interested in rents, and failed to maintain the houses or provide the toilets in particular.

It was shown that a few women groups had bought plots elsewhere. Such groups should be given assistance, so that they can buy more plots. More men and women should be encouraged to join them. After they have bought the plots they should be required to quit Korogocho and establish themselves on their new plots so as to reduce over-crowding, and congestion.

6:1:9 HOUSE STRUCTURES

Many people could not afford to replace their roof with corrugated iron sheets because they were too expensive for them. The three church groups should continue giving the roofing assistance because it is meeting an immediate felt problem. The groups should also seek the advice of the Nairobi University Housing Research Development Unit on other suitable, cheap roofing materials.

The church should use the above unit locally produced tiles using local soil, murrain and cement. They should also use stabilised mud-blocks reinforced with sisal fibres for the walls.

6:1:10 HOUSE DESIGN

Our data indicated that 35% of the economic activities were located in residential-cum-business premises. Most of these houses were single partition. 16% used their verandahs or the front part of the houses for business. These design concepts should be incorporated in any upgrading exercise. Such houses should have a single room with a partition and a verandah. The front part of the house face pedestrian routes or access roads to maximise on accessibility. The house should have a back and a large front window near the entrance door, of about (1m x 1m) size. Many businessmen were seen to be using their windows to sell their goods.

The Redeemed Gospel project manager recommended limited improvements on the houses, to discourage the owners from perceiving them as a possible source of rental income. This is very important because many slum people have tended to use houses allocated to them at Dandora for rental purposes. Such people have gone back to the slum, contrary to the planners expectation.

This study argues that house designs for Dandora, Kariobangi, and Umoja II etc. are not really suitable for slum dwellers and other low-income groups. These designs which are **U**-shaped tends to maximise on security needs. They were planned with residential function only in mind, whereas we have found that in slums as exemplified by Korogocho informal economic activities are a dominant land-use carried on within the residential houses. As such future low-income houses should be planned with both residential and economic functions in mind. The **U**-shaped design should be scrapped or adopted for high-income groups who because they are rich may experience security needs for more acutely. This argument is in conformity with Maslow's hierarchy of human needs. He argued that basic physiological needs like food, clothing and shelter comes before security needs. As such low-income house with the normal problem of unemployment and poverty should maximise on economic opportunities.

* Koontz, 1984

6:1 ; 1 1 EDUCATIONAL FACILITIES

There are only two primary schools neighbouring Korogocho and both have full involvement and a long-waiting list for new admissions. The catholic church has managed to expand Baba Dogo primary school and build Korogocho and St. John primary schools. There is need to expand these two schools as a short-term measure.

The same church also expressed willingness to put up further educational institutions, especially a secondary school, if land is made available.

Other local churches and individuals showed willingness to open more nursery schools. This can be achieved within Korogocho itself because they do not require much land, as exemplified by St. John Nursery School, Ngomongo.

Our data indicated that 80.5% of the respondents had a primary school level of education only. A further breakdown indicated that 25% were std. 7 drop-outs. This indicates a need to establish a secondary school, preferably oriented to vocational education. Since primary school drop-outs tends to lack basic vocational skills there is a need to establish more commercial and technical schools.

It was indicated that 25% of the adult respondents were illiterate. It was also demonstrated that 88% of those engaged in the slum informal sector were literate. This indicate the need to expand adult literacy programme in the area through opening up more centres and provision of more suitable meeting places. The programme suffered from lack of suitable meeting places. The programme should emphasis childcare, family planning, domestic, public hygiene, and catmercial skills because these skills are very relevant to the area.

6:1 :1 2 HEALTH FACILITIES

The data on health facilities indicated that there is no health centre in Korogocho. Kariobangi health centre was planned without Korogocho in mind. The centre is already suffering from congestion. Both the Baptist and Redeemed Gospel churches expressed willingness to open a health centre if land was made available.

The problem of hospitals need to be approached at a broader level. Eastlands has grown to become a large sprawling residential area served mainly by dispensaries and health centres. These

Eastland estates like Dandora, Kariobangi, Huruma and Umoja were conceptualized and built in isolation. There is a need to come up with a broad plan covering the whole of Eastlands which should state the capacities and location of major institutions like hospitals, maternity hospitals, Secondary schools, polytechnics and shopping areas.

There is a need to build a big hospital in Eastlands preferably near Korogocho and other slums to decrease transport costs for slum residents. This is necessary because Kenyatta hospital, the only major public hospital in Nairobi has become a referral hospital.

The table on the commonest diseases indicated that malaria and colds accounted for 77.8% of all cases reported by the respondents. These are diseases aggravated by the poor environment. There is a need to cover with soil all the former quarry pits which are either empty or covered with stagnant water. There is also a need to improve the surface drainage system made worse by the sticky and poor drainage of the black cotton soils. This can be achieved through

covering the sides of the drainage system with concrete slabs.

Coughing and colds are also associated with dusty environment. These and other respiratory diseases like tuber culosis can be prevented by gravelling and where necessary tarmacking the roads. Care should be made to put up road bumps to reduce accidents.

3.6% of the respondents complained of measles and dirrhoea respectively. Measles can be prevented through a massive immunisation programme which should involve the local religions and village groups.

Anaemia and kwashiokor are attributed to protein deficiencies. The local people should be taught about sources of cheap proteins and better cookery methods. There should be an emphasis on the composition of balanced diets. The nutrition programme initiated by the Redeemed church should be expanded and intensified.

6;1;13 WATER

The residents did not identify water as a major problem. More people should be encouraged to open up water-kiosks. Emphasis should be placed on Nyayo village which at the time of study had only three water kiosks.

6:1:14 SOLID-WASTE DISPOSAL

Studies in psychology have shown that ego involvement through public participation reduces friction, resentment and apathy. This calls for the involvement of local people who are the producers of domestic wastes in the articulation of solid waste disposal policies. The generators of the solid-waste should be actively involved in the planning and implementation of the relevant programmes.

To achieve this aim, the local village committees should participate in garbage disposal. The local leadership should mount an environmental education programme like the 'Afya Bora' group which was discussed in chapter 5 in connection with Redeemed

Gospel church efforts. Already Gitathuru village youth wingers have started such a programme.

The data indicated that 6% of the respondents burnt their domestic wastes. This should be encouraged. The local village committees should mobilise the local people to dig a few garbage pits which should be easily accessible by garbage collection vehicles. Small waste-bins are not recommended as the people will steal them and use them to make charcoal stoves. Large-waste bins are recommended especially near the market.

Figure 1 on house structure in Korogocho indicated that the house structure are congested and overcrowded, thus accessibility was a major problem. The distance travelled from these houses to dumping points tended to discourage their uses. That is why 55% of the respondents threw their garbage on the open ground. Only 18.5% threw their garbage on the selected dumping grounds accessible by vehicles. This indicates that the physical structure of a slum can hinder waste-collection. There is need to construct more motorable access roads.

Spaces between houses often become garbage dumping grounds. This can be explained by the concept of anomie where spaces are left between houses for which nobody is accountable for. There is need to plan houses such that no spaces is left for which nobody is accountable. This can be achieved by designing them such that they are facing each other. This enhances the concept of private space and will discourage people throwing garbage heaps everywhere. This could be the main reason why the environment in Highridge village tended to be very clean.

6:1:15 SANITATION FACILITIES

This study revealed that lack of adequate toilet facilities was one of the greatest problem, which came out. It was also found that high housing density, and lack of adequate common spaces made construction of more toilets very difficult. It was also revealed that the black cotton soil with its low permeability, and the presence of shallow rocks made digging of toilets very difficult. Several options are available.

First Option

Since Kariobangi site and service area and Kariobangi sewage works neighbours the slum. It is possible to extend their sewer lines to cover Korogocho. This is possible through natural gravity flow. Because of the high housing density, only communal toilets seem viable in this area, using the conventional sewer system.

Second Option

It was found that Redeemed Gospel church and the Baptist polytechnic had dug their pit latrines using compressor machines. Many individuals expressed willingness to have individual toilets. The City Council and building contractors should assist the people to dig toilets at individual and group level.

Third Option

Adoption of shallow sewer system.

This study recommend the adoption of shallow sewer system. This is because the system is suitable for planned and unplanned slum and squatter settlements as indicated by case studies from Erazil and Pakistan.

This system is also suitable in slums like Korogocho with; high population and housing density; few motorable access roads; water unreliability problems, and shallow rock systems. The presence of the impermeable black cotton soils in Korogocho also make this option very attractive.

Technically this system is also applicable to Korogocho because it can be laid at shallow depth. This reduces excavation and material costs. The system can be laid with curvilinear alignment with variable or inflective gradient.

The study indicated that there are four village committees which controls the six villages. These and other community groups should be incorporated in the organisation and management of the area shallow sewer system. This is because the system requires sufficient provision to ensure a strong organisation for maintenance. The system requires periodic evacuation and disposal of solids from each interceptor tank in the system. The local community groups can be organised to do this job.

Shallow sewer system is also applicable to

- (i) sewer pour-flush toilet system.
- (ii) sewer septic tank system.

The shallow sewer system can also be connected to the Kariobangi site and service area conventional sewer system.

These advantages make the system relevant to many slums in Kenya. It was found that one of the major problems affecting housing provision in Nairobi is lack of serviced land. The shallow sewer system should be adopted in Kenya as a suitable sanitation option especially for slum areas.

6:1:16 POWER

Electricity lines pass through Korogocho from Ruaraka. It is also possible to extend electricity lines from Kariobangi site and services houses. There is need to expand electricity lines to cover the whole area so as to encourage informal sector activities. Such energy can encourage people to open

more workshops. Electricity is also necessary to be used in street lighting. It was indicated that there is security problems at night because of poverty and tribal animosity. Electricity lights will also encourage shops, restaurants, butcheries, fish mongers, and vegetable sellers to buy cooling gadgets.

19% of the respondents used firewood as the main source of energy using the 3- stone. Such people are recommended to use 'kuni moja' stoves which conserve a lot of energy and use less firewood. The technology to make them is very simple, as such the local blacksmith should be taught about them through attending a seminar or a workshop.

Since 50% used charcoal as their source of energy, using the traditional charcoal stoves. Such people are encouraged to use modern energy saving charcoal stove. Already a few blacksmith were making such stoves. Vigorous marketing campaign should be initiated involving all the local community groups.

A few people used saw-dust obtained from Kariobangi Industrial area carpentry workshops. There is also a need to encourage the local people to use saw-dust stoves.

6:1:17 COMMUNICATION

It was said that there is a need to gravel and also tarmac some of the main roads. A short-term proposal should involve gravelling all the pedestrian and access roads. This is viable because murram soils and rock ballast can be obtained from quarries nearby and the surrounding areas. The bridges joining Korogocho to Dandora and Ruaraka need to be built.

Telephone booths should also be built. These booths should be placed near the market office, and the village committees office to avoid vandalism.

6:2:1 SLUM ECONOMIC ACTIVITIES

Our data on the informal economic activities revealed that they are meeting certain economic needs. This is why they have persisted despite persistent harassment by the urban authorities.

The central and local Governments should accept them as an essential component of low-incomes areas and slums in particular. Their needs and problems should be incorporated in any slum upgrading exercise.

Informal sector should be recognised as an essential component of urban systems and as such we should zone and plan urban land-use for them. Studies carried in many African cities especially West Africa reveal that they are an essential component of urban land-use with a very important employment generation function. Spaces near slums and low income housing areas in all major towns in Kenya should be zoned for informal sector. Attempts should be made to set land available near these areas to be used as periodic markets.

Informal sector activities have often been accused of being a great generation of solid-waste. One of the reason why they generate solid-waste indiscriminately is lack of security of land-tenure. The owners of these businesses do not feel bound to keep the environment clean. First the business owner should be given licenses which could possibly last for upto five years. This will protect them from unexpected disturbances by city askaris. This will encourage them to commit resources towards the improvement of the structures.

There is also a need for the city planning department to come up with cheap kiosks models affordable by poor people. This may involve designing a range of kiosks models suitable for different urban places and income levels.

97.5% of the businesses were individually owned. This indicate that these activities are labour intensive and as such great generator of employment. Thus they can be adopted to solve slum unemployment problems.

The- data indicated that these informal activities greatly depended on nearby industrial areas such as Gikomba, Kariobangi and industrial Area, for their raw-materials requirements. This shows that where possible business wholesale shops and major workshops should be opened near the slum areas with aims of supplying the required raw-materials. Such functions are already being fulfilled by Kariobangi industrial area.

6:2:2 TRAINING

Education was seen to influence the economic activities which people choose to engage in. It was pointed out that there is need to expand primary school and educational facilities. Emphasis should be placed on vocational education oriented to commercial courses.

The data indicated that 39% learnt the skills through apprenticeship and 34% through teaching themselves on their own. This study therefore recommends the adoption of apprenticeship form of training. This is because the education is more

realistic and acquaint the apprentices with the local business environment. It is also less expensive and more flexible. This can be achieved by appointing a few practicing businessmen and technical workshops owners as training agents. Extension officers should visit the students and assess their progress. Occasionally the students should be taken to the classrooms for theory knowledge. This approach has been adopted by Undugu society of Kenya and has been found to be very successful.

Since the study found that most of those engaged in shoe-repairing, carpentry, and tailoring learnt their skills from youth polytechnics; there is a need to build more youth polytechnics. In fact the planning standards should clearly provide for construction of vocational institutions like polytechnics within low-income areas. Baptist youth polytechnic should be expanded and more courses such as those dealing with leatherworks, metalworks should be included. There is need to teach more courses relevant to girls in this institutions such as catering, knitting, typing and commercial knowledge.

Since the polytechnic is built on a former dumping ground, and the land is still very unstable, there is a need to provide the school with an alternative site.

6:2:3 CO-OPERATIVES

The study indicated that Gaitirau hanger-makers were very successful in assisting youth lacking employment. This model should be adopted by more local people. The co-operative extension officers and community development assistants should help more local people to form co-operative groups so as to capture more market. Such groups should be provided with suitable business sites.

6:2:4 SITES

Ghana seems to have taken the lead in providing land in suitable locations for compatible, inter-related and interdependent clusters of economic activities. Such sites should be provided with basic services like shelter, electricity and access routes. This will enable economies of scale and full utilisation of expensive machines. It will also

ensures that the people are able to improve their skills through sharing ideas. Government and Non-Governmental agencies should be encouraged to build such serviced sites on suitable places within and surrounding the slums.

A variation of this will involve adoption of the bazaar concept. This is based on organising the informal sector activities centrally by capitalising on their major characteristics. This will assist in garbage collection. There is also a need to acquire accessible vacant land and converting them into open-air shopping areas. Basic facilities like the toilets and drainage system should be provided.

Many financial institutions do not recognise and cater for these economic activities perhaps because of lack of collaterals. Undugu society has tried to fill this gap by coming up with small-scale business loan schemes, where collaterals are not required. What is needed is business skills and letters from the chief. Such programmes need to be encouraged.

6:3:1 COMMUNITY DEVELOPMENT

The study proved that slum dwellers have a sense of order and organisation. There is a need to change our approach to slums improvement. 1983-1988 National Development plan emphasis slum upgrading but does not underline the importance of the local community. Such an approach should be changed. This is because physical comprehensive upgrading without involving the local people will lead to marginalisation. Since land values and rent will go up.

The slum dwellers must be involved in matters involving their social and economic destiny. This is because a slum is a product of group practices and as such social change must come from the people •• themselves. This justify the needs to adopt community development approach to slum improvement based on self-help.

6:3:2 ADOPTION OF COMMUNITY
DEVELOPMENT APPROACH

It was stated in chapter two that 30% of Nairobi residents lives in slums. Slums are also a common feature in many urban areas in Kenya notably mombasa, Thika, Kisumu, and Nyeri. Local Governments have not been able to solve the problems on their own. As such there is a need to start a slum community development Department. The aim of such a department will be to mobilise the Government and other Non-Governmental agencies together with the local people in improvement of their houses and the environment. This is in line with the Government policy of cost-sharing.

Such a department will also attempts to promote the development of a community identity and participation. This can be achieved through identification of local leadership and community groups.

There is a need for the city council of Nairobi to change its approach to slum and squatter improvements. The council should start a slum community development which will study the social-cultural and economic

characteristics of different slums in Nairobi and decides on the best community development approach. This requires many social workers and other experts who will be required to develop a sense of community spirit, identity and pride. The department will also supervise plan making and implementation.

6:3:3 DEVELOPMENT OF SELF HELP

Since the City Council does not have adequate funds, it should restrict itself to provision of public utilities and infrastructures which are beyond the ability of the local people. The people should be encouraged to adopt self-help approach, whereby they build physical facilities like schools and health centres. The council should help where necessary, through stuffing etc.

6:3:4 LOCAL LEADERSHIP

There is a need to strengthen the four village committees through better training. This will involve training them in better administration especially in dealing with disputes and security problems. This will enable the local people to have

more confidence in them.

The separate village committees should come together and form an overall committee which will have a co-ordinating role. Strengthening these committees will make them strong and better in dealing with civic authorities, politicians and Non-Governmental organisations.

Urban authorities should involve such local groups in their decision making process so as to increase acceptance of their projects. The sheer number of slum dwellers is a resource with a great potential. Such a resources can best be mobilised through the local indigeneous leaders. For example it was shown that there were many women groups in Korogocho; their leaders were well represented in the local village committees. Such women groups would be very helpful in any family planning and vaccination campaigns.

6:3:5 CHURCH GROUPS

The study identified three main religious groups involved in community development. There was evidence of duplication of efforts. These groups should form a joint committee to co-ordinate their efforts. The groups should also consult each other regularly, in a spirit of mutual understanding and not competition.

The Baptist and Redeemed Gospel churches should each form a committee consisting of the local leaders who will advise the church on priority areas, project identification and implementation. This will ensure local project acceptance.

Instead of engaging on separate and un-coordinated development, the three church groups, together with the four village committees, and the locational committees should draw up a local plan. This will identify and prioritize problems, resources and possible solutions. This will guide local and foreign agencies which may want to assist the area.

6:3:6 REDEEMED GOSPEL CHURCH

It was shown that the nutrition and child sponsorship programmes initiated by this church are very relevant to this area. However the impacts of the programmes were mainly felt within Grogon. The church should expand the programmes and open up more centres within the other villages.

The church youth centre, which faced closure because of lack of approval by the Ministry of Education, should not be closed. Since there are already several classrooms facilities, the school should be expanded through provision of more physical facilities. The other alternative will involve integrating the centre with Korogocho primary school which is 50 metres away. Alternatively the school could be converted to a vocational training institution, with emphasis on apprenticeship and 'earn while learning-'

6:3:7 BAPTIST CHURCH

The church should seek to incorporate the local leadership in their projects formulation and implementation. The youth polytechnic should stop admitting students who do not come from Korogocho. The church should also initiate and encourage the development of small christian communities like the catholic church. This will ensure grass roots support for their programmes and also reduce dependency on the centre.

6:3:8 CATHOLIC CHURCH

It was shown that the church had evolved a very effective and impressive organisational structure. This structure involved the local people in the problem identification and solutions affecting themselves and their neighbours fast and effectively. This approach should be adopted by the other churches and other interested agencies. This is because the interests of the donar agencies may change and shift to other areas.

Since the church seemed to be effective in seeking funds, and their leaders were very committed to the areas problems. The city council and the local public administration should seek to work closely with the church. This will involve provision of sites to put up all their vocational training projects, among others.

6:3:9 WOMEN GROUPS

This study found that there were many women groups in the area which were rather small in size. They should be encouraged to amalgamate to form larger and more viable economical groups. This will enable them to raise adequate funds.

The groups should also diversify their activities. This will enable them to get market for their goods. The groups should also attempt to venture into new business lines. For example it was reported recently that women groups in Mumias, Kakamega have started bicycle-repairing workshops.

Many of these women groups suffered from high illiteracy and lack of business and leadership skills. There is a need to start a series of seminars on business managements. The women should be taught such skills as tailoring, knitting, catering, watch-repairing, meat-cutting, then they should be given loans to start small-scale businesses.

The groups should also pull their resources together and raise capital co-operatively to open up more advanced commercial enterprises like wholesale and distributor shops, posho mills, bakeries, and petrol stations.

Non-Governmental organisations like Partnership for productivity (PFP) and small-scale Enterprise limited which specializes in assisting small-scale businesses should be encouraged to open branches in Korogocho. These groups extends favourable credit facilities and at the same time offer practical advice and equipments.

6:3:10 SUMMARY

This chapter has attempted to come out with detailed policy guidelines geared to solving the socio-economic problems identified earlier. All these policies cannot be implemented simultaneously. There is a need to come up with an integrated approach to solving these problems.

The study identified lack of toilets, (in terms of number and quality) as one of the greatest problems in the study area. This pose a great public health risk. This study recommends the need to give this problem a top priority. In general more attention should be given to the environmental problems so as to decrease environmental diseases. This is quite in line with the basic need approach.

The second priority should be given to the promotion of the economic activities within the slum. Improvement of the economic activities will generate more employment and increase upward socio-economic mobility. The people will also be able to afford to pay for the services which may be provided. Poverty aggravates slum problems. Improvement of these

economic activities will enable the people to improve their standard of living. They will be able to afford to buy more food, among other things. It may prove very difficult for the Government and Non-Governmental bodies to provide community facilities like schools, health centres, without the co-operation of the local people. There is a need to mobilise the local people in a spirit of self-help; to participate in the provision of these facilities through material, financial, and labour contribution. Slum upgrading process should become more anthropocentric. There is a need for the slum upgrading programmes to seek to improve the ability of the slum people to help themselves. This can be achieved within the community development approach framework.

CONCLUSION

CONCLUSION

This study has come to the conclusion that slums provides suitable shelter for low-income people. Provision of urban housing greatly depends on the country's level of economic development and standard of living. These factors are greatly affected by the country's socio-political philosophy.

Kenya is a developing country, and is trying her best to formulate relevant housing policies which will reflect the nation's aspirations and needs. The study established that past housing policies tended to raise housing deficits. Some of the housing policies tended to be contradictory, and discriminative.

There is a need to review the planning and housing delivery processes. These institutions seem to be underdeveloped and incapable of solving planning problems. Where necessary the institutions should be restructured so as to enhance their implementation levels. More emphasis should be placed on utilisation of domestic financial and material resources.

Planners need to question their values system. Planners often underestimate the capabilities of the people they are planning for. As such they impose their value system on them. This 'all knowing approach' is wrong. The planners should act as a facilitator, within the framework of advocacy planning.

Policy approaches to housing have tended to be very narrow. There is a need to adopt a human settlement approach. This method is based on systems views to planning. Such an approach will enable planners to understand the workings of the slum as a socio-economic system whose survival depends on the rest of the urban system.

The success of urban housing programmes will greatly depend on the viability of local Government authorities. These institutions need to be strengthened. There is a need to encourage public participation in housing provision. Attempts should be made to enhance their participation through training and creation of income-generating opportunities. This will increase their economic power and ability to influence the planning institutions.

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APPENDIX

3 /

Part A

UNIVERSITY OF NAT RODI

DEPARTMENT OF URBAN AND REGIONAL PLANNING

HOUSEHOLD HEAD (TENANTS)

- if* LIUcg nt>.nxr Plo+ neurit*** _____
a
- <£) Sex _____ Marital Status (Married _____ Single -
Widow _____ Widower _____ Divorced _____
- (2) Age _____ Tribe _____ Religion (denomination) _____
- (3) Place of Birth, Nairobi? Yes/No _____ If not where? _____

if- Places lived in Nairobi and years

Korogocho: arri\al date _____ years lived

House: owner _____ teuaut _____

sub-tenant _____ 3ev.:1 of education _____

i

Intension *c£* moving? Yes/No _____

7 If yes where to? _____ and when

and Reasons

7 Do you have relatives here? Yes/No

If yes (describe them in details)

Stay with family Yes/NO

where is the family (i) rural areas

(ii) other urban areas

to Stay with whom? (i) wife/husband

(ii) friends

(iii) relatives

(iv) alone

It Why do you like Korogocho?

i because of cheap houses

»' practise informal activities

in lack of alternatives (housing)

iv presence of relatives

^ other reasons (specify)

12. Frequency of going to rural homes _____

/3 Have a shamba there Yes/No Acres

What do you find good about Korogocho?

A5 Total nos. of occupants

Rooms

2. LANDLORDS

1 Sex _____ Age _____ tribe _____ religion _____
 7 Present _____ Absentee _____ Place of Residence _____

y Arrival: Nairobi _____ Korogocho _____
 Steps _____
 Ask for life-history _____

f Marital status _____

k Number of plots in Korogocho _____
 elsewhere _____ Nos. of Blocks _____
 Nos. of Rooms _____ :

? Blocks dimension length _____ Breadth _____
 Room size _____

t Level of education _____

? Other business _____ their income per day _____
 business location _____

U Have shamba at home? _____ Acres _____

3. HOUSEHOLD COMPOSITION

Sex	Age	Education.level	Occupation or school	Income
t				

	Nos . in	Sex	Age	Where	Distance	Means of Transport
Nursery						
Primary						
Secondary						
V. Polytech- nic etc.						

REASONS

Nos. Not in School	Sex	Age	Lack of school	Lack of school fees	Others

1 Prioritize the following: Adult literacy _____ Primary
 school School _____ Nursery school
 V. polytechnics

2 willing_ to attend Adult Literacy classes _____ Yes/No
 Reasons

4- HEALTH FACILITIES

1 Health centres last attended

2 Distance time spent

3 Health centre attended: i Public J- Private
I: ten.

it/ Traditional medicine -1- buy medicine

v Others

if Treatment received fpoor 'fairly good
~~ti ck.~~

iu Very good toothers

5 Your frequent ailment (rank)

Dispensary Problems: i overcrowding - No. medicine
~~itcfi-~~

iii much waiting others

7 maternity clinic last attended

5. WATER

' Sources Individual connection //plot connection

Yd Hi vers ^springs v metered?

v others

2 Distance to water points (metres)

3 Time taken (minutes)

if ^Nos. of trips per day

£ Family water consumption (day)

£ V.ater carrying containers: sufuria Jellv can

others

6. TOILET:

J Plot toilet _____ communal toilet _____

individual toilet _____

Inside house _____ outside house _____

Z owner of toilet: _____

3 total adults using it _____

*- total children using it _____

5 Distance _____

L*ocation(>Vinfront of house
-//Ct-

t HjBehind house

//Others

^ Distance _____

C Toilet construction _____ roof _____

wall _____

slab _____

7 ventilation: good _____ fair _____ bad _____

/c Toilet problems: /flies _____ »smell _____ -slippery _____

j» dirty _____ (r/ci _____ etc. others _____

j1 Evidence of 'night soil* Yes/No

7: SQk¹DV'ASTE :

1 Rubbish disposal problems? Yes/No

2 Methods of yraste disposal @ open grounds

"burning _____ //:open garbage points

'v containers

3 Problems with solid waste disposal

if Possible solutions (Rank)

8. DRAINVCr.:

M Waste-water disposal iriethofluyin the open
j earth drainage // 'others
2 experiences flooding of houses - ^J--- storm drainage
problems --
c> water lorn standing pools ----- / „
solutions

9. TRAYSFORT:

I Kou.se accessible by - car _____ bicycle -
cart _____ pedestrian-
large vehicle
Z House access: narrow path _____ width
access footpath _____ width
main road _____ width

11. EMPLOYMENT:

j Employed: _____ unemployed _____ casual-
 self employed _____

2 Sector: public _____ private _____ informal _____

3 Employment Basis: Permanent _____ Tomporary _____

Place of work _____ Distance _____ Time (Min) - _____

Means of transport	Frequency of use (week	Distance	Costs (weekly)	Time (Min)
Private				
Bus				
Matatus				
3j eyeles				
Walking				

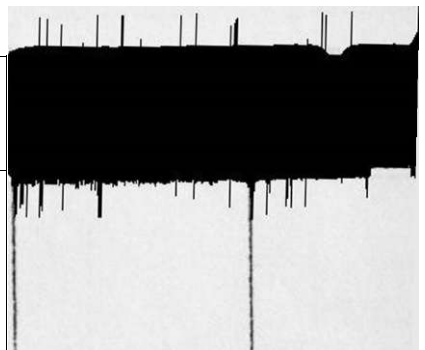
^ Employment: Local _____ (outside) _____
 away _____

C, ~~Life~~ occupation: housewife _____ Employed (state Job) _____
 Casual _____ others _____ 1

f- Anybody else in the household employed. Yes/No

If yes fill xhe table below:

Sex	Age-	Place of work	Type of work



B (i) Any training: Yes/No _____ Type of training
<\ courses wishes to be trained in: metal-work
mechanics _____ carpentry _____ welding-
others

(C* (ii) GIRLS courses interested in _____ knitting-
tailoring _____ others

// BOYS - business keenly interested in _____
constraints

/2 GIRLS - business keenly interested in _____
constraints -

/3 Hobbies

12. EXPENDITURE:

House rent _____ education
good _____ energy
transport _____ miscellaneous
Sck v /-Vrj _____ furpoit ^

13. BUILDING MATERIALS 1

I Distance between adjacent houses (metres)

2- Type of House design

Forms of contribution by House owner:

- Contributed design
- Contributed labour
- Controlled construction phase
- Labour

12 Which part of house requires attention (in order of priority)

Roof

Walls

Floor

Owners: Given assistance what would you prefer,

- to rebuild
- to improve the building

13. Which houses design do you prefer

/S" House has security wall: Yes/No

/X What prevents you from improving the house:
•hc/c.

- lack of finance
- insecurity of land tenure
- Others

Part B

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DEPARTMENT OF URBAN AND REGIONAL PLANNING

- 1 -

J Where do you do the following shopping?

Item	Market			
	Korogocho	Kariobangi market	city-centre	Others
Sukuma-/Vegetables				
Fish				
Cloth				
Domestic utensils				
Others				

2 Frequent goods bought from soko mjinga: (Rank them):

Frequency of going shopping at Soko Mj'jnga per week?

"times

What benefits do Korogocho people derives from Soko Mjinga market?

Views on prices of goods at the market.

	Cheap	Fair	Expensive
Sukuma week			
Vegetables			
Clothes			
Domestic utensils			

/ A o f

^ Alter retirement, what you intend to do

cMocrzz -

I Stay in this town

h Rural home

/pothers

Which community groups do you know in Korogocho: Name them

all

g How you came to know about them:

•hot. ' ' -

i Through a close friend -

j/ Through a neighbour

//'Through a relative -

v Through a workmate

v Others

1

Group	Respondent knowledge of its activities	Criticism	Improvement suffRest ion

AT

f0
g

Respondents knowledge of leaders and members.

Group:	NUMBERS	
	Leaders	Members

j1 * Respondents views about officials:

i Honest

// 'Hardworking

fu Currrupt

••

> Co-operative

J Others

i2. Which three projects are very successful? (Rank)

~~Dayffir-affay?~~ ati-^^s^meetings held by:

Youthwingers

-•

Chiefs barazas

V

Political rallies (local)

(Madaraka Day)

/4 t (^ive reasons why you do not attend some of them:

1.

. . . >

/</ V.ers -you aware of recent cleansing exercise: Yes/No -

if Participated Yes/No

Reasons for non-participation
GACICIDP

1 lack of time

// not aware

///. not interested

↳ went .to work

1 engaged in self-employment

I? List nrojects which should be assisted on harambee basis

(Rank)

Part C

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DEPARTMENT OF URBAN AND REGIONAL PLANNING

INFORMAL SECTORS:

I Sex of Respondents: Male _____ female
Age _____ tribe
Religion _____ origin
marital status _____
husband/volunteering: Yes _____ No _____

Type of business-- _____ products sold

5 Seller: Adult man _____ woman _____ child
youth (girls _____)

C, Ownership: family owned _____ individual
group _____

c- Business hours: Starts _____ finish _____

4, why did you choose this line of business:

J- Initial investment: _____

? Current stock:

Literate • yes _____ No

/° Level of Education:

// Initial source of capital: Personal savings

}, Loan

hi Salary

↳ Others

j2 Knjiaced in this business before?

I?, Sourc.es of. skills:/ apprentjso " V. polytechnic.s

v^a _____ 1

/^Business fluctuation: wet season ~:_____

dry season

/6]'.f.ve licenses: Yes/No -

II Yes cost of licence

/6 Sources of raw materjn.lr.

/y. forms of transport . . . - Cor- I

/S Type of raw materials needed:. . . . 1 -

t1 Fernis of transport costs

20 Tools used: _____ - - - - - Costs -

; _____ - • cost -

- Cost

- Cost

Reasons for entry: lien

i Initial 3ow capital

H Failure to get.job

vLow initial capital

r~ Little -initial

v Skills required

^Business Promise:

i /CicsK
i/Open

w Residentia(/Cu:n commercial

" Commercial only

ZZ Credits- Needs credit: Yes No

Hit, If Yes liow much
Monthly repayment

General problems laced:

- Pos*iLJ« soluIi ons

X.-V Business Profit opinion :i Satisfactory j.ood

ji Ufogat j ve •v/pcr.rj L survival
no re

Opinion on profit trends:/ His in;; falliiu
lustable ('others

*j> Single day business income

1,1 Number employed: males females-
relatives