

**IMPACT OF INFORMAL TRADE ON SPATIAL
DEVELOPMENT OF MUMIAS SOUTH AND
MTINDWA ROAD**

A THESIS SUBMITTED IN PARTIAL FULFILLMENT
FOR THE AWARD OF MASTERS OF ARCHITECTURE
DEGREE

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DECLARATION

This thesis is my original work and has not been submitted in any university or any other institution for the award of degree.

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DEDICATION

This thesis is dedicated to Slum Architects Association and University of Nairobi, Board of Post Graduate Studies.

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ABSTRACT

This thesis raises questions on the impacts of informal businesses on existing planned land uses specifically residential neighbourhoods. The resilience of informality in Kenya and their heterogeneity has been creeping up in the planned residential neighbourhoods in the 2000s. As noted in most literature, the rapid urbanisation in Africa and Kenya is not being accompanied by adequate economic growth. As a result the informal sector has been on the forefront of absorbing both the skilled, semi-skilled and unskilled labour. However, as much as informal sector has been contributing positively to livelihood enhancement, their spatial impact on residential neighbourhood has not been clearly ascertained. Specific to Buruburu estate, the study cross-examines the character of the informal businesses, their location and the planning implication on the road users, residents and formal businesses in the area. The study concentrates on the survivalist and primary informalities out of the four categories brought forth by *Diverse Informalities* (Anyamba, 2006). The study uses case study approach documenting the existing informal business as is along Mumias South Road using both primary and secondary data sources. The study outlines the factors leading to growth of informal businesses along the study corridor, their positive and detrimental effects, their unique way of space utilization, the views of the residents, commuters and informal business operators themselves coming up with solutions on how best to integrate them into the formal economy. Through analysis of various case studies of informal street vending across the globe and analysis of Kenyan response to policies and urban laws, the study identifies weak urban governance, legal exclusion of informal businesses, weak policy frameworks, inefficiency of development institutions and urban planning as well as the informal sector itself as the major hindrances to the growth or integration of the informal businesses. The policy and design recommendation are therefore aimed at effective frameworks that recognizes the spatial dimension of informal businesses and provides guidelines that controls their operation improving their quality of service and goods delivery thus enhancing their local and regional competitiveness thus ensuring sustainable employment and wealth generation while ameliorating the externalities of the sector. The study proposes integration of the informal businesses into the urban land uses during design stages by the urban designers

and planners and through consultative forums with all the urban stakeholders whose interests are impacted on with the presence or absence of the informal businesses.

Key words: Urbanity, Informality, Spatial, Heterogeneous, Rights

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ACRONYMS

BDSPs -Business Development Service Providers

GDP -Gross Domestic Product

GOK -Government of Kenya

ICLS -International Conference of Labor Statisticians

IEA -International Economic Association

ILO -International Labour Organization

KEPSA -Kenya Private Sector Alliance

KNBS -Kenya National Bureau of Statistics

MSEs -Micro and Small Enterprises

NCC -Nairobi City County

NCBDA -Nairobi Central Business District Association

NISCOF -Nairobi Informal Sector Confederation

SPSS -Statistical Package for the Social Sciences

UN -United Nations

UNCTAD -United Nations Conference on Trade and Development

UNHSP -United Nations Human Settlement Programme

USD -United States Dollar

WIEGO -Women in Informal Employment Globalizing and Organizing

1.0 CHAPTER ONE: INTRODUCTION

1.1 Introduction

Urbanization and industrialization in Africa has led to rapid population growth within the cities as a result of rural-urban migration. Urban areas are usually characterized as densely populated thus referred to as settlements. Urbanization originates from an attempt by some authorities to deliberately concentrate power, capital, or both at a particular site. Over the years, cities have emerged as the major centres of human settlement. Urbanization is the increase in the population living in the urban areas causing a complex process of social transformation.

United nation projections indicate that more than 60% of all people will settle in cities by the year 2030. This urban population growth in the world, more so in the developing countries has been caused by rural-urban migration (UNCHS, 2001). In an urbanizing world, cities with all their demand and promise, attract the countryside people who can no longer endure the constraints of the rural life or who simply see urban life as presenting more options for livelihood. Rural to urban migration is naturally greater where the benefits of development have not been well-distributed over the national landscape (UNCHS, 2001).

Urbanization occurs because of economic and non-economic activities (Martin and Zürcher, 2008), Economic urbanization is due to employer recruitment or demand-pull reasons whereas non-economic urbanization is due to willingness to move to escape unemployment or persecution, or supply-push. According to Kundu S. et al. (2007) urbanization is the manifestation of economic development. According to Acharya (2003) the key reasons for urbanization is to fight poverty and improves livelihoods of impoverish communities. The high concentration of the population in cities generates demand for jobs and services that the formal public and private sector cannot meet (Beall and Fox, 2009). The implication of this phenomenon is that cities increasingly become centers of poverty and inequality (Watson, 2009). Within the global economic forces, urbanization process include the promises which urban living holds out to individuals, for instance better services in terms of both social and physical infrastructures.

Due to the growing population of new urban dwellers, the formal sector might not be able to meet the employment needs of the population. As Anyamba, 2006 posits;

Urbanisation is not being accompanied by adequate economic growth in many developing countries; this scenario creates a situation of urbanisation of poverty. Cities are complex systems, and as societies urbanise, their economies become increasingly differentiated. Their organisation increasingly revolves around specialised activities in the production, consumption and trade of goods and services

As the immigration towards urban regions continues, residents become more creative with ways to meet their livelihood outside the formal norms. Consequently, numerous new inhabitants engage in informal businesses in urban areas. This sector, at times also known as hidden, shadow, parallel, second, underground or black economy is defined by Hart (2008) as economic activities that takes place outside the structure of fixed public and private sector establishments. According to Ihrig and Moe (2004) informal sector is a segment which creates lawful goods, but fails to conform to country laws. The change from rural to urban informal sector can be attributed to better earnings due to cities preference. Furthermore, informal business are used as holding grounds while the owners await formal employment.

Unlike in the developed cities, more jobs are being created through “informalization” of the economy in urban areas. Due to lack of the government and formal employers restricted expansion and restricted capacity to employ more youths, the informal economy provides the employment and housing(UNCHS, 2003:5 quoted in Anyamba,2006). According to the ILO, almost 85% of all new employment opportunities around the world are generated in the informal economy. Possibly of all the people involved in informal sector livelihoods, street sidewalk hawkers face further problems in the running of their activities. Every business day poses a challenge to their existence because they lack legal recognition, (United Nation Center for Human Settlement, 2006).

In African cities, informal livelihood activities have grown enormously over the past decade (Owusu, 2007). Informal economy is a universal phenomenon found in

various levels in different countries not restricted to survival activities carried out by destitute people on the margins of society (Hansen and Vaa, 2004:11 quoted in Anyamba 2006). Through such activities a segment of the population, notably the urban deprived are absorbed into rewarding employment and provide cheap labour and low cost services to their fellow and the other residents of the city (Lloyd-Jones and Carmona, 2002). Informal livelihood is located in prime areas to increase income due to their low skills and capital (ILO, 2002). In order to deal with the challenges of unemployment in countries, city residents have preferred to make use of available resources such as urban spaces to conduct their informal livelihood activities to provide for their basic needs(Riddel, 1997). Urban spaces are part of important elements in the countries economies in terms of livelihood achievement (Lyons et al., 2012).

As a result, urban residents engage in competitive access of spaces for trading which result into operational conflicts and altercations drawing attentions of practitioners and local authorities (Brown, 2006). While operators compete for trading space, the county compete for development and bringing order and control.

Brown and Lloyd-Jones (2002) observed that prime locations for informal livelihood activities develop in undeveloped road reserves, abandoned urban open spaces, public transport terminals, road junctions, market places and high traffic and interaction areas. Within the restriction of home spaces and public areas, the need for space in prime locations by traders is necessary. It is important to note that informal activities within the home are also thriving; however, here there is less pressure on the space used. Competition over prime locations for business activities lead to operational encounters involving the following segments of urban dwellers: designated traders against without, current space owners against new ones, and against private land owners, road users among others etc. (Bromley, 1978; Jones and Varley, 1994; Bromley and Mackie, 2009). As argued by Kamete, (2012) the exclusion of the locally based forms of production and consumption of space have continued to be ignored as the Western mode of production and consumption of space continues to be embraced.

Urbanization in Kenya is due to the concentration of large-scale and small scale industrial and commercial, administrative and financial set up in the cities in the numerous parts of the country. It is further accompanied by technological advancement in transport and communication, cultural and recreational undertakings. In the developing countries, a city's vital economic fate rests on the position of its country in the international political economy (Walton, 1976; Snyder and Kick, 1979). In the developing nations, cities are nodes of intersection for the international political economy and the countryside, often enticing investments that aim on taking the opportunity for the "emerging opportunities" (Smith, 1996).

Chen,2007 indicates that the absence of clear policies has reduced the informal sector to uncertain working environments and competitive disadvantage as opposed to big formal capital businesses and product markets. Their trading spaces are insecure and highly contested lacking infrastructure and capacity to accommodate high demand. In Kenya, 61 percent of the 14-million workforce is in non-agricultural employment, while 35 percent of urban and 59 percent of rural households are in small enterprises (UNHSP-HABITAT 2006). Informal economy comprises of Small and Medium Enterprises (SMEs) which manufacture and trade basic goods and services in unmonitored competitive markets that are outside the regulatory framework of their national and county governments. This is as a result of ineffective policy implementation and ignorance by policy makers on the vital role of this sector in the country's gross domestic product (gdp).

The rising inequality, high cost of living, unemployment and underemployment have been major factors contributing to the high growth of informality in Kenya as supported by many scholars (Chen, Sebstad& O'conell, 1999; Ligthelm, 2005; Morris, 1996). Every year economic surveys show the informal economy as contributing in filling the gap of employment , goods and services outreach left by the formal sector. With Nairobi's prime population(18-35) forming the largest bracket of inhabitants and with the highest productivity and engagement in the informal economy, strengthening this niche will ensure long term increase in the country's gross domestic product.

Urban planning in Nairobi City lack of sufficient urban infrastructure (water supply, sewage, waste disposal, power supply and telecommunication) due to lack of coordination of information and proper guidelines for implementation. This should be addressed to ensure all stakeholders are well consulted.

1.2 Statement of the Problem

Rural and urban migration has been a major contributor to population growth(Hope 2012; Hope 2013). Nairobi's complex settlement pattern is as a result of settlers coming in prior to provision of services(Syagga 2011). Economic data shows that despite economic growth, there has been widening inequality and deepening poverty (Bujra & Keriga, 2009). The ever-widening gap between poor and rich is symbolized by the glaring inequality in the worth of the living environment and access to services and basic needs. This is mirrored in the divergent urban forms –high-class gated communities are developing adjacent to rundown neighbourhoods' and slums. For services and meeting daily basic needs, people prefer the informal occupation of locations as places from which to eke out a livelihood.

The rate at which job redundancy and underemployed is growing has also greatly exceeded the rate at which industry can offer new employment opportunities. Omolo,(2010) argues that youth unemployment and under-employment,poor working conditions and gender inequality are major problems. Unemployment rate increased to 40% in 2011 from 12.70% in 2006(KNBS 1999 -2016). The most important challenges being faced by governments in developing nations is identifying development policies that can create new income and employment opportunities, and ease unemployment and underemployment(Obare, 2015). In Kenya, policies and programmes since independence have failed to curb unemployment in the country due to corruption and inability to provide the required skills in a competitive and complex market environment. These conditions manifest in the form of rapidly growing informal sector encompassing the unemployed, underemployed and employed. The sector has been a fall back to the large labour force of youths and women who are incapable of getting employment within the formal sector, thus the upsurge of the informal sector activities.

Anyamba,2006, re-emphasizes the criticality of space in informal enterprises noting that many operators in the informal make spatial strategies in their endeavour to access urban goods and services . Therefore, every “suitable” and “available” land space is converted to usage for informal trade without approvals. It is seen in residential open spaces and way leaves for public utilities, have been intruded upon by the wave of these activities. Since there are no provisions set aside for these land uses, the overall planning becomes haphazard and distorted. In Nairobi city, the informal traders traditionally in the CBD are moving to the residential neighbourhoods. This is evident in Buruburu Estate, despite good planning on the neighbourhood concept envisioned by the world bank; the estate has undergone evolution coupled with poorly managed densification process and high level of informality. The informal sector activities have invaded the organized road and sporting reserves

Komollo, (2012) notes that absence of law enforcement of informal trade and their spatial requirements is one of the major problems faced by the country. This is the case in Nairobi Buruburu Estate, where there has been encroaching on the road reserves along the collector streets within the estate. The consequential is an ever increasing neighbourhood degradation and poor servicing. The reason behind this is the fact that some inhabitants in the city view the structures where the informal enterprises operate as an irritation, and thus do not need to be associated with them. According to Rukmana (2007) informal sector activities are often characterized by increased number of trading structures and jua kali manufacturing. Most of them are often seen as undesirable and eye-sores activities.

The challenges from the informal sector are urban sprawl,incompatible landuse,movable structures among others (Okeke, 2000). This has been the scenario in Buruburu where the informal sector activities have continued to thrive in disregard to the initial neighbourhood plan of functional segregation, contravening existing planning, zoning and building regulation. Commercial facilities have sprung up within the dwelling areas, altering the character and functioning of the neighbourhood. Extensive use of temporary structures is common resulting in low values of land as they are not accommodated in the neighbourhood. Corruption and lack of sufficient resources to

execute programmes aimed at enhancing livelihoods of the informal operators. It is against this background that a deeper look into these issues is vital for the inclusive urban design and access to the city for all.

Therefore the study attempts to highlight the dynamics of urban space use and contestation, amidst an increasing urban population, growth of the informal sector and the evolving informal urban land use patterns that generally have an impact on future neighbourhood design. In this investigation, the author will concentrate solely on trade as an informal process and assess its impacts on the urban spatial growth and development. In trade, informal vending such as kiosks and hawking, their location, targeted clientele thus their location along road junctions as well as the influence of politics in their location will be investigated.

Trade as an informal process has the advantage of creating employment to several people, acts as a livelihood. It also offers merchandise at affordable prices thus supporting the white collar people who cannot afford formal services. Often the disadvantage of trade as an informal process has resulted into disaster hazards, congestion, aesthetic eye sores and health hazards as well. Thus the design intervention for the same should strive to address location dynamics in order to improve on the consequences of informal processes and results.

1.3 Research Questions

1. What is the character of space used for informal economic activities in Buruburu; why the spaces.
2. What are the planning implications of informal economic activities in Buruburu?
3. How can the informal enterprises be accommodated in Buruburu residential neighbourhood to enhance livelihood

1.4 Research Objectives

1. To examine the character of space of informal economic activities in Buruburu
2. To explore the planning implications of informal economic activities in Buruburu.

3. To formulate ways of integrating informal sector enterprises through urban design into residential neighbourhood to enhance livelihood.

1.5 Assumptions

This study will be based on the following assumptions:

- i) Planning regulations and policies guide formal planning within the study area.
- ii) There are different factors contributing to the continued growth of informal economic activities in Buruburu estate.

Informality being the unregistered businesses occupying undesignated land. These assumptions will help in narrowing down of the population frame.

1.6 Justification

Approaches to deal with informality have been mostly biased towards redevelopment of space, i.e. the built environment and physical amenities, and enforcement of development control in a planning system that focuses mainly on functional separation of space. While the informal sector has been acknowledged as a main source of employment opportunities and as well as a means of generating income it is yet to be given appropriate attention practically. There is inadequate body of individual testimony on the experience of appropriating spaces within residential neighbourhood for informal economic activities. This research focuses mainly on informal operators in planned residential neighbourhood, highlighting the nature of informal activities, drivers of informality, planning implications and how these activities can be integrated into residential estate to enhance livelihoods. It is vital that the investigation of informality regards the operators as dynamic agents of making a difference in the creation, consumption and management of urban spaces in cities. The outcome of this research is expected to contribute towards a regulatory framework for long term appropriate settlement development that replicates the livelihood strategies of the operators.

1.7 Scope of the Study

This defines the extent of content that will be covered during this study both theoretically and physically. A thorough understanding of the study limitations will guide the study requirements and the capacity required.

1.7.1 Geographical Scope

By adopting a case study approach, the study will be carried out in Buruburu residential estate, an estate based in Makadara Division in Nairobi County, Kenya. The study area is composed of middle class houses and is approximately 7km east of Nairobi Central Business District. Buruburu Estate, being a middle-income estate, comprises five phases built in the 1970s and 1980s and inhabited by Kenyan civil servants, middle class professionals, business persons and a few short term expatriates. Each phases contain about 1000 units of two storey maisonettes with 3 and 4 bedrooms, and 2 and 3 bedroom bungalows. By adopting a case study approach the study will target informal operators, the residents and key informants from the residential estate and Nairobi City County.

1.7.2 Theoretical Scope

The study will rely ILO's definition as economic activities that are doing things characterized by labour intensive and adaptive technology, ease of entry, family ownership, reliance on indigenous resources, small scale operations, , skills acquired outside of the formal sector, and, unregulated and competitive markets.

Besides, as much as the focus was on design and urban planning aspects of a human settlement it will examine the contributing factors to informality; urbanization trends in both global and local contexts, unemployment and urban poverty levels, policy as well as institution failures, in terms of spatial planning strategies, monitoring and evaluation. So as to appreciate the grounding of the informal sector and its contribution towards national economic development, the study will provide an insight into the various theories and schools of thought that pertain to the informal sector, as well as the

background and development of the sector in Kenya and Nairobi over the years, historical outlook of the various spatial planning strategies, economic development policies, as well as policy and legal framework that govern the informal sector growth and development in Kenya.

With focus on the urban space and the study area, the study will examine the trend of growth of the informal sector activities in the urban realm, and the sector's proliferation into the urban residential spaces, the transformation of the urban areas as a result, and the challenges posed therein.

Many actors participate in the informal activities even the registered SME's still occupy the public spaces illegally. However, the report concentrates on the informal businesses with no form of registration.

Data collection was further limited by availability of time, being a cross-sectional study, and finances what is presented is the best of what could be achieved.

1.7.3 Methodology

The study was based on review of published and unpublished prints, internet-based literature as well as a case study of Buruburu estate. Many factors may have contributed to the growth of informal activities however isolating urban design factors and planning allows for a clearer view of issues involved. The study has involved the wider settlement level of context, neighbourhood to see its effect on spine road.

1.7.4 Monograph outline

The dissertation is arranged into chapters as;

Chapter 1: Introduction – The chapter lays the foundation for the research, by exploring at the statement of the problem, the research questions and objectives guiding the research as well as the justification.

Chapter 2: Literature Review – This chapter analyses into depth the concept of informality, neighbourhood and other concepts linked to the growth of informality

in urban areas. The chapter also provides insights into the body of theories, policies, legislation and institution frameworks that guide the informal sector enterprises in an urban neighbourhood setting.

Chapter 3: Methodology – The chapter outlines the methodological framework that guided the research study; the research design, the sampling framework and size with relation to the target population and the study location, as well as a highlight of the data collection instruments, methods and procedures for analysis and presentation.

Chapter 4: Study Area – This chapter focuses on the background of the study area, by highlighting the various locational, socio-economic, historical and physical dynamics of the study area.

Chapter 5: Study Findings – It gives a comprehensive outline of the study findings, as guided by objectives and the various research instruments. It goes further and tries to synthesize the findings, pointing out trends and links that confirms or disapproves the different concepts and theories propagated in the literature review.

Chapter 6: Summary and Conclusion: The chapter presents the summary of findings, highlighting emerging issues and problems based on the synthesis of fieldwork, literature review and objectives of this dissertation. It concludes by providing appraisal of the study and policy recommendations. It also provides the concluding remarks by the researcher, and areas identified for further studies.

2.0 CHAPTER TWO: LITERATURE REVIEW

2.1 Introduction

This chapter reviews literature on various definitions of informality, informal sector theories, and characteristics of informality, contributing agents to informality, impacts of informality on existing planned land uses and relevant government policies on informality and planning in Kenya.

2.2 Definition of Key Concepts

It covers the explanation of the key concepts that underpins this dissertation. These include:

2.2.1 Informal Sector

Sethuraman (1976), using the number of employers or workers, defines an urban informal enterprise as a firm which has employed ten or less full-time employees with an exclusion of the liberal professionals.

Focusing on “place of work” Becker (2004) recognized the four categories of informal economy (hbe, street or temporary) while Edgcomb and Tamra(2004, 6.) noted it as being formal businesses which does not follow any regulations

According to International Labour Organization (2002), informal economic activities is described as a ‘a programme marred with (a) easiness of entry (b) dependance on local resources (c) family proprietorship (d) meagre operations (e) more use of labour and low level of technology (e) unskilled and semi-skilled labour (g) unregulated and competitive markets’ (Chen, 2012:7-8).

The other definitions are based on income levels. This definition classifies the informal sector as comprising of enterprises or work with growing market demand that reflect high or low income-elasticity of demand.

These diverse terms illustrates that no single definition of informal economy could serve different fields. Therefore, this explains the different theorizations of the concept. Nonetheless, the dissertation will filter the definition from a combination from UNHSP

(2003) and ILO,2002 as; **Informal sector being an individual or household, which partakes full time or part time to small scale enterprises which are informally owned, requiring informal skills which is undercapitalized and labour intensive, with flexibility between customer and suppliers, applying simple technologies and multi-use of assets to realize profits thus having a potential of becoming an important contributor to national economy(GDP).**

2.2.2 Urbanization

Urbanization is the process of migrating from the rural to urban areas and engaging in Non-agricultural activities (Obudho, 2000).

In this context, urbanization is when majority of people move in urban areas, adding onto the population and creating towns and cities. It can either occur due to migration of people from the rural hinterlands into the urban areas, or naturally.

2.2.3 Residential Neighbourhood

This is a space designated for residential housing ranging from single family housing to multi-family housing. Galster, (2003) provides the following attributes of a residential neighbourhood:

- Environmental – topography of a place and pollution index.
- Buildings –design, type, density, material and repair.
- Proximity – location and transport infrastructure.
- Demography –class status, age profile, ethnic diversity and movement of population.
- Infrastructure – streetscape and roads.
- Social-interactive – existence of friends and family networks.
- Existence and quality of local services.
- Sentiment –historical importance, identification with place and local stories.
- Local associations, social control mechanisms and informal interactions.
- Political – local parties, resident participation and political networks.

2.2.4 Public Space

Public space is a shared common spaces where people interact facilitating social, cultural or economic exchange or merely promenading (UN Habitat, 2015). It is accessible to all people including roads and streets.

2.2.5 Linkages

Linkages refer to the relationships between two entities; the formal and the informal economic sectors. Chen, (2012) argues that a small number of informal enterprises operate in total segregation from formal markets and that most look for raw materials from and/or supply completed products to formal firms either directly or through transitional firms often informal.

2.3 Informal Sector Theories

These are theories which attempts to explain reasons behind informal sector sprout and their continual growth over time. This section highlights the different schools of thought within the informal sector in an attempt to contextualize them to Nairobi set up.

2.3.1 Theories of Existence of the Informal Sector

There are studies that substantiate the persistence and growing tendency of informality in many Latin American countries and other developing nations. Yusuff (2011) looks at four theoretical approaches namely; modernization, dependency, structuralism and neo-liberalism. On the other hand, Martha Alter Chen(2012) argues that, the informal sector is categorized into; dualist, structuralist, legalist and voluntarist.

a) Dualist School of Thought

This was introduced by ILO World Employment Mission Kenya 1972. The proponents focus on those business enterprises engaged in old-style and survival activities. They interpret the informal economy as self-governing activities with few links with the rest of the economy. **The weakness of the dualistic school of thought is that, it views informal labour organization** as taking place it is a

fundamentally outside of the manipulative formal relations of production therefore a mere transposition of the rural subsistence sector into the urban environment.

b) The Structuralist School of Thought

Pioneered by Manuel Castells and Alejandro Portes, 1989, the proponents focus on petty merchants and producers; sub-contracted workers and casual workers. It is a substitute form of labour utilization and often exploitative by capital.

According to Castells et al, (1989) the function of the informal economy is to support capitalist structure, which is supported by globalization to sustain market effectiveness as producers endeavor to lessen production costs.

Critics argue that, subcontracting is found in Latin America cities while relatively and very negligible character in the developing countries (Aeroe, 1992 quoted in Murgor, 2016). The major and common feature in African informality is subsistence or survival (Capecchi, 1989).

c) The Legalist School of Thought

Introduced by a Peruvian economist; Hernando De Soto, it focuses on informal enterprises and entrepreneurs. The legalists hold to the notion that the informal economy is made up of plucky entrepreneurs who decide to evade the onerous and unnecessary costs, time and effort of formal registration and who require legal rights to alter assets into formal property. The school of thought reasons that, the informal operator runs the enterprise tactfully to his /her advantage thereby minimizing costs out of the urge to survive. Some of the costs include: taxes, registration and license, compliance with laws and regulations, higher rates for public utilities, evasion of fees and penalties, evasion of taxes and labour laws, lack of property rights etc.

The major difference between this school of thought and the voluntarists is that the informal operator's use tactful means to elude the costs of becoming formal in order to cut costs, maximize returns and survive.

d) The Voluntarist School of Thought

Championed by William Maloney 2004, it connotes that informal economy consist of entrepreneurs who decide to function informally or criminally in order to evade costs namely; taxation, rental fees and electricity, commercial protocols and other costs of operating formally. In comparison to legalist it argues that the informal doesn't blame the burdensome laws, it chooses their path knowingly and voluntarily.

The above theories have broadened the understanding of informality by giving different perspectives of formality and informality. They reflect the heterogeneity and complexity of informal sector.

2.3.2 Location and Organisation Theories

Murgor 2016, categorized informal activities as those located in places that are more or less accessible, whose operators confront the different advantages and disadvantages of locating their activities in such places. There are activities which utilize the home environment and are referred to in the literature as home-based activities (Tipple 2005). Spaces used in this case include rooms within the house, backyards and front verandas. The size of the space required by these activities varies with regard to the type of activity, which can be either production or retailing. Other informal activities locate and concentrate along the main streets within a neighbourhood where there are more potential customers. The central place theory is defined by using two concepts of threshold population and range of goods which were originally developed by Walter Christaller (Wood and Roberts, 2011). A central place which is accessible by transport facilities reduces transport costs and travel time which results in congestion of goods, services and people.

According to Christaller central places are retail centre's where selling and buying activities are taking place (Wood and Roberts, 2011). Central place theory provides an explanation on the hierarchy of Centre's and the location of various land uses within a given area. Formal retailing factors affecting the site location for a firm vary according to the set of investments that are required to take place. Gilbert (2003) suggested that consideration should be given to competitive trade and the requirements laid down by the responsible authority on land use

development. Berman and Evans (2010) also suggested that retail location should consider pedestrian traffic, vehicular traffic, parking areas, public transportation, store composition and specific site. Informal retailing would normally ignore some of the considerations its formal counterpart adheres to.

Acho-Chi,2002 purported “**marketing principle of spatial competition and central place theory**” .In this study central place theory will help us to understand the location of informal activities within the residential neighbourhood, the presence of the threshold population which demands goods and services provided by informal operators, and the minimum travel distance the customers have to travel to meet their needs. Markets for a particular product, whether formal or informal, are affected by three factors: namely locations that generate population, product supply and location of consumers (Huff, 1962; Belshaw, 1965; Berry, 1967; Dewar and Watson, 1990).

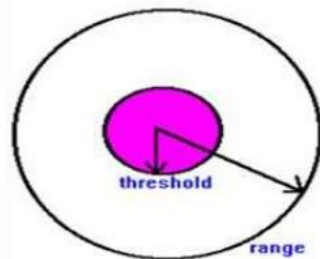
Informal workforce supports major Gross Development Product(GDP) in the developing countries(WIEGO 2002:ILO 2002). Urban street trade occurs in various distributive forms and includes several products. It varies from food from bikes to trays to mobile selling, stable vending practices from carts, to street table vending, for example CDs,books and clothing. The selling practices in public space differ extremely subject to a particular neighborhood, city and country, affecting the sellers’ linkages, daily routines and labour conditions. The vendors’ circumstances are mostly correspondingly varied. In the United States and Germany, the bulks either have a migrant background and/or are people of colour (Graaff, 2009: Murgor 2016). Street vending in African cities often takes place in diverse parts of roads and streets with high human traffic like junctions, corners etc. With no approved sites of operation, street vending often results in occurrences of skirmish and brutality between street vendors and urban authorities (Mitullah, 2003).

2.4 Planning for Commercial Centers in Residential Areas

Framed by Walter Christaller ,1933,the central place theory provides an interpretation of settlement distribution over land. For a central place to emerge, two

key concepts are a prerequisite; **Threshold**-This the least number of people needed to enable provision of certain good or services. **Range**-This is the distance that consumers would travel to access a particular good and services.

Figure 1: showing the key concepts; threshold and range



A central place which is accessible by transport facilities reduces transport costs and travel time, hence congestion of goods, services and people. According to Christaller, central places are retail centres where selling and buying activities takes place (Wood and Roberts, 2011). Based on the above mentioned concepts, Christaller came up with three principles that determine the central places distribution namely:

- Transport Principle(K=4system)
- Marketing principle(K=3system)
- Administrative Principle (K=7system)

a) The Transportation Principle-The movement of goods is maximized at a minimum cost.

b) The Marketing Principle- This is based on distribution of market areas, ranging in size from very large territory to many small areas based on the scope and population size. The market Centre are distributed and ordered on the basis of the type of service and goods provided, leading to a hierarchy of centres; auxiliary central places, lowest order centres, lower order Centre's and higher order centres. In the case of Buruburu residential area, the town centre provides higher order goods while the shopping centre lower order goods.

c) **Administrative Principle**- The market zones of the smaller settlements are entirely enclosed within the market area of the larger settlement. In this model, there are three factors that are key to understanding the firm's location namely; capital, labour and transportation costs. Parr (2002) argues that central place theory does not fit in any other country apart from southern Germany. Moreover, studies that have been done earlier using the concept of threshold and range to ascertain and categorize centres, reveals that layout of the centres never conforms precisely to the expectations of the theory. There are various factors that affect the functioning and spacing of centres.

2.5 Informal Sector in Kenya.

This has been due to high urbanization rates, rising unemployment trends, policy and institutional failures, and the demand for low cost goods and services as brought forward by ILO (Bigsten et al, 2000). Government policies have since come into existence, acknowledging the prominence of the sector in the national economy, placing strategies for its growth and revitalization.

Gikenye, (2014) notes that informal sector enterprises in Kenya are contributing to country's GDP by creation of employment to many. This has however, have grown astronomically over the years, and the informal sector's role in economic development in Kenya has been exponential.

Urban areas and towns in the country have been the most susceptible to the proliferation of informal sector activities, due to high rural-urban migrations, as well as other socioeconomic and institutional factors. In the case of Nairobi, Muraya, (2004) noted that rise in demand for goods and services by the low and mid low income groups, within residential areas in the city castigated growth of informal activities. Meir and Rauch, (2000), also argue that in Kenya, the low-income customers use services and related goods at a cheaper price.

Regardless of this the authorities has always been on the forefront of distraction of the informal businesses from the 60's, 70's to date(Werlin, 1974, as quoted by Muraya, 2004).

2.6 Factors for Growth of the Informal Sector

The United Nations (UN, 2007), attribute the key reasons for the emergence of unauthorized structures to political and socio-economic conditions that lead to urbanization, to population fluxes that result into armed conflicts, and to deadly disasters. According to UN-Habitat, (2007), institutional, physical, and cultural factors also influence the growth of unauthorized structures in cities. Okeke (2005),notes that lack of finances has been the main contributing factor to unemployment and rural-urban migration are also essential causative factors. These factors can be broadly classified as; urbanization, political, socio-economic and institutional.

2.6.1 Urbanization

Africa experiences the greatest rate of urbanization(UN-Habitat, 2009, pp.10). Similar to other urbanizing cities, Nairobi is growing in extent as its population rises.

Urbanization processes have a direct relationship with economic development, as it leads to growth of towns and cities that are usually vibrant, growing centres for contemporary financial services, industry, production, internal commerce and external trade, government and education. The development of urban areas equally produces spill overs, external effects and external economies of scale; factors that have all become further significant with improved technical advancement, industrialization and economic development.

Most of these migrants are socioeconomically impoverished and thus often switch over to engaging in informal economic activities to sustain their livelihood. Tipple, 2005 notes that informal businesses have contributed widely to hazardous land uses. A close link therefore exists between urbanization/population increase, poverty, employment either through informal or formal job creation and environment (Sethuraman, 1998).

In Kenya the highest growth rates in the informal sector were observed in the 1980s and 1990s,Nairobi's growth rate was never high as in the 1960's(12.2% per year in 1962-1969)and has since been fairly constant(ranging between 4.8% and 5.0% per year (IEA,2013). In Kenya, the sector is dominated by the youths and women. Thus the informal sector has been an ease entry point for the youths and the urban poor in search

of livelihood opportunities. This has been manifested in form of informal markets in urban areas, street trading in residential neighbourhoods with considerable socio-economic, spatial and political implications to the urban areas.

2.6.2 Socio-economic Factors

Sietching, 2000 and Kings-Amadi (2004) have both observed that informal businesses is a combination of poverty and high formal rents working together in the same environment. Augustijn, Flacke and Iqbal (2009) have observed that social contacts or connections are one of the socio-economic factors that influence the growth of unauthorized structures.

Manning (1993) posits that the inability of the formal economy to absorb skilled labour more often results into greater increase in informal sector as the individuals find alternative employment in this area.

Moreover, in Nairobi, Muraya 2004 notes that the low wages and returns from the formal sector has contributed to the influx of the informal traders. Notably, the growth of informal sector in Nairobi city alone has been ranging from 4.8% to 5.0% annually (IEA, 2013). This has been manifested by an influx in street traders and hawkers in the city CBD and busy residential neighbourhoods occupying open spaces and pedestrian walk paths, increase in the number of juakali clusters and informal traders markets in the city.

2.6.3 Institutional and Legal Factors

Informality often results from ill-advised, poorly implemented or inappropriate macro-economic and social policies often established without multilateral stakeholders' consultations. Some of the factors that influence the growth of unauthorized structures include; **unrealistic zoning regulations, complex legislation, excessive bureaucracy in issuing land development and building authorizations and exploitation by officials** (United Nations, 2007). Magigi and Majani (2006) have

observed that poor policy enforcement, obsolete laws and lack of professional advice to the governance that has led to the growth of unauthorized structures and so does Ali and Sulaiman (2006) in Zanzibar.

Informal activities were excluded from the colonial formal processes of urban planning. From this oversight it is evident that informal enterprises were given insignificant room during that time as everything was to be structured and planned and were considered disorderly (Cross and Morales, 2007). Informal activities were viewed as being unsystematic and backward (Kamete 2008 quoted in Kamete 2012). Roy (2010) and Gans (2002) both agree that informality has discerned a spectrum in Africa and is shaping up the continent's urbanization. Ouma (2010) posits that due to lack of integration they trade in contested spaces leading to conflicts with designated land uses.

Further, the burdensome business registrations and bureaucracy has made it harder for formalization of businesses as well as improvement of prices.

2.6.4 Political Factors

Political instability and inadequate housing policy of governments to provide affordable housing schemes for the poor and the middle income earners lead to the growth of unauthorized structures, according to UN-Habitat (2008). Kombe and Kreibich (2000) have noted that lack of affordable housing provision by the government has led to greater informal housing in Tanzania. The UN-Habitat (2003) report shows that lack of political will by governments to implement policies aimed at stopping the growth of unauthorized structures is a contributory factor to the growth of such structures (Warah, 2003).

The politicians are reluctant in finding long lasting solutions for the informal sector and have used this as a platform to win the assurance of the voters most of them who are disadvantaged promising them improved working conditions. This is evident in Buruburu neighbourhood where NCC had initiated modern kiosks at affordable prices for the informal operators. However; the project was interfered by politicians due to greed hence stopped by the NCC since it failed to assist the informal operators as

intended. As noted by (Levacic, 1991 quoted in Murgor 2016) despite efforts by the government to intervene in resource allocation, it has been subjected to challenges as a result of information problems, imperfect competition, bureaucratic self-interest and political interest. Furthermore, political interests underlie the failure of the government regulatory model, as the influence of political interest in resource allocation hinders the government regulatory model from achieving its goal. For instance, operators' needs for prime locations, and politicians' needs to stay in office mean that in order for politicians to receive political support from operators, they need to help operators in the process of producing their own spaces, or in Lefebvre's terms, their lived space (Goodfellow and Titeca, 2012). Murgor (2016) emphasizes that, political decision emerges from interaction of groups who have conflicting objectives as well as a mutually advantageous bargain to make with each other.

2.7 Kenya's Response to Informal Sector

Since the informal sector has been in Kenya for the past fifty years, both before, during and post-colonial period, the government and NGO's have worked together in trying to curb this phenomenon. However, most of the response has been legally oriented as discussed below:

2.7.1 Policies

These are policies which try to link formal and informal economies thus striking a balance between the two worlds. From independence, the government has come up and implemented various development policies with the goal of stimulating economic growth, reducing unemployment, illiteracy poverty and diseases.

2.7.1.1 Economic Growth Policies

In 2002, Kenya embarked on a policy change with the enactment of The Economic Recovery Strategy for Wealth and Employment Creation published in

2003(GOK, 2003).The policy was to enhance growth through better revenue collection and expenditure. It was to focus on eliminating poverty by concentrating on the marginalized groups.

The second one is Kenya Vision 2030 whose main objective is in tandem with sustainable development goals anchored in social, economic and political pillars of provision of high quality of life.

It is the social pillar that the rights and freedoms of informal sector business operators are recognized and upheld for example the already implemented YAGPO(marginalized groups) between 2008 to 2012. The vision aims at guaranteeing improved development and access to affordable housing, sufficient finance for developers and buyers among others.

Another economic policy is the Kenya National Trade Policy 2009. The policy appreciates the existence of informal trade as the country's greatest employer. However, it notes the challenges that are encountered by the sector such as inappropriate design of space utilized by the sector resulting to inadequate and subserviced business premises and working sites. The overall policy orientation taken by the policy is to mainstream the informal businesses and trade to formal, through strategies and programs that include:

- Infrastructure development
- Market development
- Business skill improvement, and
- Trade financing

However, this is purely an economic policy approach, where informal trade lacks appropriate space allocation and recognition by spatial planning as a discipline. This, essentially, brings with it challenges where there is lack of a link between informal trade and space.

2.7.1.2 Urbanization Policies

Spatial planning in Kenya has to a huge extent revolved around the concept of growth Centre's of which there were four main types namely; urban centres, rural centres, market centres and local centres in descending order of importance and size (Murgor, 2016). Objectives of promoting growth centres were to arrest the movement of people from rural areas to the new existing large cities and towns and secondly the centres were to achieve faster growth/development and have spill over effects on the surrounding areas(Obudho, 1998).

Four types of planning were considered in the sessional paper No.1 of 1965; economic planning, physical planning, social planning and fiscal planning (GOK, 1965).The focus was on the need for a coordinated approach in planning, by all sectors of the government, to achieve integrated planning. In addition the policy emphasized on the need for decentralized planning at provincial and district level. The decentralization of planning functions was projected to ensure effective implementation of spatial and economic policies that would improve development from the local level. This meant consolidating the economic mechanisms at local level, from agricultural activities to informal sector enterprises in both urban and rural settings.

The 1966-1970 was the first national development plan while the physical planning department prepared the first provincial regional development plan for Central Province in 1967, followed by Eastern in 1969, Nyanza 1970, Coast, North Eastern and Rift valley 1971(Murgor 2016)The provincial plans led to the establishment of Growth Centre Policy in 1970-1974 National plan. On the basis of the Provincial regional Physical Plans, a National Spatial long term policy view was drawn out under the Human Settlements in Kenya in 1978(GOK 1978).

2.7.1.3 National and Regional Development policies

The National Development plan of 1979-1963 emphasized the concept of rural-urban balance, recognizing the role of urban areas to rural areas in providing markets for farm and supplying farm inputs. Rural development was emphasized to reduce rural urban migration (GOK, 1979). Chapter four of sessional paper No.1 of 1986 outlines the rural urban balance strategies and represents a shift in regional development policies by the Government. It acknowledges the dynamic interdependence between urban and rural areas and the manufacturing and agricultural sectors. The policy recommended the establishment of the District Development Fund (Musungu and Kimani, 2010). During the period when the regional Development Policies were being implemented, the country's economic growth grew by a small margin in 1990 and 2002 (Omolo, 2010).

2.7.2 Urban Laws

These are some of the rules and regulations put forth to control development within the urban set up. They include the county ordinances as well as government acts discussed in this section.

2.7.2.1 Constitution of Kenya, 2010

Article 41 of the constitution stipulates that every person has the right to fair labour practices, where every worker has the right to a reasonable working condition. However, in as much as the constitution provides for upholding of economic and social rights, the informal sector traders have faced continual marginalization and lack recognition by institutions such as planning authorities in terms of space allocation and improvement of working spaces.

In the same line, article 66 of the constitution gives the mandate for regulation of any land in the interest of among others, public safety and health and land use planning. The proliferation of informal sector activities in residential areas provides cause for

regulation of land through land use planning to integrate the informal sector activities within residential areas, and provide a harmonious residential environment.

2.7.2.2 County Governments Act, 2012

The counties were thus created and among the constitution autonomous functions, is the mandate of planning at its level of jurisdiction. The county governments are mandated to integrate economic, physical, social, environmental and spatial planning.

It provides for the breakdown of the counties into sub-counties, and section 50 provides for the establishment of the office of sub-county administrator, in each subcounties. Among the functions of the sub-county administrator are the roles of management, coordination and supervision of development of policies and plans, service delivery, provision of infrastructure and developmental activities to empower the community at the sub-county level. It is therefore within the functions of the sub-county administrator that management and coordination of policies and plans regarding residential neighbourhoods and the proliferation of informal sector activities therein can be dealt with.

In section 110 of the County Governments Act, the county government is mandated with the responsibility of spatial preparation, and identifying areas where premeditated intervention measures can be taken (GoK, 2012). Thus the proliferation of informal activities and trading zones in residential neighbourhoods can be handled within this context.

The decentralization of planning functions to the county governments provides a suitable environment for county-wide development of policies that acknowledge and seek to develop the informal sector business activities and sustainable integration of the sector in all spheres of the urban realm, so as to maximize on the benefits and potentials of the sector while at the same time minimizing the externalities of the sector.

2.7.2.3 Urban areas and Cities Act 2011

Is an Act of parliament formulated to deliver the, organization, administration and governance of urban areas and cities; to provide for the standards of starting city areas, to deliver for the governance and involvement of residents and for connected purposes.

Residential areas and informal trading activities are located in towns, their control and management must be guided by provisions of this act i.e., done by the respective county government. The act provides that the residents of a city, municipality or town are given powers to do feasibility studies and suggest development strategies for the cities.

The law also provides that all cities and municipalities should function in the best interest of the residents and that disadvantaged groups needs should be taken into consideration. These marginalized groups comprise of among others, the informal sector business operators. Section 13 of the Act outlines that each city shall have a management board, which shall comprise of various stakeholders that functions to formulate and approve of plans, policies and to discern the different land uses.

This gives the informal sector and residential association's opportunity to deliberate on issues arising from informal sector business activities in residential areas and work towards finding sustainable solutions.

2.7.2.4 Physical Planning Act, 1996

Section 24 (1) of the Act provides for the mandate for the preparation of plans that seek to promote economic growth and development of commercial zones.

The first schedule of the Act outlines the issues that should be dealt with in preparation of regional physical development plans and includes employment and incomes including features of employment, the labor force, income distribution, potential of the informal sector and their locations.

2.7.2.5 Physical Planning Handbook 2007(Draft)

The physical planning handbook offers regulation for development. Chapter six gives guidelines on residential land uses.

Chapter seven talks about industries location of light industries/jua kali should be compatible with residential areas. Should be located on the major internal routes of the township with separated access from the residential feeder roads. It should not create congestion in the residential areas i.e. an area of 10-20 small firms. Chapter eight of the handbook talks of commercial land uses.

Planning for kiosks and hawking needs to be considered as a special feature in planning. The minimum size of a kiosk should be 3m x3m, designated sites to be planned for, should be located adjacent to bus parks, open air markets while designated sites for hawking should be hawking grounds and streets.

2.7.2.6 Micro and Small Enterprises Act No.55 of 2012

It led to the establishment of Micro and Small Enterprises Authority which is domiciled in the Ministry of Industrialization and Enterprise Development. The authority was established for the purpose of promoting, developing and regulating the Micro and Small Enterprises Sector. The major players include; manufacturing, agri-business, trade and services.

The act adequately covers the small scale businesses in terms of set up, credit accessibility and operations as stipulated by the law.

2.7.2.7 Trade Licensing Act (Cap 497)

This is an Act of parliament meant to offer the authorization of definite trades and businesses, wholesale and retail are classified under regulated trades. It necessitates claimants for trade licenses to state space ownership title or other evidence of permission to access and use the space for which the application is being sought for and

address of space. However neither do informal operators operate on permanent address nor have documents to prove ownership of space since mostly they operate on public spaces.

Before the license can be issued, the business location must be certified by the planning authority in collaboration with the health department. Obtaining a license does not give the informal traders full rights of trading; they have to ensure that they are trading on designated spaces. The trading license issued by the Nairobi City County is more often than not considered in practice since informal traders have been harassed and arrested by the county officials.

According to Mitullah, (2003), licensing of street traders is a key issue and has contributed to the clash between street traders and urban authorities. The process of obtaining a license is burdensome and most urban authorities have a negative perception towards informal operations. Those who manage to get one either give bribe or are well connected individuals with the authorities.

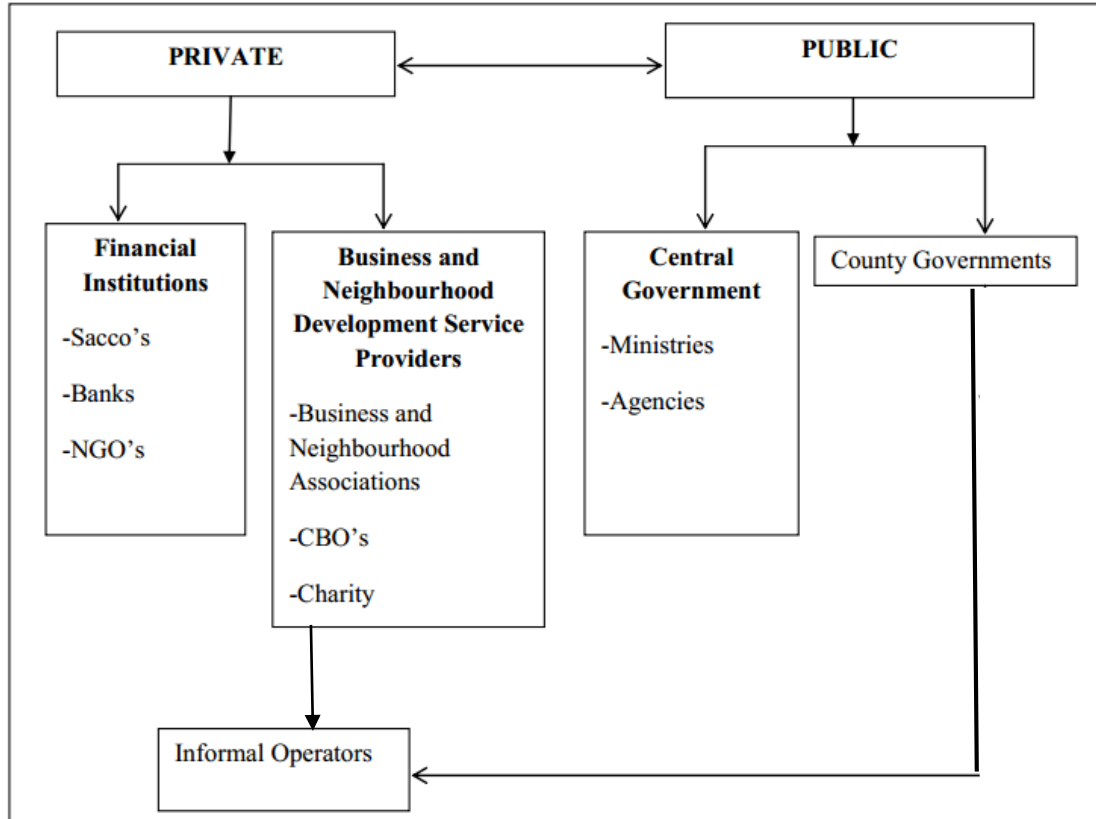
2.7.2.8 City Bylaws

Concerning the informal sector, the Nairobi city by-laws make provisions that:

- a) All business premises shall be controlled by the county.
- b) All hawkers to have business permit for designated areas
- c) Throwing away and burning of any waste in an unsuitable place is an offense
- e) Dropping any type of waste on the street is a crime
- f) Any individual running a business must have a permit for every year.

2.7.3 Institution Framework & Governance

Figure 2: Current Institutional Framework for Managing Informality



Source: Adopted from Murgor, 2016

a) Private Organizations.

Private organizations are composed of financial institutions namely Saccos, banks and NGOs which are involved in the provision of financial services and financial literacy training. The business development service providers consist of associations, charity organizations, CBOs and commercial organizations. Some of the functions of the private business development service providers include advocacy and lobbying, training and research and offering of financial services.

b) Central Government

The public organizations that deal with informal enterprises fall under various ministries namely; trade, finance, industrialization etc. However, the institutional set-up is incoherent and not well coordinated within the various responsible ministries thus encouraging confusion between the operators and enforcements.

c) County Government

It is comprised of the executive committee, which is the governor and his deputy and the county assembly constituted by the members of county assemblies elected from the different wards. Devolved functions include; agriculture, health services, pollution, nuisances and advertisement control, transport, trade development and regulations, county planning and development as well as policy implementations amongst others.

However, the type of leadership structure is top-down approach which does not encourage civil participation or create accountability. This is evident with the beautification and street lighting projects in the county. According to the physical planning act 1996, planning should be done by the local authorities. The Directorate of City Planning is mandated to coordinate various development activities within the county. The pressure between the desired modernization of the city and the informal activities tend to determine the local authorities perception. As a result, the recent demolitions of the informal businesses along major streets are some of the unsolicited solutions the county is implementing without proper consultations with the residents.

2.7.4 Urban Planning & Design

This falls under urban planning and design of the urban areas. Todes et al.(2008), posits that lack of proper inventory of different cities has led to typical urban planning models which does not resonate with the locals. Often the planners have a preconceived ideas of the people's life styles, places and even the types of works. This is a misrepresentation that is transferred onto planning which does not respond to inhabitants needs.

2.8 Summary of Kenya's response to informal sector; emerging issues.

The following issues arise from the review of literature in this chapter:

a) Weak Policy framework: The informal sector in the urban areas has majorly is lesser to the formal sector, thus ignored in relations of planning standards and integration into plans. There is mere recognition of existence of the sector in the urban space, but provision of space and standards for the informal businesses has not been put in place, in both the urban areas policies and plans. The existing strategy and permissible agenda for the management and control of the informal sector does not provide for space standards, development framework that outlines the policy vision for the sector's development. The policies in place, therefore, do not provide for effective development framework for the businesses, thus leaving loopholes in the informal sector development agenda. The absence of an informal sector growth policy by Nairobi City County questions the future sustainability of the sector in the city.

b) Weak institutional framework & governance: The review of legal and policy frameworks that govern the informal sector show the existing institutions mandated with control of the sector, revealing their inadequacies in terms of incapacity to control the sector, malpractices and oversights in terms of registration, integration and implementation of existing urbanization policies and development control.

c) Lack of good political will; Informality as a political tool: the chapter notes that the proliferation of informal sector activities in planned areas is also as a result of lack of political will by government to prevent the growth of unauthorized structures. The informal sector enterprises operators are also used as political pawns by being left to operate in planned residential neighbourhoods, in return for votes. This undermines sustainable development and growth of the sector, as well as the development and adoption of effective policies and plans for the enhancement and growth of the sector.

2.9 Conceptual Framework

In this study, the conceptualization of the informal sector is based on the theories and schools of thought discussed in literature review, and focus on the factors for informality, the resulting challenges of informality and the different response rationalities for the informal sector.

The research study recognizes the existence of multiplicity of factors enterprises, and their inter-relationships. High urbanization rates directly lead to the demand for space and the decline of the formal sector to absorb the increasing labour population, which then creates the need for alternative sources of income to sustain livelihoods and supplement income. The legal and institutional sector fails to adequately deal with urbanization challenges, and the control of the growing informal sector and its externalities.

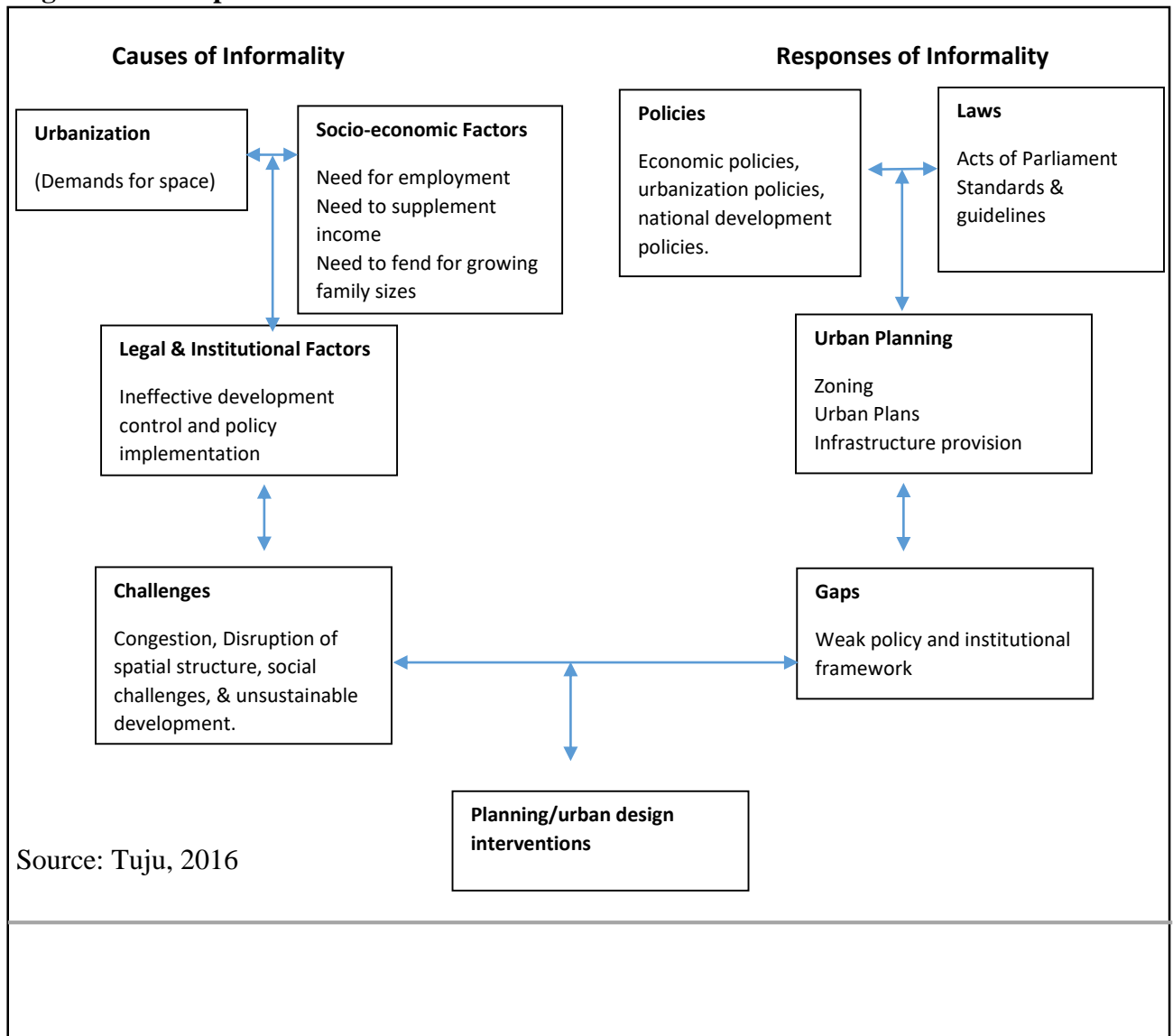
The study also recognizes the existence of challenges due to growth and proliferation of informal activities in town areas and cities. These include congestion, disruption of the city and urban areas spatial structure, social challenges that are associated with informality such as crime, and, ultimately unsustainable economic and physical cities.

The responses to the growth of informality that are outlined are based on the challenges of informal sector and gaps from the existing urban planning efforts, and also take into cognizance the various different rationalities for control and management of informality.

These include policies and legal frameworks that monitor city property use forecasting and service provision by the central government, county governments and local community institutions.

In summary, the conceptual framework details the causes and drivers of informality and shows their inter-relationships, the challenges that arise from the growth of informality, the existing responses to the rise of informality in Kenya, and subsequently the preferred response and framework that is informed by the challenges arising from growth of informality, and the identified gaps from the existing response to informality.

Figure 3: Conceptual Framework



2.10 Enhancing Urban Informal Economy Case Studies

According to UN Habitat 2016, to integrate and enhance performance of the informal businesses, governance, urban planning and design, legal regulatory frameworks, rights and representations as well as formal-informal linkages forms pillars of the success story in different cities.

Table 1: Enhancing urban informal economy case studies, adopted from UN Habitat 2016

Thematic group	Ideas discussed	Case studies	Reasons for success
Governance and Informal Economy	<p>Local Economic Development</p> <p>Needs to strengthen livelihood</p> <p>Urban Governance</p> <p>Institutionalize representation of the urban working poor. It should be mandatory.</p> <p>A dialogue between formal and informal stakeholders which results into negotiated space creation and improved city management</p>	<p>a) Establishing Street Vending Legislation in India</p> <p>b) Trader Organizations Negotiating Space, Dakar, Sénégal</p>	<p>Decade long organizational framework. Traders having organized themselves into saccos.</p> <p>days' notice of relocation, and space in the city</p> <p>Formation of different trader organizations. These syndicates worked together to clarify their needs.</p>
Urban Planning and Design.	<p>Enumeration to be community led</p> <p>Public Space as a Place of Work</p> <p>For informal</p>	<p>Participatory Urban Design in Durban, South Africa</p>	<p>In urban renewal projects, this collaboration misses, especially those involving displacement of existing livelihood activities.</p>

Table continued...			
Thematic group	Ideas discussed	Case studies	Reasons for success
	<p>economy; street vendors and extension of work spaces for home based workers. This phenomenon to be harnessed in policy and legislation</p> <p>Infrastructure and Urban Livelihoods</p> <p>Informal urban activities require the same services as formal activities.</p>	<p>part of wider urban planning projects.</p>	
<p>Urban Laws.</p> <p>It includes the policies, legislation, decisions and practices that govern</p>	<p>Regulatory Frameworks</p> <p>Affecting Informal Workers</p> <p>Local government and informal worker organizations to work together to review the following legislations</p>	<p>a. Inclusive Policy for Solid Waste Management, Brazil</p>	<p>Activism and public protests shaped the formation.</p>
	<p>International norms and conventions:</p> <p>establishes right to decent working conditions</p>	<p>b. Pro-Poor Street Vending Ordinance in Lima, Peru</p>	<p>Consultation and inclusion of street vendors on major decisions affecting their spatial delineation and usage.</p>

Table continued...			
Thematic group	Ideas discussed	Case studies	Reasons for success
	Constitutional rights and Land laws, highway regulations, licensing and business regulations and sector specific issues.		These encouraged formation and sustenance of informal businesses. They were amicable and well negotiated.
Rights and Representations.	Local government needs to balance formal and informal interests. They also need to manage demands on urban space and limited budgets.	a. Enhancing Market Safety in Accra, Ghana	Proper research and inventory by saccos which informed their plights to the authorities for better negotiation. Research based policies resulted from this.
		c. Gender, Representation and Waste, Belo Horizonte, Brazil	The project run by women group alone ensured better coordination and success of the project. All the other companies gave way to the marginalized group to take advantage of this.
Formal- Informal Linkages	Strengthening the correlation between the formal and informal businesses	a. Improving Livelihoods in Global Supply Chains, New Delhi, India	They did this through strengthening the dependency of formal workers through the home based enterprises. It works for the garment and broidery industry where key on details is vital

2.11: Summary of literature review

2.11.1 Definition of Informal Economic Activities

From the literature, the author defines street vendors and traders as self-employed/employed individual participating in legal but unregulated economic activities which are unregistered, self-governing enterprises, undercapitalized and labour intensive part time or full time activities. The activities frequently occur along the major road reserves, sometimes extending onto the pedestrian walkways or the tarmac roads. Their locations is their main selling point as they achieve flexibility between the customers and the sellers. They use simple display technologies and multi-use of assets as an efficient tool to their success. Public spaces and linkages such as junctions are forming the hub of informal activities not only in Nairobi as a whole but in Buruburu.

Urbanization has been the main precedence in Buruburu as unforeseen rapid increase in population results into extensions for accommodation of the growing family sizes. This further calls for an increase in family income for sustainability thus the cropping up of the informal economic activities to supplement income.

2.11.2 Relevance of the informal sector theories.

The author tends to lean towards the legalist school of thought as it captures the true picture of informal activities in Nairobi in general as well as zeroing in Buruburu. De Soto argues that informality comprises of entrepreneurs who have decided to evade onerous unnecessary costs, time and effort for formal registration of their businesses. Nairobi informal operators minimizes costs by evading taxes, registration, licenses, compliance with laws and regulations and higher land rates. Further lack of property rights and enforceable contracts on premises where these activities occur has further vitiated the situation. Since most vendors just want to survive there is no room for burdensome government rules and procedures.

Location and Organization of Informal Businesses

As noted by Acho-Chi (2002), these informal businesses are placed in areas which clients are attracted to. In this line of thought, most of these businesses are concentrated along Mumias South road which forms the spine of Buruburu settlement. The road is a thoroughfare connecting to Kariobangi North and Umoja Estate thus attracting a large number of commuters daily. The commuters form the clientele base for the informal businesses along the road.

Further, informal activities radiate from the main shopping center outwards towards the residential courts along Mumias South road and Mtindwa road. Most of the operators apart from being I premeditated locations, are mobile thus moving from place to another in search of clients.

Planning for commercial centers in Residential areas.

While Buruburu's initial planning followed Walter Christaller, with central place theory prerequisite of threshold and range; due to rise in population threshold has seen building extensions and rise of informality in general thus bringing to light the rigidity of this theory. However, the radiation of informal activities from the shopping centre into the residential courts can be well explained using the high and low order goods. For example, the shopping centre provides high order goods while the street vending provides the low order goods like groceries and household commodities which commuters can pick on the go with minimal detour to the formal shops. The second hand clothes sellers mainly targets the impulse buyers and are always cheaper as compared to the super markets.

Thus the central place theory applies vaguely to Kenyan scenario in the following ways:

In terms of transportation principle, most informal traders are located along transportation corridors and junctions. While in terms of market principle; high order goods are located in the Nairobi CBD and low order goods in residential neighbourhoods. However in the neighbourhoods, this further degenerates into high order goods being provided formally in the shops while majority of low order goods provided informally along the streets as the case of Buruburu.

2.11.3 Factors for growth of informal trade theories.

According to the literature, urbanization forms the backbone of informality in Kenya and Buruburu. Since it leads to growth of towns and cities if not well managed leads to haphazard and uncontrolled development. As a large majority of immigrants provides semi-skilled to unskilled labour making it impossible to be absorbed into the formal employment. Further, lack of formal sector to absorb skilled workers vitiates the situation leading to more informal economic activities as they look for other alternatives. Those who are absorbed in the formal sector however still participates in informal activities part time to supplement the formal income which in most cases is always less rewarding.

Socio-economic factors such as high rents in retail markets and formal buildings have pushed traders into informality. Hence, weakening of the formal economy due to high inflation rates and consequent wage freeze in the formal sector has resulted into people looking for alternative source of income. This has led to the rise of informal activities in Nairobi CBD and residential areas in an attempt to earn some extra income as well as save on the investment capital.

Finally, institutional and legal factors such as poor governance leads to ineffective, ill advised, poor implementation and inappropriate macro-economic and social policies has further cultivated the growth of informal businesses. Unrealistic interventions, complex legislation and excessive beaureacracy at the county level has led to corruption which in turn has encouraged illegal approval of businesses and change of use for developers resulting to unprecedented growth of informality in general. Weak policy framework has contributed to the gap of space/premises allocation where these informal activities could take place without interruption of vehicular and pedestrian movement. The development of policies leaves loopholes on implementation framework thus future sustainability is compromised from the word go.

Inadequacy in terms of incapacity to control the informal sector, malpractices and oversight in terms of registration, integration and implementation of urban policies has further led to growth of informality. As Chabal & Daloz (1999) notes, informality has

been and is still being used by the ruling class for political favours and vote hunting during elections. This lack of political good will to contain and moderate the growth of informality has further crippled any efforts of policy implementations.

2.11.4 Lessons learnt from the case studies.

From the literature, urban governance and participatory approaches to interventions has proven to be key recipe for informal sector success stories.

To begin with, legislation and acts that protect street vendors at the same time regulates where and when these activities occur are vital. Certificates and permits to be issued at the county and subcounty levels to regulate the activities. Collaboration of the informal traders themselves with the local governments is paramount for success of co- existence.

In terms of urban planning and design, community participation should be incorporated at the grass root levels. Activities such as enumeration and mapping of informal economic activities can be delegated to the operators to minimise bias and improve the understanding of issues which a foreign person may not be able to capture. As for the designers, it is high time public spaces should be treated as places of work thus be designed for in advance. Since this is the only available space within the cities, urban design should enhance and harness the street as a space of work. At the same time resolving the existing conflict between the motorists, traders and pedestrians.

Urban infrastructure that supports the informal livelihood should be put in place to support these activities in a safer way.

Finally, urban laws and by-laws which are sector specific are essential for improving livelihoods of all citizens thus should strive to be inclusive supporting informal traders. For this to happen, the laws should be enforced at different levels depending on the sector category.

3.0 CHAPTER 03: RESEARCH METHODOLOGY

3.1 Introduction

This chapter systematically presents the methods employed in the study. It gives a comprehensive insight into the approach that was adopted during the study to shed light on the central questions about informality in residential neighbourhoods, the research design, research instruments used, selection methods employed, statistics gathering, breakdown and exhibition.

3.2 Research Design

Cresswell et al. (2008:163) and Yin (2009:24) defines research design as a logical method of data collection using both quantitative and qualitative methods on a specific topic of study. A research design entails the whole process which is to be followed by an investigator to meet anticipated aims. This study adopted a descriptive research design with questionnaires and interviews as the main data collection tools. The questionnaires were a combination of open-ended and close ended questions.

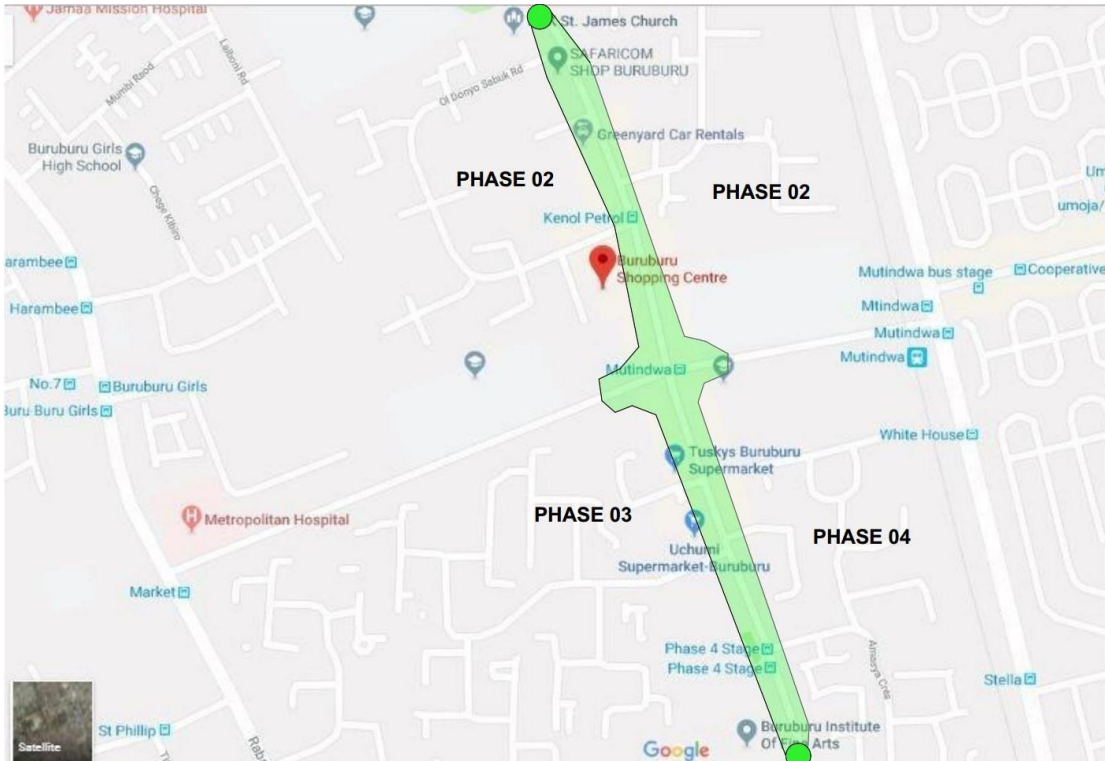
3.3 Location of the Study

The study on assessing the planning implications of informal economic activities on residential neighbourhood was carried out in Buruburu residential area in Nairobi, Kenya.

There are a number of estates in Nairobi that were designed to accommodate the middle class well thought of but as years pass these estates have deteriorated into informality depicted by extensions and economic activities sprouting along their major spines. Estates like South B, Kaloleni, Donholm could have been studied, however, as Bent Flyvbjerg(2011) notes, a correct case study selected should be more intensive comprising of more details, richness, completeness and variance as opposed to cross-unit analysis. Thus, Buruburu was chosen because of its large size (4000ha) and was developed over a period of eleven years. The typical design unit are homogenous with similar

courtyard design, construction materials, single developer and common source of mortgage finance. This allowed for an easier study across board, a mix of tenure, creating conflict of interest home owners and those looking at the settlement as opportunity of investment(for income generation). These conflicts further contributes to the growth of informal activities along the public spaces due to lack of community belonging thus these spaces are neglected and taken up with street vendors. Apart from that, Buruburu has gone through massive transformation since its inception as compared to other settlements mentioned above. Population growth and change of family structures surrounding neighbourhood estates and development of infrastructure has contribute to the growth of the informal activities. Thus it forms a perfect choice for case study due to the richness of information and details that could be to generalize and could be applied to the rest of the estates that depict the same characteristics. With a close look at its transformation, the author would be able to query some of the theories on the root cause of informality and how best informality can be integrated in the formal urban design..

The informal activities have continued to thrive in the study area mostly along the local and collector streets within the estate namely; along Mumias road, from Buruburu Institute of Fine Arts , to ACK church, cutting through phase 04, phase 03 and phase 02; the Nairobi City County has provided shades in some areas. However, there is still persistence of informal activities along the road reserves next to the shades. The major activities along these streets include; Boda-Boda, food kiosks/vendors, general shops, Jua Kali artisans and casual workers.



Map 1: Area of study

Source: Author,2018

3.4 Target Population

The target population for this study included the operators of informal economic activities in Buruburu phase04, 03 and 02 . The operators include both residents of Buruburu as well as outsiders. This will be separated to discern the driving force behind their activities.

In this study, the unit of analysis for informal operators was the individual informal enterprises along the road reserve . The informal activities targeted were those located along the streets as elaborated in **figure 3.1 above**.

The customer survey targeted residents within the estates who derive goods and services in one way or another from the informal operators as well as the commuters who uses Mumias South Road to connect to their different locations.

3.5 Sampling Frame

The study focused on the shopping centre along Mumias South Road, extending to Buruburu Institute of Fine Arts and along Mtindwa street due to the richness of information that the researcher was interested in. The total numbers of informal enterprises along these streets were 300, 180 and 340 respectively. The categorization of the enterprises were based on the types of goods sold. Thus ranging from general stores, second hand goods, perishable goods, entertainment stalls, repair services as well as eateries or food vending. These different categories occupied space in three different ways, that is ; permanent spaces, temporal occupation i.e. laying of wares on the pedestrian walkways, as well as mobile (hawking)

Table 2: Summary of Sampling Frame

Road/Street	Type of Enterprise	Space Occupied(permanent, temporal or mobile)	No. of Enterprises
Mumias South Road			
Mtindwa street			
Total			

Source: Author, 2018

3.6 Sample Size

The researcher used a sample size of 100 respondents drawn from the target population of the operators of informal economic activities in Buruburu Estate, the customers (residents), officials of residents association, business licensing and urban planning sections from Nairobi City County. Based on Lindsey (1985) who noted that the smallest allowable sample size is 30 sample units to minimise on the error of the entire population, the author considered the size a suitable representation for the study area. Further, the sample size was limited to the study time frame and financing to pay the research assistants. Sampling was done as presented in table 2.

3.7 Sampling Technique

The study combined both simple random and systematic stratified sampling techniques to sample the respondents for the study. Two sets of samples were used during the study, guided by the research design, as well as the study objectives Coopers and Schindler (2001). The first set of sample targeted the operators of small scale informal economic activities within the study area, forming the primary sample. The second set of samples targeted the residents of the neighbourhood.

3.7.1 Sampling of Informal Operators

Systematic stratified sampling technique was used to sample the operators for the study from the streets. A total of six strata was targeted based on the area of involvement in activities. The stratus entailed Food Kiosks/Vendors, General shops, Second hand goods, Repair Services, Entertainment joints(Movie stalls and khat selling stalls) and perishable goods vendors(groceries and fruits). The six strata were arrived at after profiling of the informal economic activities; the six strata were dominant in the area and a sample of 13 from each strata was sampled; a sample size of 78 informal operators. This figure was based on the profile done on the informal sector activities and that all the six strata contained informal sector activities, all which portray similar characteristics. For each stratum, the researcher used simple random sampling to reach the target population in each street.

3.7.2 Residents Shoppers Sampling

Based on the availability of household members within the estates, the study sampled residents from 3 estates namely phase 04, phase 03 and phase 02. Each estate has an approximate population of over 1,300 inhabitants(Jarette, 2006).The selection of the above estates was purposive since it is close to the vicinity where informal enterprises are practiced. The individual plot housing dwelling units was used as the sampling unit. The study randomly selected 5 households in each estate for the household survey; a sample size of 15 households to give feedback on the effect of the informal activities.

The questionnaires were distributed in a ratio of 3:2:1 in the estates Adeboyejo and Onyeneruru (2002).

3.7.3 Sampling of Key Informants

Purposive sampling was used to identify key informants to compliment information gathered from informal operators and the residents. A total of 7 key informant interviews were undertaken with the following persons: 2business Licensing officer-NCC and Buruburu, 2 Field Officer Urban Planning NCC and 3 officials of residents associations representing Buruburu.

Table 3: Sampling Technique and Plan

Target Population	Number Sampled per category
1. Informal operators	
Food Kiosks/Vendors	
Unlicensed general shops	
Jua Kali Artisan	
2. Residents	
Phase 03 shoppers	
Phase 02 shoppers	
Table continued...	
Phase 04 shoppers	
3. Transient commuters	
4. Key Informants	
Official of residents' association	
Business licensing officer NCC	
Field Officer Urban Planning NCC	
Total	

Source: Author 2018

Table 4: Data Needs Matrix

OBJECTIVES	DATA	METHOD OF	METHOD	OF	METHOD	OF
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	REQUIREMENTS	DATA COLLECTION	DATA ANALYSIS	DATA PRESENTATION
1a) To establish the nature of space for informal activities	Types of informal business activities and their location Socio-economic characteristics of the informal business operators	Questionnaires Observation Mapping & sketching Photography	Spatial/Structure/Form Analysis Measures of Central Tendencies (percentages, mean, mode) SPSS MS Excel Logical Reasoning	Frequency Tabulations Charts and Graphs Pictorial presentations Maps & Sketches
b) Reasons for their existence and continual growth.	Socio-economic factors: Urbanization, Employment, Poverty Institutional Factors: policies, regulations, M&E, enforcement and implementation Political Factors: political will, policies and regulation	Questionnaires Key Informants Interview Schedules Review of Secondary Sources	Measures of Central Tendencies (percentages, mean, mode) SPSS MS EXCEL Logical Reasoning	Frequency Tabulations Charts and Graphs Report
Table continued...				
OBJECTIVES	DATA REQUIREMENTS	METHOD OF DATA COLLECTION	METHOD OF DATA ANALYSIS	METHOD OF DATA PRESENTATION
To assess the planning implications of informal business activities in residential areas	framework Challenges faced by neighbourhood residents. Challenges faced by road operators Challenges to the local governance	Questionnaires Key Informants Interview Schedules Review of Secondary Sources	Measures of Central Tendencies (percentages, mean, mode) SPSS MS EXCEL Logical Reasoning	Frequency Tabulations Charts and Graphs Report

To recommend ways of integrating informal economic activities into Buruburu residential neighborhood to enhance livelihood	Development Suggestions from informal business operators Development suggestions from neighbourhood residents/users Suggestions from county officials and Umbrella association. Policy interventions Role of various stakeholders in realizing the suggestion	Business Questionnaires Key Informants Interview Schedules	ArchiCAD software MS EXCEL software Logical Reasoning	Frequency Tabulation Charts and Graphs
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3.8 Instruments/Instrumentation

Data for the research was collected using various instruments. These included questionnaires, interview schedules, checklist and observation. One hundred and sixty nine questionnaires were prepared for the respondents.

3.8.1 Questionnaires

The study used questionnaires which were administered to the identified sample in the study area to assess the implications of informal economic activities on residential neighbourhood as posited by Mugenda & Mugenda (1999). Additionally, questionnaires are also a popular method of data collection because of the relative ease and cost-effectiveness with which they are constructed and administered. Questionnaires give a comparatively objective data, therefore most effective for collecting data. The researcher therefore prepared questionnaires for the sampled population. The researcher

used the information given by the respondents to help in understanding the problem under study. Two sets of questionnaires were used; resident's questionnaire and business questionnaire. The questionnaires were divided into different sections whereby each section addressed questions to achieve each of the specific objectives of the study.

For questions that elicit perception of the respondents Likert Scale question models were used to collect the feedback. Likert scale questionnaire are instrumental in measuring individual perceptions on various issues.

3.8.2 Interview Schedule

It involves face to face interactions or conversation between the researcher and data provider or respondent. An interview is a flexible and adaptable way of finding things out, thus the researcher obtains first-hand information. A total of 5 key informant interviews were undertaken with the following persons: 2business Licensing officer-NCC and Buruburu, Field Officer Urban Planning NCC and 2 officials of residents associations representing Buruburu.

3.8.3 Focus Group Discussion

This involved organized group discussion with selected individuals to get their view on informal businesses along the site. A maximum of eight people were convened to give their thoughts on the pros and cons of the informal businesses and how best the county could improve the service delivery to ensure their maximum potential.

3.8.4 Observation

The researcher also used observation in the study. Observation is the process of collecting data directly by seeing, hearing, smelling and testing things as they occur in the real life situation (Mugenda & Mugenda, 2003). Through this, the researcher obtains the information required. Observation allows the researcher to study and evaluate the

behaviour of an individual in controlled and uncontrolled conditions. The researcher developed a checklist to provide information about the actual behaviour to be observed and note the observation.

The researcher can use observation method when people are unwilling to express themselves verbally. Through observation, the researcher can validate verbal reports by comparing them with the actual behaviour. However, observation is costly in terms of time and money. The researcher used observation to assess the conditions of the informality and the behavioural patterns of residents, vendors and pedestrians therein. This also helped the researcher note the following issues such as the nature of business, location, distribution, structure type as well as general surrounding characteristics of the business. Digital camera was used to capture some of these aspects.

3.8.5 Documents Analysis

This availed materials and information from literature, journals, magazines or newspapers which added more information to the study. This entailed research done previously in Buruburu and elsewhere on informal activities and their impact on residential neighbourhoods. It helped the researcher compliment the findings as well as possible interventions.

3.8.6 Photography

A digital camera was used to capture key features such as the structures and location of the informal activities in the study area.

3.8.7 Mapping

This was used to supplement the Google earth images and assist in producing maps for the study area, and to map out various locations and concentrations of informal activities and their catchment.

3.9 Validity of Research Instruments

This is the degree to which an instrument measures the construct under investigation or what it purports to measure (Mugenda, 2003). Before the actual study, a pilot study was conducted which helped in modifications of the data collection instruments.

3.10 Reliability of Research Instruments

It refers to the consistency that an instrument demonstrates when applied repeatedly under similar situations (Mugenda & Mugenda 1999). The piloting helped the researcher identify the most likely source of errors and hence respond to them before the actual study. The questionnaire was pre –tested to a selected sample, which is similar to the actual sample to be used in the study. The pilot study was carried out to a small sample, to ensure validity and reliability of the items on the instruments as well as their relevance to the target population. The feedback from the piloting provided a check on the feasibility of the purposed procedures for coding data and show up flaws and ambiguities. It also yielded suggestions for improvement.

Reliability and validity was also checked by involvement of colleagues. The instruments were also administered to the respondents twice to check if they gave the same information.

3.11 Data Collection Procedures

The researcher visited the sampled corridors in Buruburu to make appointment for the administration of instruments to the participants and create rapport. The selected areas were visited for administration of the questionnaires and interviews to the targeted respondents who were assured of strict confidentiality in dealing with their response. The

researcher held interactive meetings with the respondents in order to obtain relevant information.

3.11.1 Selection of Research Assistants

This research majorly involved administering of questionnaires, in depth interviews, observation and document examinations. The amount of work to be done was beyond the capability of one researcher hence a need of research assistants to assist collect the data.

A total of four research assistants were used in this study from the department of architecture. The main standard for the selection of the research assistants was willingness to take part and their understanding of research tools.

3.12 Data Analysis Procedure

Both quantitative and qualitative methods were adopted for data analysis. Questionnaires, statistical package for social sciences (SPSS version 21), and tables used to analyse and present quantitative data.

The qualitative data generated from interview guide was categorized into themes as per the research objectives and described in narrative form along with quantitative presentation. The qualitative data was used to reinforce the quantitative data.

3.13 Data Presentation

After data analysis, the data was analysed categorically and presented using tables, bar charts and pie charts with explanations on informal activities and their planning implications on residential neighbourhoods in Buruburu, Nairobi County, Kenya.

3.14 Research Ethics

Before proceeding to the field of study, the researcher obtained permission to conduct the research from the relevant authorities. The research permit was obtained from the Office

of the National Commission for Science, Technology and Innovation (NACOSTI). The researcher explained the purpose of the study to all stakeholders and its sole relevance to the subjects of the research. Other principles such as autonomy, beneficence, justice and fidelity was also observed (Mugenda & Mugenda, 2003).

3.15 Conclusions

This chapter has looked at the relevant methodologies used in collecting and analysing data which were useful in helping to find answers to the research question and developing a framework for understanding informal activities in residential neighbourhoods. As explained in the chapter, a descriptive research design was adopted. Both quantitative and qualitative methods were used which included the use of questionnaires and in-depth interviews

The next chapter examines in-depth the study area; the geographic location, demographic characteristics, socio-economic characteristics, infrastructures and natural features

4.0 CHAPTER FOUR: STUDY AREA

4.1 Introduction

This chapter looks at the wider Nairobi county in terms of ; the geographic location, demographic characteristics, socio-economic characteristics, social infrastructure, physical infrastructure, natural, physical and geological features and climatic characteristics.

4.2 Location and Context of the Study Area

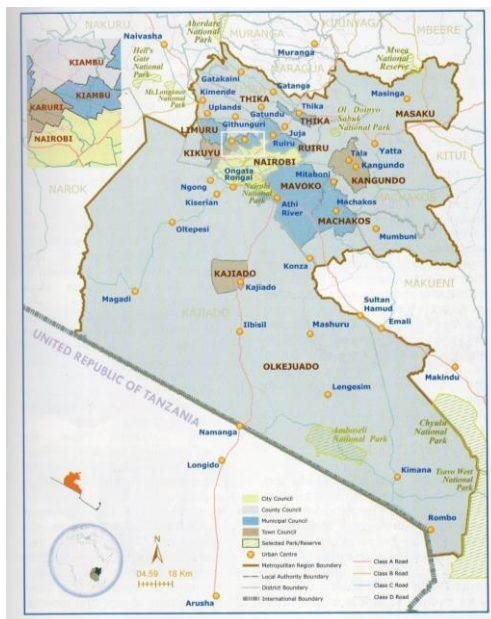
The following was the context of the study area.

4.2.1 Regional Context

Over the years, Nairobi has grown its boundaries onto the neighbouring municipalities forming a larger municipality. The Nairobi Metropolitan Region (NMR) is the connecting point of North-South and East-West Trans African Highway (TAH). It is strategically

located and can thus play a significant role in the economies of the region and Kenya as a whole. The metro region spans well over 32,000 sq. Km into the surrounding 14 local authorities (map 2)

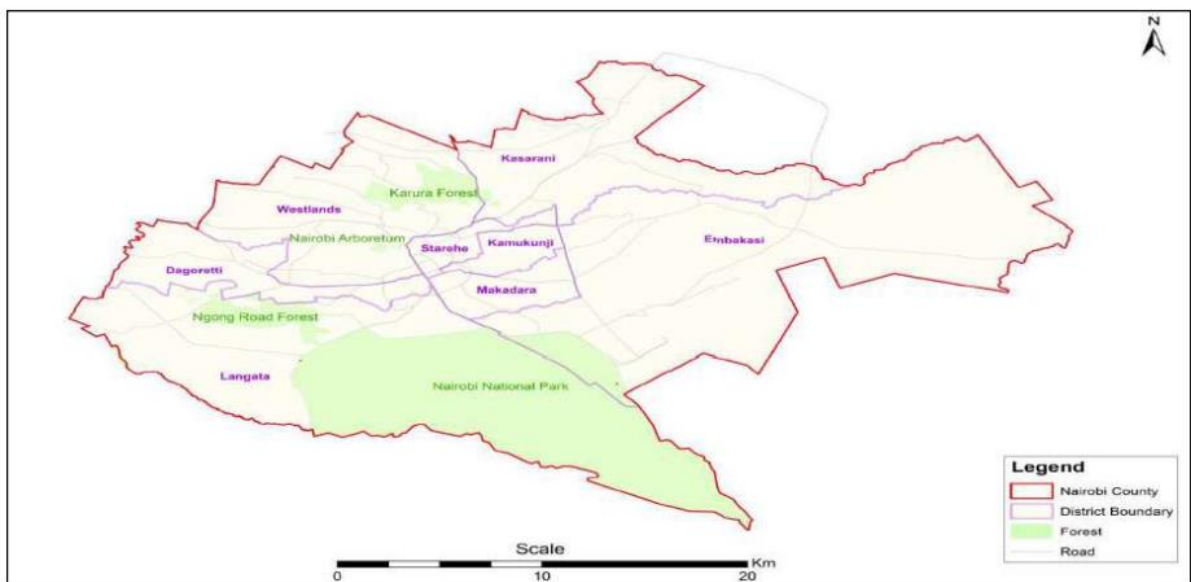
Map 2: Nairobi Metropolitan Region. Source: NAMSIP, 2011



4.2.2 Local Context

Established under the Constitution of Kenya, 2010 Nairobi City County is the capital city of Kenya. The county is surrounded by Kiambu County on the Southern side and south eastern side, Machakos County on the western side and Kajiado County on the Northern side. Administratively, the county is divided into eight administrative divisions which include Central, Dagoretti, Embakasi, Kasarani, Kibera, Makadara, Pumwani, and Westlands (map 3).

Map 3: Nairobi City County Administrative Districts



Source: NIUPLAN, 2013

The study area is located in Buruburu residential estate in Makadara division, in the southern part of Nairobi County, approximately 7km from the city centre. The study area is shown by map 3. The study area is along Mumias road, from Buruburu Institute of Fine Arts to ACK church, cutting through phase 02, 03 and 04 as illustrated by map 01.

4.3 Physical Environment

4.3.1 Topography and Relief

Nairobi County is described by undulating sloping geography with a height in a scope of 1,460m to 1,920 as indicated by the Nairobi Integrated Master Plan 2013. Lowest rise happens at the Athi River at the eastern limit of the city and most elevated at the western edge of the city. The eastern piece of the city is level land with dark cotton soils, which is viewed as less alluring for private advancement by the provincial government, and along these lines used to settle Africans.

4.3.2 Geology and Soils

The geology of Nairobi is dominated by volcanic activity whereby a thick succession of alkaline lavas and associated tuffs began accumulating millions of years ago. Almost the entire of Nairobi is covered by these volcanic rocks derived from the Rift Valley region. As a result, the most prevalent geological formation from Nairobi West and South Central area and downstream through the industrial area and Embakasi is the impermeable Nairobi Phonolite (Wayumba, 2001, Ndede, 2002).

4.3.3 Hydrology/Drainage

A few streams with soak sided valleys secured with vegetation are a prevailing scene highlight of the Nairobi City County with Nairobi River, Ngong River and Kabuthi River being the main ones.

4.3.4 Vegetation

The study area is along transport corridors, which are made of impervious concrete. The estate has little scattered vegetation in form of grass, mainly as a result of pavement of streets, roads and pedestrian walk paths.

4.3.5 Climate

At 1,600 to 1,850 m above ocean level, it appreciates passable temperatures all year (CBS 2001, Mitullah 2003). There is more precipitation in the winter than in the mid year. This atmosphere is viewed as arranged by the Köppen-Geiger atmosphere characterization. The temperature here midpoints 19.0 °C. The normal yearly precipitation is 869 mm. (Climate-data.org).

4.4 Population and Demographic Characteristics

Nairobi County is evaluated to have an absolute populace of 3,138,000, representing 8.1% of the all-out populace (KNBS, 2009). The normal populace thickness barring Nairobi National Park is 5,429 for each km², the focal division and Pumwani (Kamukunji) division situated at the Center have an a lot higher thickness than others more than 20,000 for every km². Nairobi has encountered one of the most astounding development rates of any city in Africa. Since its establishment in 1899, Nairobi has developed to turn into the second biggest city in the African Great Lakes, in spite of being one of most youthful urban areas in the district. The development rate of Nairobi is as of now 4.1%. It is assessed that Nairobi's populace will achieve 5 million in 2025 (World Bank Fact book recovered fourth April, 2015)

Table 5: Showing Population Densities

Division	Population	Area in Km ²	Density per Km ²
Central	274,607	11	25,640
Kamukunji	261,855	12	21,623
Makadara	218,841	23	9,481
Dagorreti	329,577	39	8,532
Kasarani	525,624	86	6,081
Embakasi	925,775	204	4,546
Kibera/Langata	355,188	106	3,346
Westlands	247,103	97	2,538

(Source KBBS, 2009)

Table 6: Population Projection of Makadara Division

Year	2009	2015	2030
Population	218, 841	278, 505	508, 855

Source: Murgor 2016.

The population projection for Makadara shows that the division will have exponential growth by 2030, with population reaching 508, 855.

4.5 Historical Development of the Study Area

4.5.1 Historical Development of Nairobi

Nairobi is from multiple points of view a model of the African provincial city, having absolutely frontier beginnings, which formed its structure and the board at the season of Kenya's progress to freedom. As Murgor, (2016) notes, by 1900, a racially isolated Nairobi estimating 18 kilometers in the region had been made. The causes of Nairobi lay in the need to suit individuals of various races and ethnic roots. The significant impact that set the edge of the city was racial isolation, a routine with regards to the colonialists that won as late as the mid 1960s.

Although the Europeans never formed much more than 10% of the total population in Nairobi, the colonial administration maintained a tight control of the city through a combination of pass laws and zoning restrictions. Racially distinct areas of town were built into the original design, with the railway officers' quarters clearly separated from the "native" housing, which was also distinct from the Indian Bazaar area.

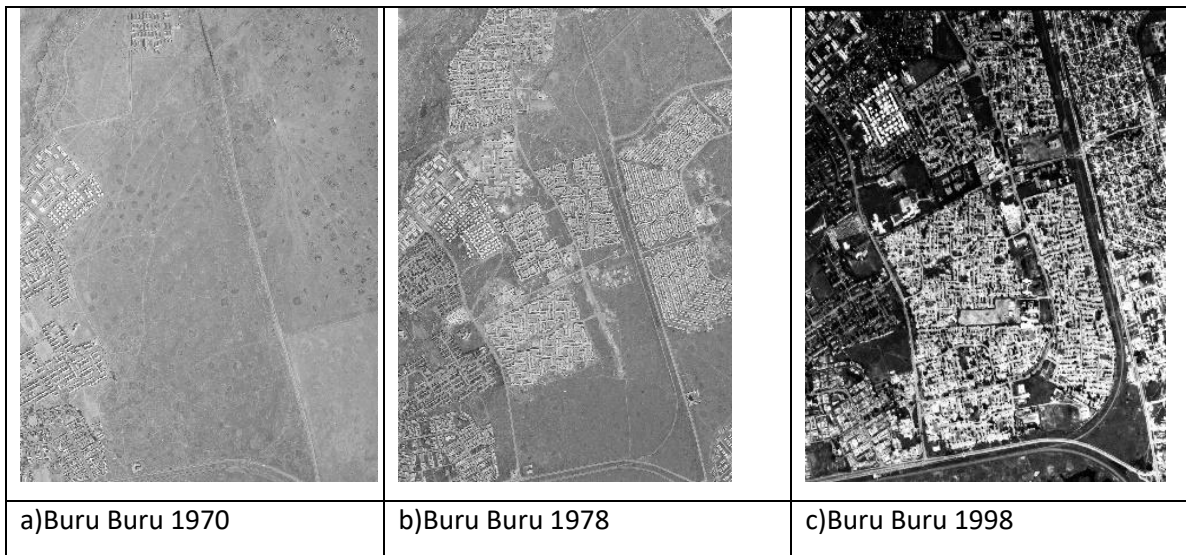
The early arranging commissions; the Williams Report of 1907, the Simpson Report of 1913 and the Feetham Report of 1926, all prescribed unequivocally racial isolation as the reason for city arranging. As Nairobi grew, a strikingly spellbound private example created, with open white regions in the North and West, the thick populated African segments toward the South and East, and the Asian zones filling in as a kind of cushion in the middle.

The 1927 arrangement for a pilgrim capital stretched out the city's outskirts to 77 square kilometres, and saw the change from racial isolation to class isolation, where 90% had a place with the Europeans, 10% to the Asians, and for the Africans, the best way to live in the city was in the squatter settlements. The 1948 ground breaking strategy for Nairobi city was fixated on functionalism as the primary standard, and characterized the city into zones; Kenya focus, official structures, business and trade, industry, railroad, private, official lodging, open space, and furthermore woodland hold and park zones. The primary spatial structure of the arrangement set up neighbourhood units for the common labourers (Anyamba, 2006).

4.5.2 Historical development and transformation of Buruburu

The name Buruburu is a Swahili implication for slugs, utilized by the colonialists on opportunity warriors. The period after freedom saw an enormous lack of lodging, because of the quick inundation of the African populace into the city. It was the largest housing scheme covering about 4000 hectares. Located on the eastlands side of Nairobi, its black cotton soil and poor drainage did not attract the early settlers. Its spine road, Mumias South road is a thoroughfare connecting to the lower income housing schemes such as Jericho and Uhuru estate to the west and Umoja estate to the east. The project was organized with Nairobi City Council, National Housing Corporation, Commonwealth Development Corporation and Housing Finance Corporation of Kenya (HFCK). The concept of Buruburu was to enable middle income group population an opportunity to own houses. The development involved the construction of 4170 unit and carried out through five phases between 1973 and 1984 by the county council. The houses were for the most part two story maisonettes with 3-4 rooms, and 2-3 room cottages. Buruburu was worked as a center pay home during the 1980s and occupied by Kenyan businessmen, government authorities, experts and a couple of exiles on momentary assignments. The domain involves five periods of 1000 units each. Possession in Buruburu was based on home loan; in this way, the model focused on center salary inhabitants with an objective populace of 35000(Anyamba, 2006).Street lighting and shopping facilities were integrated as well as corner shops within the estates. Since the government in the 80's had concentrated on providing housing for the low income groups through

site and services schemes, the middle income population was being forgotten. This caused major gentrifications. As a result this was one of the initial mortgage schemes initiated by the government for middle-income families to arrest the situation. Truth be told, its until 2003 that the present lodging arrangement was marked putting the legislature as an empowering influence specialist for administration subsequently arranged to start ghetto updating programs, culmination of slowed down lodging ventures, reception of inventive financially savvy building materials and innovations. Arrangement of new occupant buy lodging plan and advancement of full-scale improvement of auxiliary home loan showcase was accommodated in the strategy. Inside this sort of edge, countless plans were worked in Nairobi, among them, Kibera, Umoja, Buru, Dandora and Kayole – complete with related infrastructural offices and remarkable arranging.



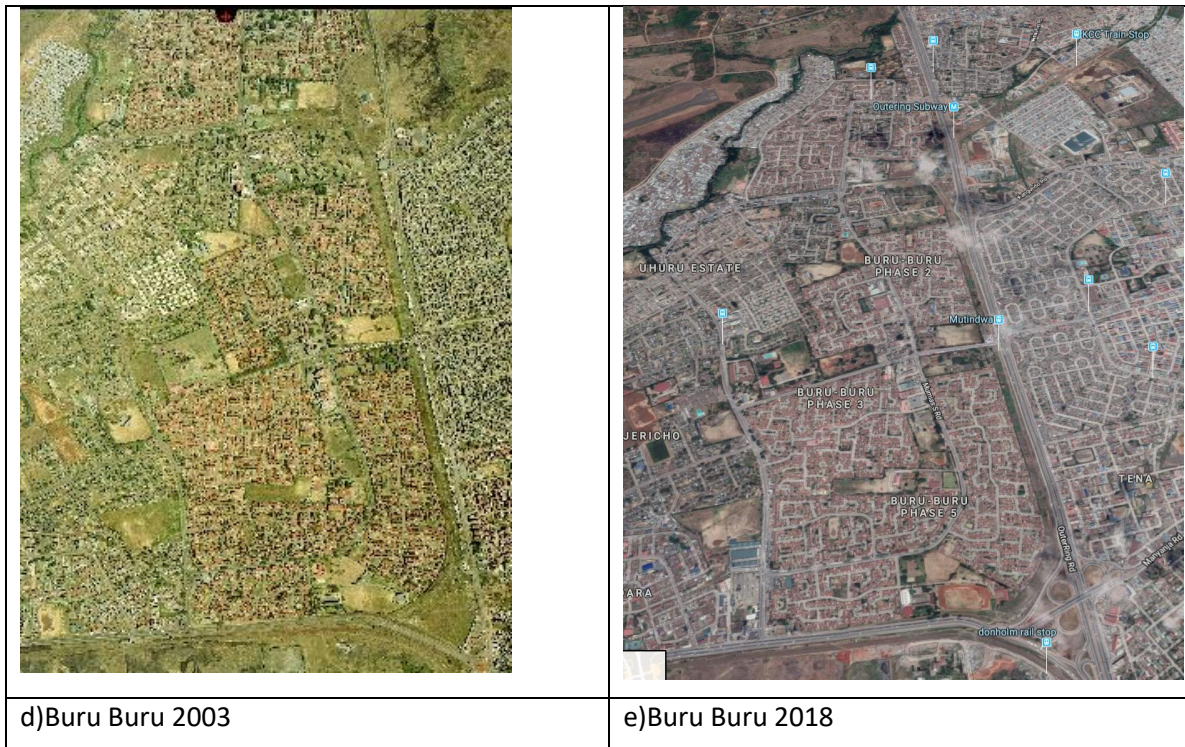


Figure 4(a),(b),(c),(d) and (e): Transformations of Buru Buru – (1970-2018) – Source: Adopted from Anyamba 2005.

Buru Buru has been transformed from an ex-sisal farm (top left) to a dense settlement (bottom right). Buru Buru plot sizes were are 6m x (20-24) m, which allowed for a staggered layout that creates internal courtyards with the corner plots and those along road reserves being larger due to the 6-9m building lines stipulated by the building by-laws. The plot sizes are in the ratio of 1:3.3-4, which falls within the efficient ratio of 1:3-4 for optimum service utilisation as developed by Caminos and Geothert, 1978. Thus the individual dwelling unit became the generator of the entire neighbourhood.

Over time, Buruburu layout has transformed, **figures 4(a), (b),(c),(d) and (e)**, becoming divergent from the intentions of the original designers. Extensions, new buildings caused by change of use, small scale businesses spread along Mumias South road which is the main spine is a common phenomenon. Tenants have resorted to housing provision through extensions to tap into the lucrative market of housing in Nairobi thus degenerating the settlement faster.

Initial design provided for 125-250 persons per acre but due to increase in family sizes and population, this has been exceeded and thus being accommodated for in the extensions. This evolution from the world's bank's intention further shaped Buru Buru morphology. The added population requires an additional income to sustain the family thus forming a conducive environment for informal economic activities to be supplement this. In his discussion, Anyamba 2005 notes that the specific development control measures that were laid down for Buru Buru included; a density of 32 plots per hectare or 260 persons per hectare, a plot ratio of 75% and plot coverage of 35%. The requirement for car parking was one car per plot and half a car park off plot; houses were to be developed on ground and first floor only. The commercial plots at the shopping centre were zoned for a plot ratio of 200% and ground coverage of 80%; they were also to be built on only two floors. In recent times however, due to the pressure being exerted by alterations, the council has revised the ground coverage for residential plots to 50%, while the plot ratio remains at 75.

Mumias south road as an urban edge, presented an opportunity for development which was to be oriented towards edge definition. However, phase one and phase two did not allow for any setback thus turned their back onto the Mumias South road as the houses were arranged around introverted courtyards from which they were accessed. Phase four and five, on the other hand, allowed for a 9m building line/set back along this central spine, this created some challenges in terms of urban edge definition. The designers chose to use a simple wooden fence in defining this edge. Over the years, this edge has transformed thereby completely changing the streetscape/urban morphology the two phases into commercial, residential and mixed use.

Further, Mumias South Road being the main circulation spine through the Buru Buru housing development was meant to have commercial facilities and community amenities along it. However, during the implementation stage, only a few shops and one restaurant were built, while the provision for other amenities such as cultural centres, markets, library etc., were never realised. The county council did not develop the amenities as earlier envisaged by the World bank. This resulted to, ad-hoc development process taking place along this corridor; it also has enabled the manipulation by the power elite in the

subdivision and allocation of commercial plots (**figures 5 (a) and (b)**). The plots adjoining Mumias south road were further subdivided some of which were large and meant to be reserved for social facilities/amenities were subjected to further subdivision including change of user for some open spaces. More than 50% of all properties (buildings) in this corridor have undergone some morphological transformation into commercial outlets such as hair salons, cyber cafes, wines and spirits, butcheries, fast foods, clinics etc., plus of course residential extensions with their concentrations along road junctions. The uncoordinated nature of these transformations depends on individual ability and preferences thus future prediction is difficult.

In addition, the original owners of the settlement are no longer staying in the estate. Once they cleared their mortgage repayment, they moved out to more upmarket neighbourhoods thus renting out their houses. The estate has transformed from being a home to an agent of generating income with the majority being third and fourth owners (Jarett, 2006). This attitude has exacerbated the situation contributing to the increase of informal activities and commercialization within the estate. It has further activated neglect and overcrowding that is currently witnessed in Buruburu.

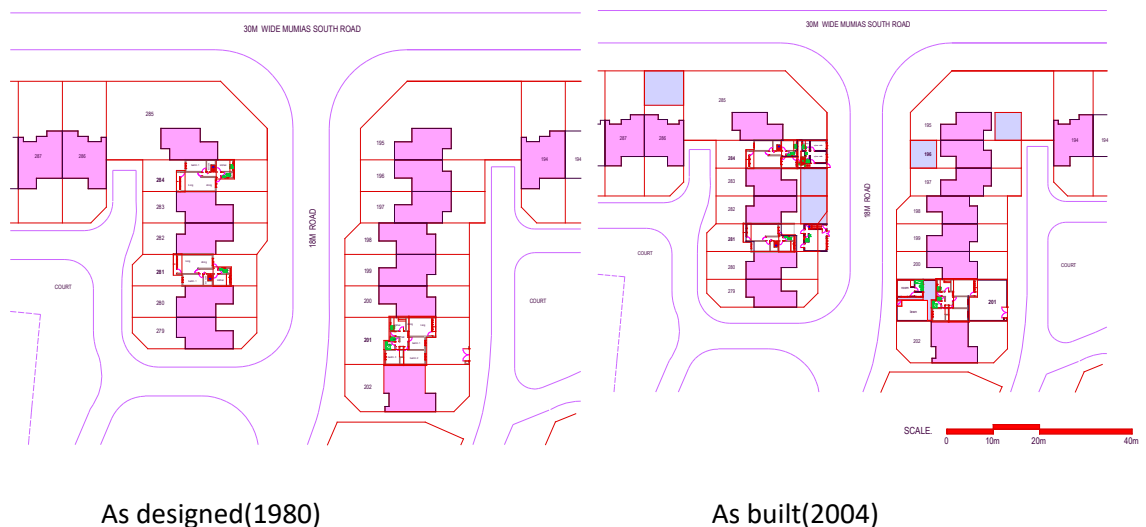


Figure 5(a) and (b): Transformation of buildings along Mumias South Road

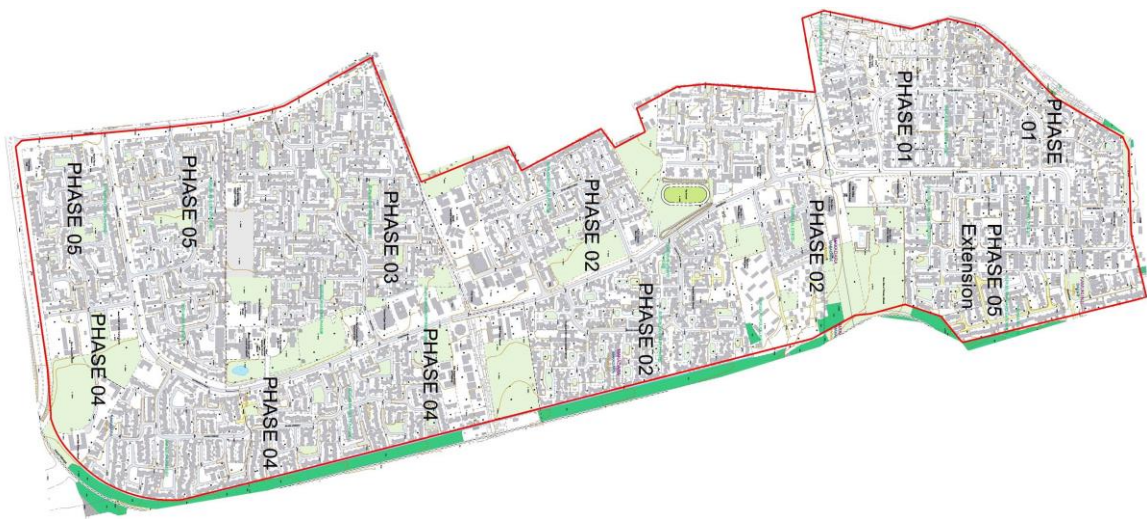
Apart from the corrupt government officials and inefficient bylaws, the local authorities supposes that intensive provision of users' basic needs has contributed to the main stake of deplorable affairs. Economic and social changes such as changes in family sizes,

economic abilities, tastes, fashion and political climate and cultural influences has contributed to the degeneration of the settlement. Thus begging the question on the rigidity of the initial scheme plus how urban design could amicably integrate the changes of informal economic activities into the existing scheme. While Anyamba looked at the intermediate informality in Buruburu, a new urbanity has evolved ever since, with the occupation of the road reserve and pedestrian walkways.

Map 4 illustrates the five phases of Buruburu.

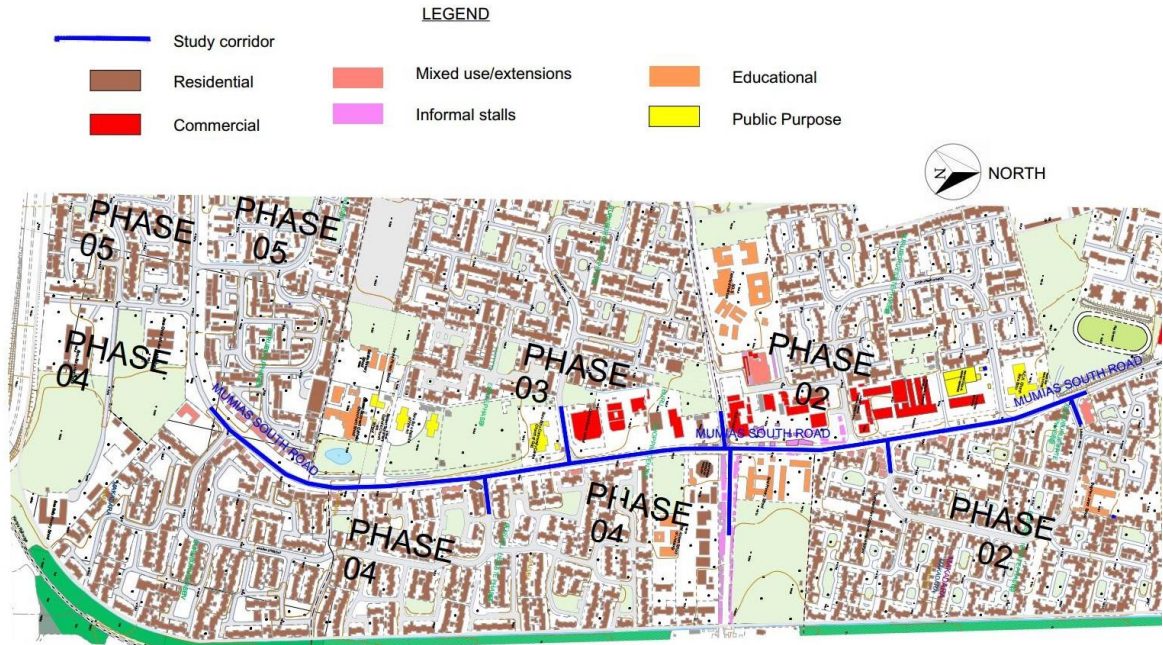
4.6 Land Use

The investigation territory is situated in a dominantly private neighbourhood. However, the area is well served with educational institutions, ranging from primary schools to tertiary education institutions. These include Thomas Burke Primary School, Buruburu Institute of Fine Arts, KAG East University and Bidii Primary school. Buruburu shopping center is the main commercial area with Tuskys, Uchumi and Naivas super market. This commercial area is the main source of informal economic activities spilling over onto the Mtindwa market. **Map 5** further illustrates land use within the study area.



Map 4: Buruburu map showing the different phases.

Source: Author, 2018



Map 5: Land use map.

Source; Author,2018

4.7 Institutional Issues

The study area is located in Makadara sub-county of Nairobi City County. It is therefore under the county government jurisdiction, with neighbourhood planning and the informal businesses being a function of the Physical Planning Department within the county. This includes approval of space use within the neighbourhood, as well as provision of infrastructural services within the neighbourhood. The institutions however, are not localized at ward/estate level for efficient service delivery, monitoring of planning policies and guidelines, and evaluation of the existing planning standards at neighbourhood level.

4.8 Infrastructural Services

These are some of the services within the settlements. They are as follows;

4.8.1 Physical Infrastructure

Buruburu has a good transport network within the estate, with a well-connected streets and roads. The houses within the estate are in high demand due to its closeness to the Nairobi Central Business District. In terms of infrastructural service provision, there is adequate provision of electricity, water and sewerage disposals. There are remote cases of storm water drains clogging and posing sanitation hazard.

4.8.2 Social Infrastructure

Social framework alludes to the network offices, administrations and systems which help families, people, networks and gatherings meet their social needs, augment their potential for improvement, and upgrade network prosperity. They include: 1) general offices and administrations, for example, instruction, preparing, wellbeing, undeveloped space, game and entertainment, crisis and security administrations, religious, expressions and social offices, and network meeting places, 2) Lifecycle-focused on offices and administrations, for example, those for kids, youngsters and more established individuals and 3) Targeted offices and administrations for gatherings with uncommon requirements, for example, families, individuals with an incapacity and Indigenous and socially assorted individuals.

Social infrastructure such as schools i.e. Buruburu Primary school and high school, Bidii primary school, Wanjah and Kim comprehensive school, Shepherd Junior school, Holy Trinity Church school, Baraka primary school and Blessed Sacrament Catholic school. Higher education and colleges include; SOS Technical Institute, Buruburu Institute of Fine Arts and East African School of Theology. Churches are ,Blessed Sacrament Catholic church, Buruburu Community center Church of God, ACK Church, Full Gospel church, KAG church and Jesus Christ of Later Days church. Other social offices, for example, Tom Mboya lobby have all been joined into the plan as they assume a noteworthy job in uniting individuals, creating social capital, keeping up personal satisfaction, and creating malleability and the aptitudes fundamental to solid networks.

4.9 Summary

The following issues arise from the background of the study area chapter:

4.9.1 Strategic Location and Importance of Nairobi

Being the capital city, the county is the core of the country's economy and administration. It is also well linked by strategic satellite towns and municipalities that form the Nairobi Metropolitan Region, thus enhancing functional connectivity and significance of the county as an economic pinnacle.

4.9.2 Changing Land Use Structure of Nairobi

The chapter brings out the evolution of Nairobi from a settler capital and a major transport hub to the capital city with a myriad of land uses and functions. Buruburu estate has also evolved from a well master planned and developed medium density residential neighbourhood to a high density residential area. This transformation has been accompanied with extensions to the initial houses, initial owners relocating out of the settlement and a wave of informal economic activities creeping up at every road junction with the shopping centre forming the nucleus.

4.9.3 Mixed Social-economic Background

Buruburu estate is viewed as a middle income residential area. However, the proliferation of informal business enterprises within the estate, especially along transport corridors such as Mumias South and Mtindwa roads has attracted people from differing social economic backgrounds. This has led to a disruption in the homogeneity of the social economic class that lived in the neighbourhood, resulting into majority of initial home owners moving out and renting their houses which has introduced different lifestyles. The growing family sizes has further led to extensions to accommodate the added population as well as increase of informal economic activities to supplement the income of those supporting this extra population.

4.9.4 Invasion of Public Space

Public space is defined as one which serves multiple functions and is accessible to all. In Buruburu, however, the proliferation of informal sector business enterprises on public spaces such as road reserves, streets and open spaces has curtailed the freedom of other users; pedestrians, motorists and residents within the estate to freely access these spaces.

4.10 Conclusion

This part has investigated the examination region in detail to give an inside and out comprehension of the monetary, social, physical and institutional conditions and foundation of the region. Furthermore, the chapter has provided the general location context of the study area, laying ground for the next chapter on findings of the study.

5.0 CHAPTER FIVE: STUDY FINDINGS

5.1 Introduction

The part writes about investigation discoveries dependent on research targets. The principal segment quickly portrays the financial and statistical attributes of the respondents. The second area investigations casual ventures attributes concentrating on the normal for the undertakings just as area elements of these endeavours. Their space use is documented. The third part focuses on planning implications of these informal businesses in the settlement. The last section provides a summary of the study findings laying the ground for a detailed synthesis of the findings to come up with the conclusion and recommendations.

5.2 Demographic and Socio-Economic Characteristics

This segment looks at the statistic and financial highlights of the respondents in the investigation region.

5.2.1 Gender and Marital Status of Respondents

Majority of informal operators are married some living with extended families, implying that informal livelihood activities are formed the primary source of income. 65% of respondents were male, while 35% were female affirming the previous studies that informal sector is male dominated (ILO, 2002. On the other hand, other countries such as Mali, Chad and Benin have shown female domination in the sector (Charmes, 2000). Thus, inferring from the statistic and **table 7**, both women and men are striving to provide for their family in equal efforts.

Table 7: Marital status

SEX	MARITAL STATUS
Male =39	Single =10
Female = 21	Married =42
	Widowed = 2
Total = 60	

Source: Author,2018

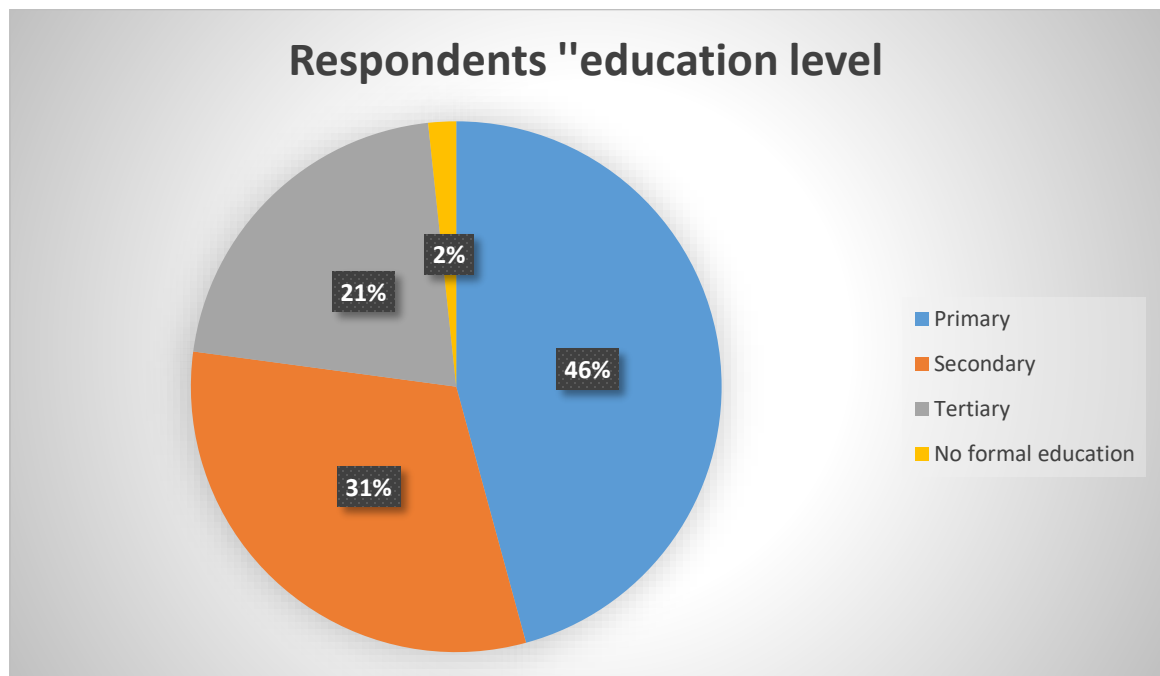
5.2.2 Gender and Age of the Respondents

Majority of the sampled population, lie between ages 26-30. This could mean that this is the age most individuals are separating themselves from their parents and would like to be independent and take responsibility of providing for their families. This is followed by ages 21-25, 36-40, 41-45, 46-50 and 15-20, respectively.

5.2.3 Respondents' Education Level

The findings revealed that a high number of the respondents have received formal education. As illustrated in **chart 1**, 46% of the respondents having attained secondary level education, and 21% tertiary level education. 31% have attained primary level education, with only a lowly 2% having no formal education. The findings show that the sector is absorbing a large proportion of educated people who should otherwise have been absorbed in the formal sector thus reiterating the importance of the sector in employment creation.

Chart 1: Respondents' Education Level



Source: Author, 2018

5.2.4 Occupation

Majority of respondents, 80% have informal activities as their sole source of income, against 10 % whose businesses were part time. Thus the income supplementing their employment. Another 10% of the respondents were employees in the informal businesses i.e. employed by others to hawk the commodities along the streets and paid on commission. These discoveries concurs with writing on the elements for development of the casual division; that the casual segment undertakings have risen because of disappointments of the formal area, which incorporates inadequate wages, conservation, loss of occupations and retirement. The need to sustain livelihoods or supplement income in the harsh urban setting therefore leads to entry into informal sector businesses by those affected.

Most of the respondents ventured into informal sector due to low payment in the previous job (5%), poor working conditions 5%, and loss of job 5%, supplement their income 5%, and desire to own business as a source of income 80%.

The average monthly income from the informal activities varied, 70% of the informal operators earn less than Ksh.15, 000 from their businesses, 30% earn more than Kshs.15, 000 per month from their businesses as depicted in **table 8** below

Table 8 : Respondents Main Source of Income

Monthly income	Percentage
less than Kshs.10,000	47
Kshs.10,001-Kshs.20,000	27
Kshs20,001-Kshs.30,000	12.5
Kshs30,001-Kshs.40,000	8
over 40,000	5.5
Total	100

5.3 Character of Informal Businesses and their space use

The finding indicated that majority of the businesses vended high turnover goods such as groceries, cereals, general stores for household consumables, second hand goods and repair shops. Further, it was noted that most informal activities stemmed out from the shopping centre i.e. the concentration was around the shopping centre with their frequency reducing as you move away into the residential courts. This could be attributed to the fact that these businesses offered low order goods in which cases, were the same as the ones offered in the formal shops and market. The difference being, the vendors unpacked the goods, repackaging them into smaller portions based on customers financial capabilities. Furthermore, they allowed for negotiation on prices as opposed to the formal shops where prices are fixed.

5.3.1 Types of Goods and services.

The goods and services were categorised into ;

a) General stores

These formed 10% of the informal activities along Mumias South road(**figure 6**). They sold general household consumables like credit, milk, bread, salt, cereals etc.

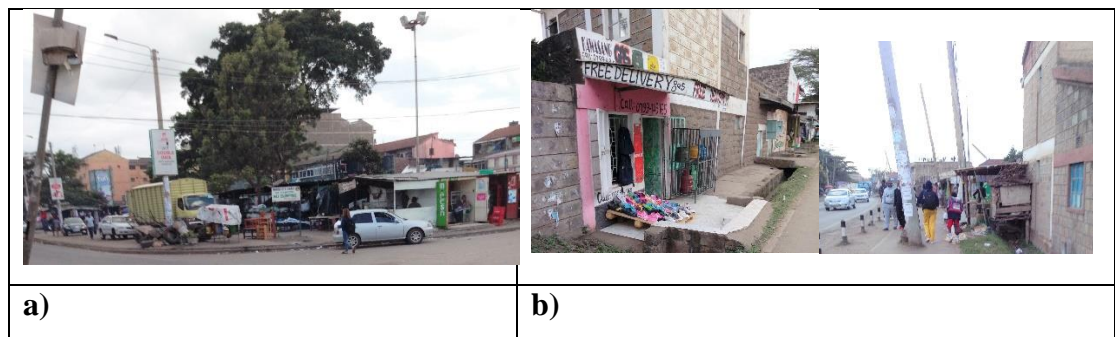


Figure 6, (a) and (b): General stores and other household consumables

Source: Author, 2018

b) Perishable goods

They formed 15% of the survey findings and included goods such as groceries and fruits in **figure 7**.



Figure 7(a),(b),(c)and (d): Perishable goods vending

Source: Author, 2018

c) Second hand goods

This formed the majority of informal businesses accounting for 60% of the findings. They included clothes, household wares utensils and books among others.



Figure 8(a) and (b): Second hand goods

Source: Author, 2018

d) Entertainment

This accounted for 5% of the findings and included movie stalls (**figure 9**) and khat selling places.



Figure 9: Music and movie vending stall. Source: Author 2018



Figure 10: Shoe repair services Source: Author,2018

e) Repair Services

This formed 7% of the survey area. They included repair of watches and shoes (**figure 10**).

f) Eateries

These included the food kiosks selling juice, tea, mandazis, peanuts, chapatis and fries. They accounted for 3% of the sampling done. **Figure 11** shows some examples.



Figure 11: Food vending kiosks and eateries

Source: Author,2018

5.3.2 Informal Businesses location

The informal businesses were located mainly around the shopping centre and junctions of the feeder roads onto the Mumias South road as indicated on the **figure 12** and **Map 6**.

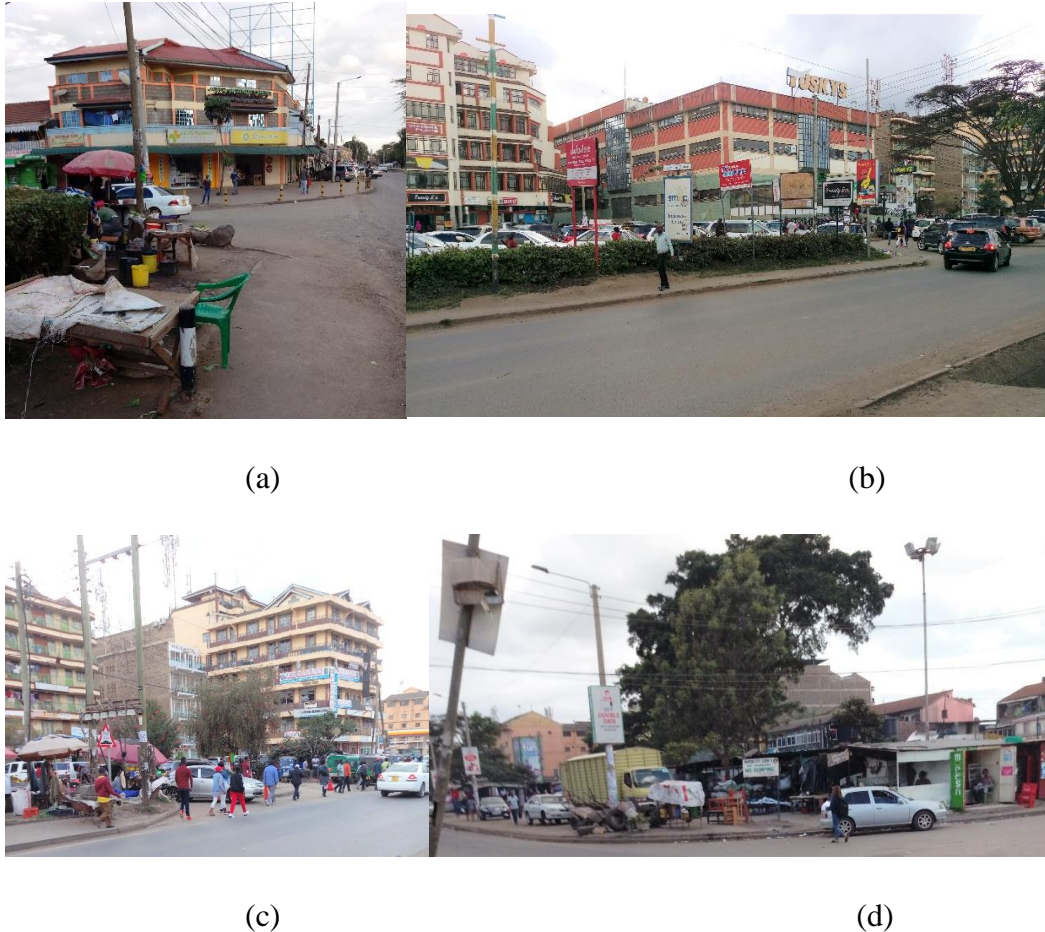


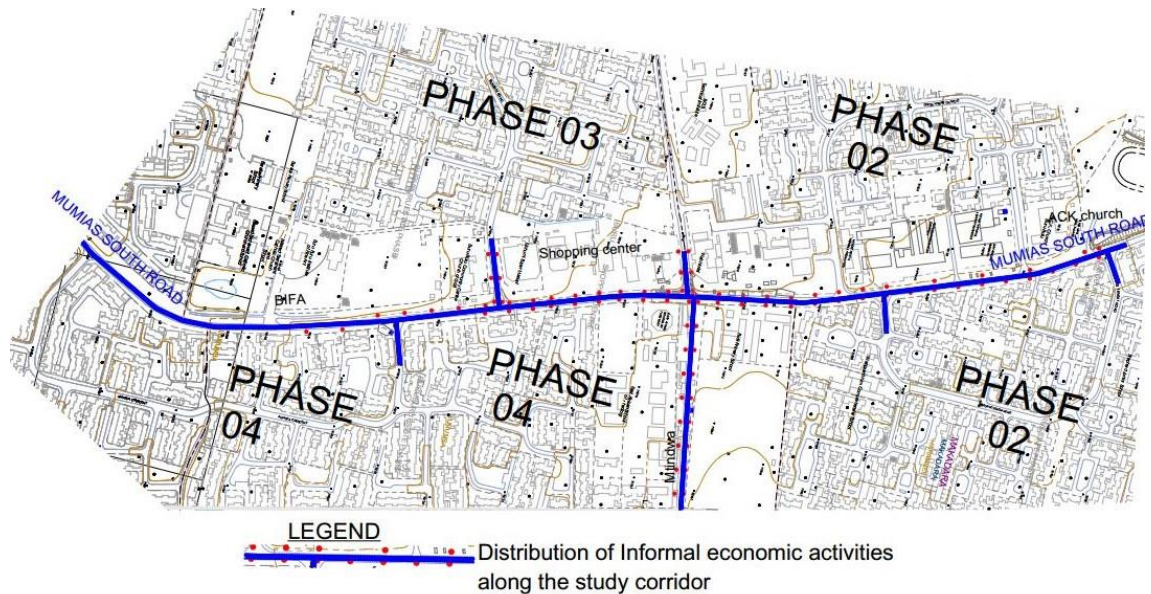
Figure 12 (a), (b), (c) and (d): distribution of informal businesses the road junctions

Source: Author, 2018

The spatial distribution of these businesses shows that enterprises are located along high traffic roads for both human and vehicular roads with residential junctions depicting a sparse distribution. Inferring to this, it can be concluded that transport hierarchies informed informal businesses locations. Transport routes play a major influence on business location especially where they are able to attract significant pedestrian flow such as Mtindwa road and Mumias South road.

Some of the businesses location dynamics were; availability of ready market (30%), affordable rent (8%), close proximity to home(10%), easiness for business set up (22%), gap in provision of food(8%), vehicular & pedestrian accessibility(30%).

Map 6: Location of Informal Activities.



Source; Author, 2018

Customer threshold and high human traffic flow were the most important factors for the location of the business .Informal businesses are concentrated near junctions and bus stops so as to take advantage of commuters on transit and residents. Proximity to areas of residence enabled them to do household chores and attend to their family while at the same time run the business. Affordable rent was another important factor in determining the location of informal enterprises . Moreover, easy to set up business at the current location, there is a free entry to the business, based on the availability of space. No regulations are followed entrepreneurs while setting up their businesses. Other operators cited a gap in the provision of goods and services that prompted their business start-up.

5.3.3 Space Utilization

The space utilization and location of the informal businesses was informed with the type as discussed in the previous section. However, the space utilization can be categorized as either permanent or temporary stalls or make shifts, movable stalls i.e. wheelbarrows or handcarts, and then finally hawking. As per the interview conducted at NCC with the Field Assistant- Urban Planning, there are no approvals for temporary structures, mobile structures or conducting business on public space in residential neighbourhoods. Approvals are for formal registered businesses in designated areas within the neighbourhood. Thus the uncertainty of the businesses does not allow room for the traders to invest in the structures.

a) Permanent businesses

These were mainly general stores and second hand goods. By permanence it meant that they would operate throughout the day from morning to evening every working day of the week. They however were made of temporary building materials and were majorly located along the Road reserve of Mumias South Road and Mtindwa road. They formed 55% of the survey. The **figure 13** below illustrates their position



(a)

(b)

Figure 13 (a), and (b): Permanent businesses

Source: Author, 2018

b) Temporary stalls

These included the make shift stalls which operated either in the morning hours, or afternoon to evening only. Even though their location was always permanent, they did not operate throughout the day. They included second hand goods along Mtindwa road and a few household wares along Mumias South road as shown in **figure 14**. The structures in which they operated in were both permanent structures made of temporary materials or make shift structures. For example, some vendors would lay their merchandise along the pedestrian walkways then pack up everything including the display objects. These were makeshift businesses and formed 20% of the businesses in Buruburu.



(a)

(b)

Figure 14 (a), and (b): Temporary stalls

Source: Author, 2018

a) Movable Businesses

These were stalls which were always on the move (**figure 15**). The merchandise were displayed in some kind of movable structures to allow movement from one place to another either on wheelbarrows or handcarts as well as at the back of the cars. They were described as creating the most nuisance by the road users and residents. They formed 15% of the informal businesses and occupied both the road reserve, pedestrian walkways as well as the vehicular passageways.



(a)



(b)

(c)

Figure 15 (a), (b) and (c): Movable businesses

Source: Author, 2018

b) Hawking

This formed 5% of the informal activities along Mumias South road and Mtindwa road as well. The merchandised hawked were basically second hand clothes, shoes, household wares, utensils, toys, car maintenance equipment, gadgets, promotional snacks, beverages to food items like boiled maize. The target market were pedestrian, motorists and the vendors of the informal businesses as well. They covered the whole variety of goods. As depicted in **figure 16**.



(a)



(b)

Figure 16 (a), and (b): Hawkers at the bus stop and shopping center respectively

Source: Author, 2018

5.3.4 Ownership of Business premises

The survey revealed that, 38% of the informal business operators in Buruburu own the business premises in which they operate and these were the temporary structures and mobile structures. The other 42% of the sample rented out their premises paying between Ksh.3000 to Ksh.7, 000 per month. The remaining 20% of the informal operators neither rented nor own, they invaded the space due to its availability and operated on a timely basis i.e. in the evening selling regularly second hand clothes and shoes.

5.3.5 Access to Services

Informal businesses in Buruburu have inadequate access to basic services such as water supply, waste disposal, storage facilities, parking services and credit and banking services as further noted below:

Water supply: Only 20% of the informal traders have access to water supply services, while 80% do not have access

Access to Garbage Collection Service: Although a majority of 57% have access to garbage collection service, a substantial 43% do not have access to the service.

Access to Storage Facilities: Over half of the informal businesses (70%) do not have access to storage facilities, with 30% having access, despite the nature of products that the informal enterprises offer, such as perishable vegetables.

Access to Parking Services: None of the informal operators had access to parking facilities. This can be attributed to their locations along the road reserves

Access to Credit and Banking Services: 60% of the businesses did not have access to banking and credit services. This curtails their growth and capacity to offer quality services to the customers.

The above findings tally with Bigsten et al, (2000) observations that informal sector businesses lack access to basic services due to their nature, in terms of lack of

permanent premises, location along transport corridors and lack of licenses or registration.

5.3.6 Number of Employees

The survey indicated that 80% of the businesses were operated by the owners while the other 20% had between 1 to 2 employees. Tokman (2001) posits that, informal firms contains firms with restricted proprietorship, that is, independently employed that use unpaid relatives, household hirelings, and untalented representatives and have under five laborers including the proprietor. Lack of formal registration and licenses do not allow for hiring of employees thus bringing to light the issue of stability and sustainability of this sector.

5.4 Factors for Growth of Informal Businesses

Coming up next are a portion of the creating factors for casual exercises according to the field discoveries as urban populace and interest for occupations, products and ventures are developing more rapidly than the formal division can assimilate.

5.4.1 Socio-Economic Factors

The survey indicated 80% of the respondents engaging in informal businesses as their only source of income, while 10% to supplement the income from other formal employment, and 10% who also see the informal sector activities as an opportunity to generate more income as documented in **chart 2**. The way that the casual business exercises is an essential wellspring of salary for dominant part of the respondents, indicates the dependency on the sector to sustain urban livelihoods particularly for the lower skilled and unskilled people, as well as the decline in the formal sector employment, thus the growth of the informal business enterprises in urban residential neighbourhoods. Rogerson, (2001), noticed that dissimilar to enterprise in cutting edge nations where business people join organizations to a great extent revenue driven intentions, business in creating nations is driven by different objectives, for example, life sustenance.

30% of the residents of Buruburu neighbourhood attribute the growth and emergence of informal business enterprises to population growth in the city, while 27% think that the informal enterprises have grown as they have cheaper prices as compared to registered businesses.

A further 12% attribute the growth to the neighbouring slums, while notably, 4% attribute the growth of the informal business enterprises to corruption in the county institutions and politicians. In addition convenience due to business location near homes (12%). **Chart 3** gives a detailed documentation of some of the reasons of the emergence.

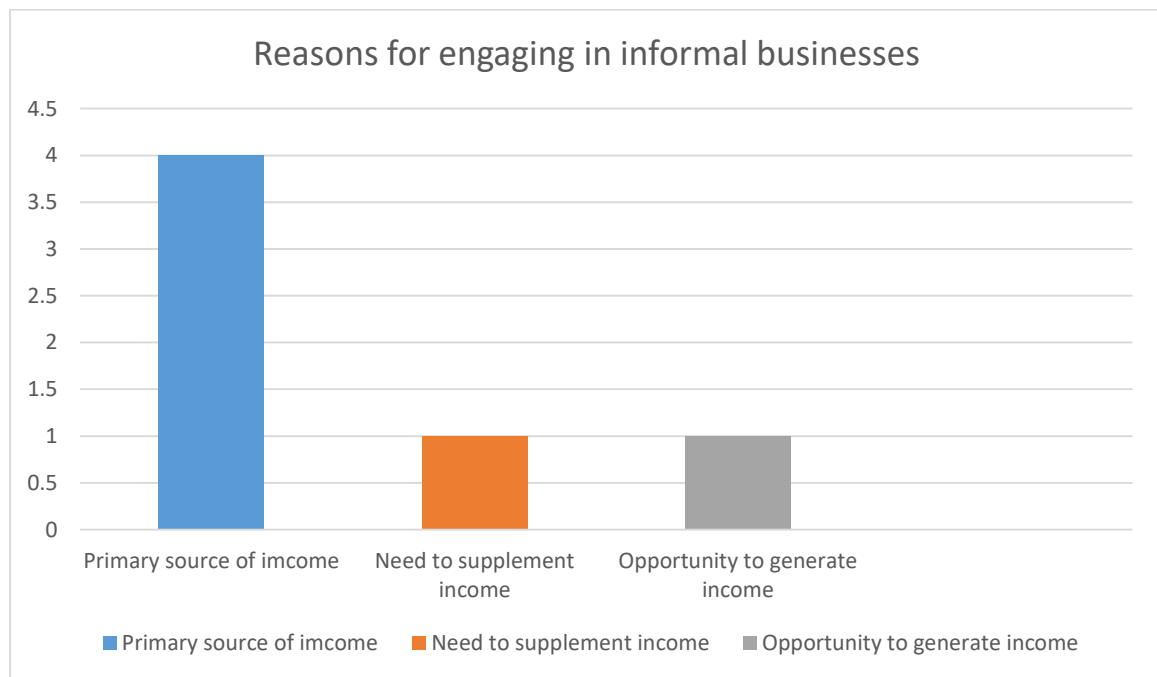


Chart 2: Reasons for engaging in informal businesses.

Source: Author, 2018

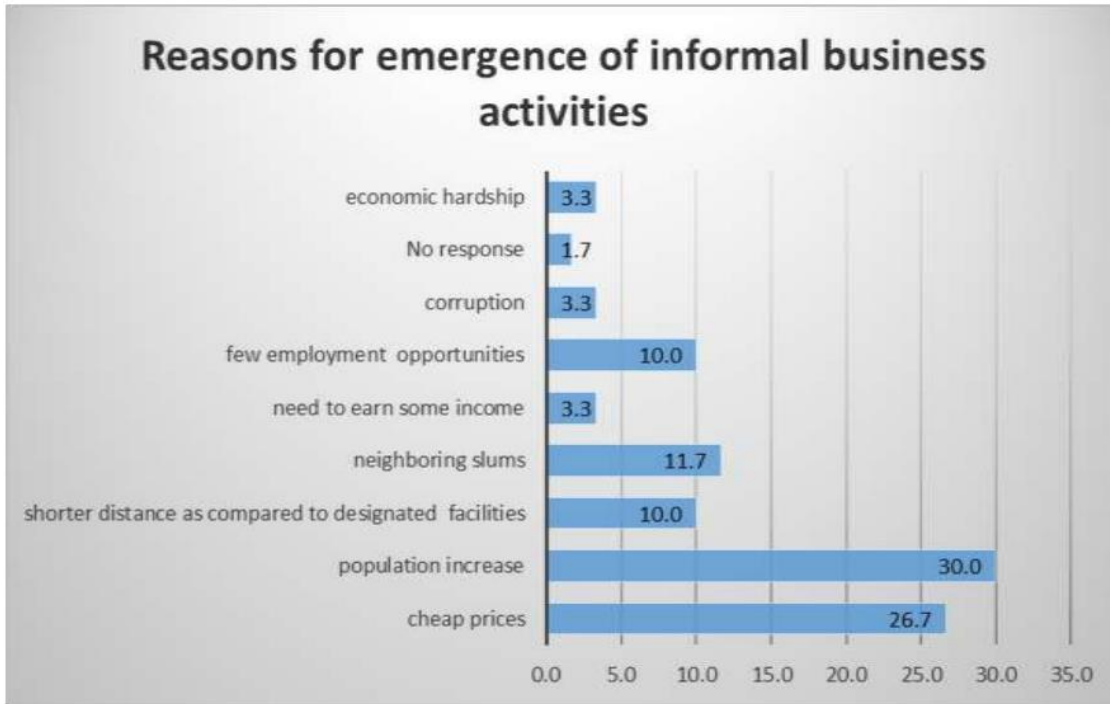


Chart 3: Reasons for emergence of informal business activities.

Source: Author, 2018

Studies have demonstrated that the casual part has been developing at a quicker rate than the formal segment. An appraisals of the development of casual segment is at 17.40% per annum against the formal division's 1.97% as indicated by the Institute of Economic Affairs.

This brings to question the role and effectiveness of local authority's mechanisms for control and management of the urban residential areas, more so the urban planning institution, in approval and issuance of development permissions. The interview conducted with the Field Assistant-Urban Planning at NCC, revealed that there are no approvals for informal operators in neighbourhood. The initial planning of Buruburu was inflexible and incorporated only a formal commercial center. No account of future small businesses may have risen to warranty change. As much as houses are constant, they remain the same over time, other factors like economic status, get better or worse, children become teenagers and demographic changes generally, birth and death. Thus as people change, so are their preferences prompting both emigration and immigration into the settlement with informal businesses being one of the result of both.

The NCC had introduced modern kiosks for the informal operators which are so far running smoothly despite political interference hitches once in a while.

5.4.2 Location Factors

The location of the informal business is majorly based on the readily available market and access to the goods and services. Thus presence of huge human traffic acts as a magnet attracting the informal vendors. Furthermore, proximity of the work place to their homes offers a good condition for business growth, while location that offers affordable rent, as compared to other localities and easiness of entry and business set-up all contribute to growth. In Buru Buru, informality is further inspired by poor road design and standards which allow for open unused land along the road reserves. Coupled with readily accessible human traffic, this attracts the informal users to start small scale businesses. Other escalating factors include existing gaps in goods and service provision, availability of space as well as accessibility.

5.4.3 Institution/Regulatory Factors

The survey showed that 90% of the informal business enterprises are unregistered. Reasons for avoiding registration included; high costs, long procedural process, ignorance (lack of knowledge) as well as many requirements which normally cut off potential traders. This exposes weaknesses in the institutions in charge, and provides an ease of entry and operation of the informal business enterprises, thus making them thrive, under little or no regulations. It also questions the informal businesses operator's knowledge of the importance of registration of business enterprises as a source of business security, and access to basic utility services that enhance the capacity of the enterprises and ensures effective service delivery.

5.5 Implication of the Informal Businesses on the planning of Buruburu.

This section analyses the implication of these informal businesses space use in the general planning of Buruburu as well as on the road users. Their responses and views of the situation was sampled to gauge whether the informality should be encouraged or better yet gotten rid of. Encroachment, congestion, negligence and insecurity were pointed out as the negative results of the informal businesses in the neighbourhood.

However, convenience, affordability and variety were the pros for having these activities within the settlement.

5.5.1: Encroachment

The study findings showed that majority of the informal businesses in Buruburu were located on road reserves (78%), 12% located on the pedestrian walkways and 10% located on the vehicular passages. This location of the businesses can be attributed to the need for accessibility to the customers thus locate where is convenient for pedestrian and motorists. This demonstrates that most enterprises are contravening to the laws relating to development control thus creating an environment conducive for conflicts. This encroachment in both motorists and pedestrian spaces has further resulted into congestion of the streets and insecurity of the road users as they are forced to share a single lane without separation. The conflict is further exacerbated by the public buses which collect passengers along the roads without getting to the bus stops.

5.5.2 Congestion

Congestion formed 25% of the implications of these informal activities. This could be attributed to the fact that these activities occur along road reserves, pedestrian and motorists paths thus leaving very little room for passage. Coupled with customers shopping, this forms a cocktail of confusion and traffic of both motor vehicles and pedestrian especially during evening rush hour. As shown in **figure 17**, some of the vendors lay their merchandise on vehicular paths thus encroaching and causing more

traffic snarl ups together with the hawkers during rush hours.



Figure 17: Merchandise laid on motorist paths. Source: Author,2018.

5.5.3 Negligence

According to the interviews, most of Buruburu residents are either third or

fourth owners or renting. This has over time created lack of territoriality in the open spaces such as road reserves and pedestrian walkways. This negligence can be seen even within the semi-public courts which are currently being used for parking with uncut tall grass. This lack of maintenance and wanting to improve the settlement has led to informal activities finding their way into these spaces. For example, the bollards which were used to contain vehicles are now being used as seats for hawkers or teenagers while drinking cheap liquor.

5.5.4 Insecurity

Residents and commuters in Buruburu pointed out insecurity as one of the detrimental effect of the informal businesses. Cases of mugging along the streets at slightly late evening were feared. Being surrounded with low income neighbourhoods and Mumias South Road being a thoroughfare further exacerbated the situation forming a conducive environment for outsiders to commit crime within the settlement . As shown in the **chart 4**, insecurity was rated at 30% of the harmful effects of the informal sector.

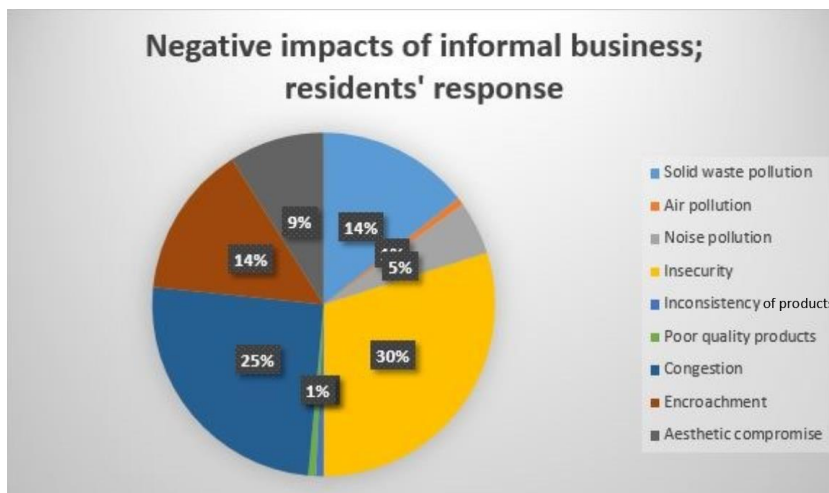


Chart 4: Negative effects of Informal activities in Buruburu

Source: Author, 2018

5.5.5 Compromise on aesthetics

Since the informal businesses are located on road reserves and pavement areas demarcated for utility provision, this creates disharmony and alteration of the

desired/planned land use pattern of the neighbourhood. This causes maintenance problems of the utilities thus dilapidating their condition. Furthermore, their use of temporary construction materials is rather unsightly while traversing along Mumias South road. The informal businesses tend to change the building/neighbourhood and draws out an alternate physical neighbourhood character from that visualized by planners of the estate as none of the structures are approved.

Chen, (2005) notes that control of informal trade is an uphill task, and this can be attributed to lack of regulation or control of the informal sector enterprises. Also the nature of premises and location of premises for business operation provides limited access to waste disposal services, leading to manifestation of heaps of waste generated from informal businesses. In reference to this, informal businesses contributed to 25% of the pollution along the study area. The lack of storage facilities and scheduled garbage collection has led to heaps of solid wastes collecting at road junctions, thus tainting further downgrading the neighbourhood's image.

5.6 Integration of Informal Enterprises in Planned Residential Neighbourhoods

These findings were based on the interviews with the informal operators, commuters along Mumias South road and the residents of Buruburu phase 3 and 2 who border the selected site. The following were pointed out as key for integration;

5.6.1 Improvement of the Sector

78% of the surveyed population preferred shopping in a planned set up. However, due to affordability, convenience and variety they ended up shopping along the street in the unplanned informal businesses. The other 22% out rightly preferred shopping in the unplanned areas. The existing Buruburu shopping centre was planned for retail shops, supermarkets, petrol station and parking areas however, it tends to supply high order goods and at a slightly higher price thus residents cannot easily afford. Inferring from this, it is vital that the informal businesses should be improved in terms of display and space allocation to ensure a competitive service provision as they are already filling in the service provision gap in the formal markets. Further, considering that original Buruburu

owners moved out of the settlement, majority of the settlers are lower middle class rentals whose main aim is to save, thus a shift of the shopping style should be adopted. This provides a ground for the improvement of the sector, to match up the residents' preferences. The areas of improvement include designation of special areas for informal enterprises, building of stalls for the informal enterprises by the government, provision of cheaper operating kiosks by the county government, financial support by micro-finance institutions (10%), improvement of quality of service as well as security, relocation of informal traders to other places, and, regulation of operating hours. **Chart 5** shows a summary of the proposals given;

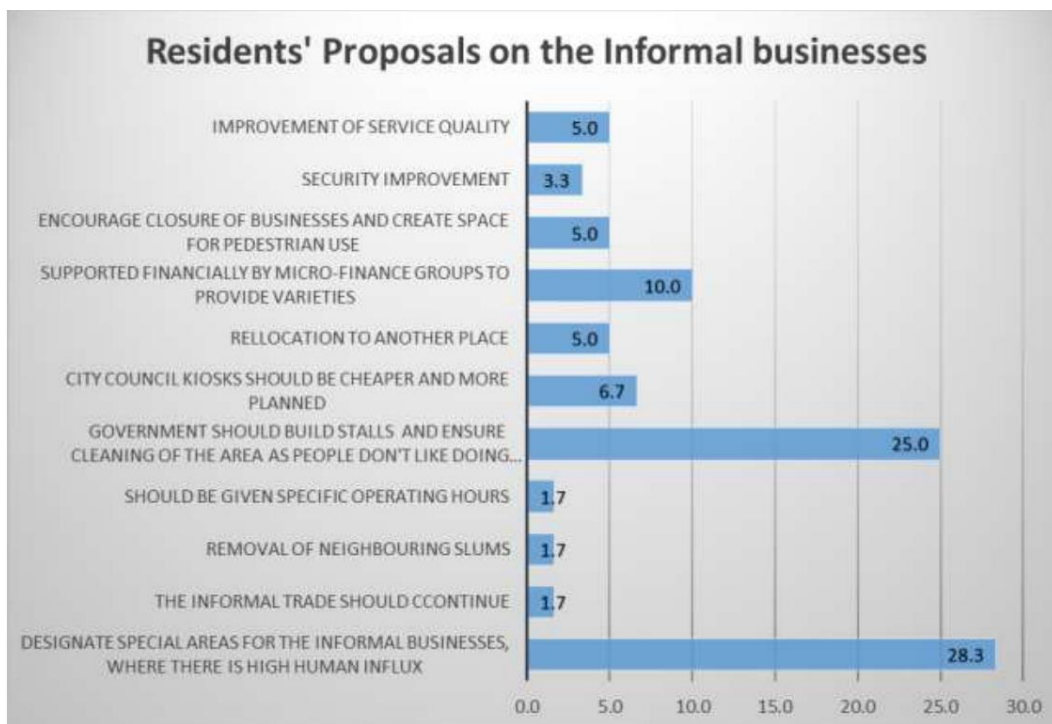


Chart 5: Residents' proposals on the informal businesses

Source: Author, 2018

5.6.2 Proper Space Allocation

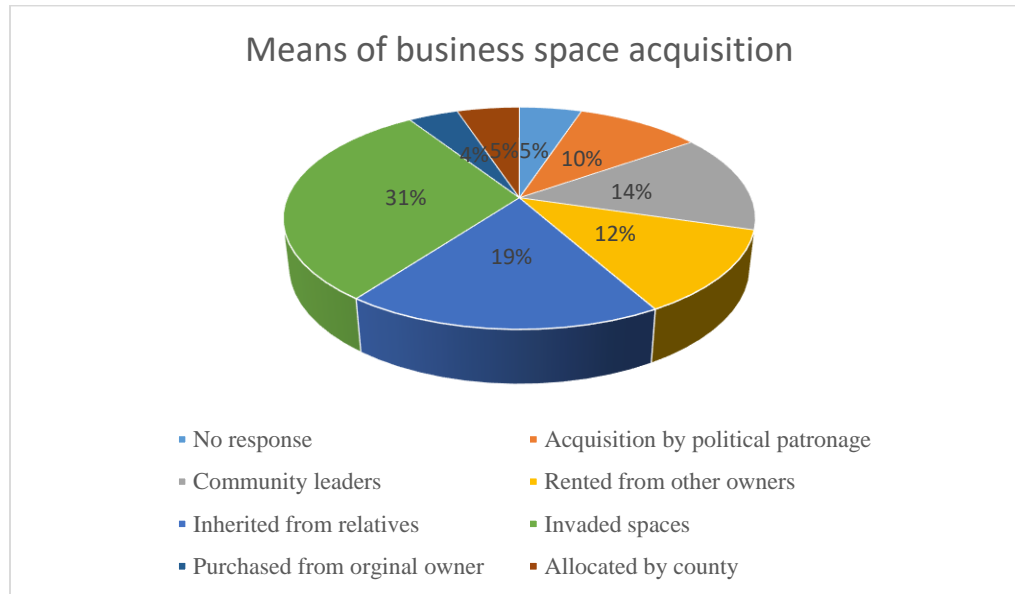


Chart 6: Means of business space acquisition. Source: Author, 2018

Chart 6 above show how space acquisition by the informal operators was done. 25% of the operators acquired space through purchase from previous informal enterprise operator, 30% of the traders invaded the space on which they operate, 18% rent space from owners, with 21% being allocated space through community leaders and the former senate office. Space allocation did not follow any order, thus the proliferation of the informal enterprises along transport routes, open spaces and building frontages, where basic infrastructural services such as drainage, power and sewer lines should be located. This evidence of irregular allocation which does not adhere to zoning ordinances and commercial activities planning, warranties a revision of Buruburu planning. Proper channels and means of space allocation for informal enterprises in residential neighbourhoods should be formulated.

5.6.3 Support of the Informal Business Enterprises

Study discoveries uncovered that dominant part of 75% of the casual undertakings in the home were set up without any form of support, while 25% had some form of help in form of loan from the local women groups or youth groups. This includes financial support in the form of banking and credit services, and technical facilities in terms of

assistance in business set up, registration and operation. This therefore, creates a necessity for support of informal enterprises in the estate, so as to help better their service provision, as well as ensure effective integration into the neighbourhood.

5.6.4 Organization of the informal traders into SACCOs

The traders should organize themselves into SACCOs as this will allow for better negotiation of space and resources from the county and government. These organizations should then be empowered to enforce the planning policies at the neighbourhood level such as plot coverage, zoning ordinances, security and garbage collection among others. The government, thus, could tap into these trade SACCOs to generate revenue through taxation of the members.

5.7 Summary of Key Study Findings.

This section recaps key aspects of the detailed findings:’

5.7.1 Character of informal businesses in Buruburu

Apart from being dominated by men and youths, the operators are either unskilled, or semi-skilled having gotten education from primary all the way to tertiary level. Most of the operators are outsiders coming from Umoja, Donholm, Jericho and Kariobangi with a slightly small portion coming within the settlement. The vendors are known to offer lower order goods with negotiable prices as opposed to the formal shopping center. However, the operators’ low earning, with majority falling below Ksh.10, 000 per month can be attributed to unhealthy low levels of operations.

5.7.2 Types of goods and services

Some of the goods and services offered with the informal businesses include; general stores, perishable household consumables, second hand goods being the majority, entertainment stalls, repair services and eateries.

5.7.3 Informal businesses location

Apart from the businesses being concentrated around the shopping center, they are spread outwards along Mumias South road and Mtindwa road. They are also concentrated around feeder road junctions to the main spine road. Their location is dictated with access to both motorists and pedestrians targeting mainly commuters and residents of the settlement.

5.7.4 Space Utilization

The space utilization was informed by the characteristic of businesses and types of goods sold. It was either permanent, temporary or make shifts, mobile stalls and hawking. The permanent business structures were located along road reserves and operate throughout the day while the temporary and make shift ones majorly located along the pedestrian footpaths with a few on the road reserves operating either morning or evening hours i.e. they are operated depending on the time basis. The movable structures and hawking were however found along any open spaces, building frontages, road reserves, and pedestrian and motorist's paths.

5.7.5 Ownership of Business premises

Majority of the businesses premises are renting from the initial owners, 45% while another 40% own their business premises. However, a fairly small portion, 15%, depends on space invasion during different times of the day, especially during rush hours. They neither own nor rent their premises.

5.7.6 Access to Services

Greater part of the informal businesses need access to fundamental administrations, for example, water supply, garbage collection, parking or access to credit banking services. This is mainly due to their impermanence thus no guarantee of their operations.

5.7.7 Number of Employees

Many businesses were owner operated with a small portion having one or two employees. Where the employees existed, they were mainly brokers, marketing the services and paid on commission.

5.7.9 Factors for growth of informal businesses

Informal business being the sole source of income of the majority of persons interviewed led to their continuous growth within the settlement. Further, people participated in businesses to supplement their income or as an entrepreneurship venture contributing to this sector's growth. The sector was supported by unskilled, semi-skilled and even skilled labour; where they come in as investors to earn some extra income.

Settlement's population growth over time has created a need to sustain the added family members thus lending onto the growth of informal businesses. On the same note, degeneration of Buruburu's neighbouring estates into slums has further aggravated the situation with a lot of outsiders stepping invading the settlements for informal business ventures.

In addition, location factors such as availability of market access as well as human traffic flow has contributed to the sector's growth as well as rent affordability and easiness of entry to business due to low capital.

Finally, institutional factors such as lack of any form of registration for the informal business has eased their start-ups. The registration being abit too costly both by requirement and procedures thus most informal operators' finances cannot allow for that. As much as these factors has increased the business formation, due to uncertainty of the traders, their expansion and effectiveness in terms of service delivery has been crippled.

5.7.10 Implication of Informal Businesses on planning of Buruburu

The following challenges were pointed out as arising as a result of informal businesses operations.

Pollution of both air and land as the informal activities generate loads of waste, which are rarely collected for disposal in appropriate places. The Umoja, Kariobangi and Kayole buses using the Mumias South Road as shortcut has detrimental effects on the residents as their loud music and congestion causes noise pollution, which they have to adapt to. Insecurity is however posed on Buruburu residents due to outsiders invading public open

spaces and operating till late evenings posing threats of mugging to both commuters and residents. The fact that most population traverse the settlement but actually live in the neighbouring slums further causes security threats to the residents.

Furthermore, some outsiders disguised as vendors often commit crimes around the neighbourhood. Encroachment at the road reserve, pedestrian walkway and even at the motorists paths poses threats to all road users in equal measures. This has escalated to congestions and traffic snarl ups witnessed at Mtindwa junction during rush hours.

Lack of community belonging- territoriality, since most of the residents are renting from third and fourth owners, has further exacerbated the situation leading to negligence by the current residents to take care of the open public spaces thus giving room for invasion by informal traders.

Compromise on the aesthetics of the neighbourhood cannot be ignored. The informal businesses temporary and permanent structures as well as mobile stalls are eyesores against the initial planning of buruburu. Their presence along the spine road degenerates the settlement into a lower income neighbourhood contrary to the initial middle-income concept.

On the other hand, informal enterprises revealed the following advantages;

Apart from being the major source of livelihoods of their operators, it provided a fall back platform for the formal sector. i.e. as a result of incapability of the formal sector absorbing all skilled labour, informal sector absorbs them.

Besides, majority of the residents argued that the informal businesses offered goods and services at an affordable price. The operators repackage the goods and services to fit customer needs and prices. With their location along the main roads makes them convenient to access.

Finally, informal sector serves as a buffer between employment and unemployment thus alleviating poverty and crime by engaging the youths. This indirectly aids the authorities in fighting unemployment and crime at the county level. As indicated by Martha Alter Chen and Marilyn Carr, 2001, a half to three quarter of non-agrarian work is in the casual

division. As indicated by 2016 Kenya Economic Survey information, the economy produced an aggregate of 841.6 thousand occupations of which 128.0 thousand were in the cutting edge part while 713 thousand were in the casual division. Casual division work ascended by 6.0 percent to 12,559 thousand people, and represented 82.8% of all out people occupied with casual area amid 2015. The simplicity of passage and exit into the area combined with the utilization of low dimension or no innovation makes it a simple road for work creation (Murgor, 2016). Furthermore, the county collects revenue from the operators in terms of CESS as much they are operating illegally.

5.8 Possible Interventions

According to the field findings, interventions such as improved quality of service delivery, allocation and designation of trading areas and zoning within the neighbourhood should be key. Technical and financial support for the informal enterprises as well as providing fundamental services such as water supply, waste collection, storage facilities, and parking would enhance service delivery to the customers thus ameliorating some of the negative impacts. Provision of these services should be done by the county government to either subsidize them for the informal sector to fully realize their full potential in supplementing the formal sector.

Revision of planning regulations should be done frequently to reflect on the dynamism of technology and population characteristic of the different neighbourhoods. Further to this, planning regulations such as zoning, building lines and density controls to be revised to accommodate socio-economic and technological changes. The wasteful building lines especially on plots fronting major roads should be minimized as they encourage encroachment of informal business activities.

Unused road reserves should not be left empty as this encourages unplanned hawking activities, which further degenerates into economic activities and squatters. In lieu of that, landscaping can be used to prevent these activities as depicted in the **figure 18**.



Figure 18: Landscaping along Safaricom shop and library road reserve.

Source: Author, 2018

Appropriate landscaping with flowers and trees has actually deterred the vendors at the ACK church compound and the library plots along Mumias South road.

Planners, urban designers and architects to consider the dynamism of market forces in developing housing typologies. Irrelevant theories to third world countries should be dropped and practical reality embraced. Thus units adjacent to the roads should always take advantage of the pedestrian and vehicular traffic thus opening up to the street

5.8.1 The role of Buru Buru Residents Association

Neighborhood Associations are seen as people in a given circumstance who commonly consent to cooperate to achieve certain destinations (Warren, 1955; Wileden, 1970). Now and then the affiliations are additionally named as intrigue gatherings, native self improvement, individuals' locale or neighborhood associations. With the aim of revamping Buruburu and bringing back the glory of the estates from the 80's, the residents association are currently undertaking the following actions:

- a) Lobbying the press into covering before and after of Buruburu transformation
- b) Reasoning with the hawkers, mechanics and matatu association to curb on noise pollution and obstruction on the roads.
- c) Urging the landlords to restrict on illegal or legal extension
- d) In a continuous dialogue with the county on ways to ensure controlled development in the area.

e) Environmental protection through prevention of illegal structures, warning residents to adhere to weekly garbage collection among others.

However, the association's impact has been minimal in controlling the mushrooming informal businesses and some of their challenges are due to:

a) Political interests; politicians encourage the extensions in return for votes.

b) Finance issues; non-installment or late installment of the month to month commitment by certain individuals has frustrated their day by day activities.

c) Non-consistence to the set down guidelines and guidelines by certain individuals and proprietors.

d) Non-participation of gatherings by certain individuals who end up being the principal gathering of individuals to censure the goals passed.

e) Arrogance with respect to certain individuals.

f) Most of the informal traders are run by non-residents who disregards all the associations' rules. Thus the association is incapable of controlling their operations.

These difficulties to the smooth working of neighborhood affiliations must be tended to if the objectives for their arrangement are to be figured it out.

5.9. Authorities Response to the Informal businesses

The obsession of the colonialist to maintain order through functional spatial planning was carried forward to date. The initial expectations that the informal sector would soon be absorbed into the formal has been abandoned and thus informality has continue to grow fast.

However, over the years, the government has responded negatively to the growth of informality at certain times. Demolitions or burning of the informal settlements were some of the interventions implemented in the 1960s through to the 1980s. As Anyamba, 2006 posits that political commitments required the eviction of squatters and the eradication of slums and these kind of interventions are quite similar to those carried out in Nairobi from the 1960s through the 1980s, thus showing that Nairobi County and the

nation overall, needs clear and explicit arrangements for lodging, land use arranging and management (Syagga, 2002 quoted in Anyamba 2006).

In the recent times, demolition of the informal businesses along the major roads across Nairobi under the 2018 governing regime. Below are some of the pictorial illustration of the study area after the 19th July 2018 demolition. This was followed by another second demolition three weeks later after they rebuild their businesses. The demolitions were being perpetuated by the Nairobi County Council people(**figure 19**).



Figure 19 (a), and (b): Demolition of informal businesses along Mumias South Road and Mtindwa .

Source: Author, 2018

The demolitions were attributed to insecurity as the premises for these activities become a security risk as they turn into havens of muggers and other criminals on nightfall. Some of the relocation efforts of the former street traders along outer ring road are yet to be accommodated within the newly built outer ring market which is yet too opened.

Then again, amid the past routines of administration and in light of financial hardships and neediness decrease, numerous legislatures in creating nations have grasped small scale undertaking advancement the greater part of which happens on challenged spaces. Kenya has not been deserted in grasping creative usage of urban open spaces. The County Council of Nairobi acknowledges the advantages of utilizing some urban spaces for utilizations other than the essential assigned ones. The week by week Maasai Market held at the law courts stopping region and the presentation of model stands on unused

spaces inside street holds are estimable. The test that waits is along these lines how to manage the division yet.

5.10 Synthesis of findings

In analyzing the findings, unsustainability of the formal economy comes out clearly. Since some of the operators ventured into formal jobs before quitting and turning to informality to supplement their poor income. The informal businesses negative manifestation questioning their role maintenance and enhancement of the urban structure and presentation of the urban environment. As much as the sector is generally cheaper it is marred with inefficiency and unreliability. These negative impacts can be attributed to their spatial location and distribution.

The fieldwork further highlights the rigidity of urban policies and concepts in dealing with dynamic urban form as a result of rapid urbanization thus influencing socio-economic and physical dimension of a city.

The presence of informal businesses in unplanned locations such as road reserves, pedestrian and motorists' paths indicates the inadequacy of the institutions and governance frameworks to efficiently and effectively incorporate the informal businesses into existing land use pattern seamlessly. The failure is further depicted in the enforcement department at the county council level. Laxity to control guidelines and regulations has led to further proliferations of the informal businesses at undesignated locations. However, the uncalled for demolition has led to massive loss of livelihood and frustration among the vendors. Thus, demolition without an alternative relocation should not be cordoned. The government has tried implementing alternative solutions for the informal traders, however, the involvement of the operators in major decision making is still lacking thus the drastic measures taken often proves inadequate in addressing the problems

5.11 Conclusion

This chapter highlights the characteristic, manifestations, working mechanism and impacts of the informal businesses. Their contribution to formal sector, by absorbing the

skilled workforce, entrepreneurial platform as well as being the main means of survival for the majority of the urban population. However, while the intrinsic mechanisms of the sector has been noted the next chapter seeks to synthesize the findings, highlighting the gaps, potentials and planning implications of the findings to urban design as a discipline. This will then inform the policy recommendations that will serve to address the gaps and potentials of the informal businesses proliferation, over space and time.

6.0 CHAPTER SIX: SUMMARY AND CONCLUSIONS

6.1 Introduction

This section shows the rundown of findings while features the issue issues, through a point by point depiction of integrated discoveries, and tries to propose strategy intercessions and suggestions.

6.2 Summary of findings

This was based on the following study objectives:

1. To document the character of space of informal economic activities in Buruburu
2. To explore the planning implications of informal economic activities in Buruburu.
3. To recommend ways of integrating informal sector enterprises through urban design into residential neighbourhood to enhance livelihood.

6.2.1 Character of Informal Economic Activities

The study revealed various characteristics of informal business enterprises in residential neighbourhoods. These include:

Location: most informal enterprises locate along road reserves, with some encroaching onto the pedestrian and vehicular circulation. Location of these enterprises is influenced by the ease of access by the customers thus their location along the commuters thoroughfare. The negative implication of this being congestion and the resultant insecurity to the road users.

Structure Typology: The study found that the informal enterprises operate in temporary structures, mobile structures with some laying their merchandise directly on the ground. This has resulted in degradation of character and aesthetics of residential neighbourhoods.

Ownership of Operation Premises and Legality of Enterprises: Majority of the operators rent the premises on which they operate on. Similarly the study revealed that majority of the enterprises are not registered. This means that the informal business

operators have no security of tenure or operation, which affects the quality and efficiency of their service.

Employment: One of the attributes of casual division ventures is that it contains undertakings with constrained proprietorship, all the more explicitly, independently employed that use unpaid relatives, local hirelings, and less-instructed representatives and have under four labourers including the proprietor. The study revealed that the informal enterprises in the neighbourhood employed a range of 1-4 employees. Thus acting as a major source of income or a supplement to the meagre formal remuneration. It serves to absorb both skilled and unskilled labour.

However, the businesses have impacted negatively to the neighbourhood, in form of noise, air and environmental pollution and degradation. The structure typologies have also contributed to the alteration of the neighbourhood character and value. Therefore, policy recommendations highlighting the need to improve and enhance the efficiency of the informal business activities, to enhance their reliability and effectiveness in service delivery to the urban residents, as well as improve the enterprises' ability to compete in the domestic, regional and global markets.

6.2.2 Generating Factors

The study highlighted some of the growth factors for informal business enterprises in residential neighbourhoods. These include:

Economic Factors: Informal enterprises forms both the primary source of income as well as supplements other sources of income from the formal sector. Thus the need for its sustenance in the city to improve the living standards for all.

Location Factors: The study revealed that the informal business operators are attracted to locations that offer proximity to customer base or the target market, ease of business set up, accessibility and are affordable.

Institutions and Governance factors: The study showed the link between the emergence of the informal business enterprises in residential neighbourhoods and the gaps in

the local governments' institutions in terms of control, management and regularization of the informal sector businesses, thus providing an ease of entry and operation.

The policy recommendations identified the need for both effective policy and institutional and governance framework in the urban areas. This included effective policies that focus on addressing urbanization challenges, as well as economic policies that provide strategies for sustainable growth of the informal business enterprises in the urban realm. The spatial designation of these policies emerged vital for implementation purposes. Effective institution and governance frameworks, capable of dealing with control and regularization of informal enterprises was also proposed.

6.3 Emerging problem Issues and policy recommendations

From the analysis and synthesis of findings, the following are the key problems that emerge:

6.3.1 Spatial problems due to inefficiency of Development Institutions and Urban Planning

It can be deduced that the main challenges arising from the informal businesses in Buruburu is spatial. Their location and the consequent use of space is the main bottleneck, which needs to be addressed spatially before policies recommendations are attached to it for maintenance and sustainability.

The following are some of the secondary externalities resulting from the informal businesses along Mumias South Road.

a) Compromise on aesthetics: The informal businesses location along the main spine of Buruburu that is Mumias South road in combination with their building materials is unsightly against the middle income houses. Thus their location is in disharmony with the initially planned functions.

b) Insecurity: This results from the unplanned character of the business premises, their lack of clear layouts with no spacing in between thus lack of public surveillance of the stalls at dusk. Their general layouts consists of dead ends and dingy spaces that acts as

muggers and thugs hideouts. Furthermore, insecurity in terms of space tenure has resulted into negligence and lack of proper investments in the business premises.

c) Congestion: This problem is mainly as a result of unresolved spatial location of the informal businesses. It is as a result of poor circulation between the different businesses and the other road activities. In effect the location of these businesses along road reserve, pedestrian and vehicular passageways causes congestion and traffic jam during rush hours of the day

d) Encroachment: This is the lack of clearly defined activity areas. That is, the business premises encroach onto the pedestrian and vehicular circulation. Further, the different economic activities occurring along the street has not been differentiated according to merchandise being sold or type. Thus the existence of groceries and second hand goods adjacent to each other, for example, is a health hazard. Therefore the problem of encroachment does not only result into conflict between the road users and the vendors, but also health risks of the customers.

Besides, the evolution of the different informalities from survivalist to primary can also be identified through their spatial use (**figure 20**). Thus, policies could exist but the players in informal urban process make a deliberate spatial strategies in their endeavour to access urban goods and services (Anyamba, 2006)

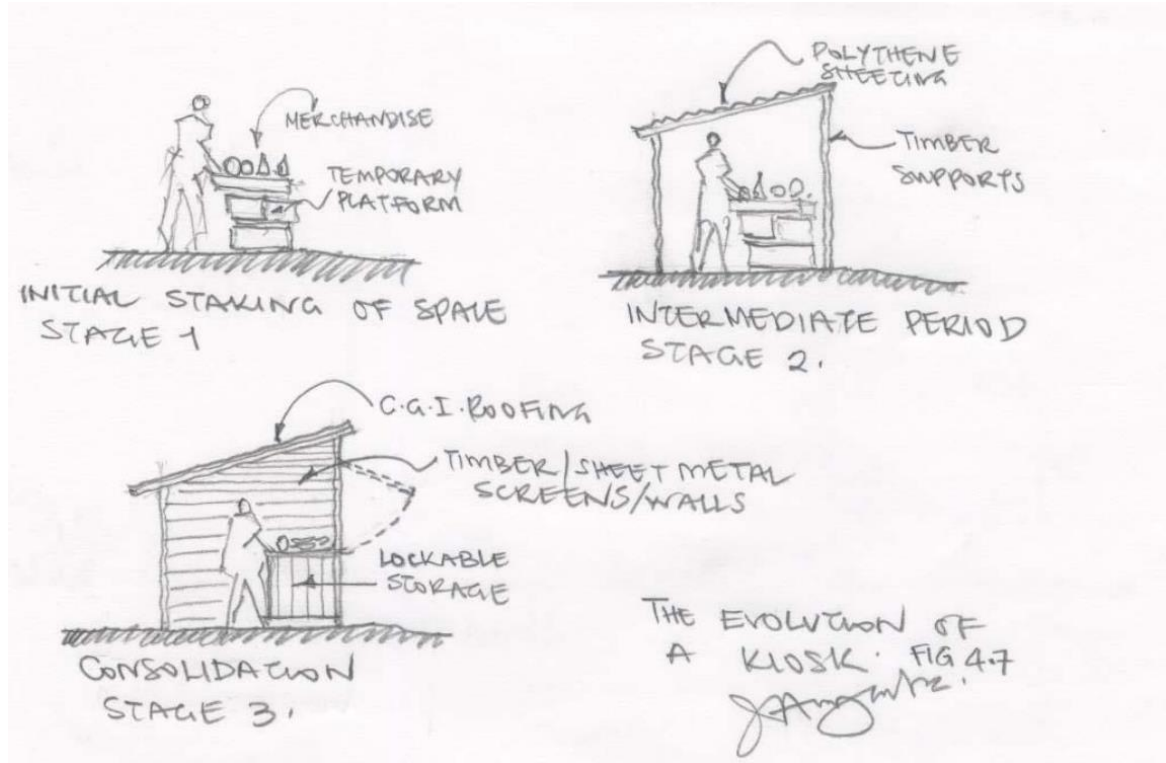


Figure 20: Evolution of the survivalist group to primary business informality

Source: Anyamba 2006

The expansion of casual division endeavors in essentially every portion of urban space especially close living arrangements has been seen to represent a genuine danger to arrive use order and arranging. Allocation and haphazard hawking have no planning component within the residential neighbourhoods, since no clear policy exists within the council. Planning of these activities could provide employment for a large number of people who earn their living from hawking. Thus the emergence of the informal businesses along Mumias South road, apart from depicting failure in design of the urban edge definition questions the dynamism and effectiveness of the urban planning and design institutions as well as the regulatory framework for these businesses. Similarly, the plight of the informal business operators in survival and need to sustain livelihood, and the importance of the informal businesses in employment creation creates a necessity for integration of the informal businesses in land use structure of the city, as well as the integration of planning policies with other development-oriented policies so as to effectively address externalities that result from the informal sector activities.

However, the existing development institutions have failed to effectively assimilate the informal sector into the land use structure of urban areas, leaving them on the fringes. The lack of space use and allocation guidelines for informal enterprises, ineffective control, management and regularization all point towards weak institutional framework.

As confirmed by Murgor, (2016), the issue of spatial issue and its chaperon issues of unsustainable urban development and natural insufficiencies are an unmistakable indication of the disappointment of land use arranging and organizers to perceive and join certain parts of urban complex into the land use portion procedure, and gadget explicit instruments of controlling or overseeing them. The informal sector is one such aspect of urban complexities that require the attention of land use planning and planners in its management, administration and control, for an efficient and sustainable urban growth.

Recommendation: Since urban arranging and configuration is key in tending to issues of rejection and urban destitution and interceding clashing requests in urban space, it should be at the forefront in capturing the needs of the informal businesses in the city's strategists. It is vital for the urban designers to incorporate the local traditions of land ownership and usage as they exists and their history. Recognition of public space as a place of work thus specific zones should be designated for trading along the streets, sidewalks, parks and even between buildings. The streets are majorly where the customers and vendors interact, the temporary businesses provision should be designed for early and allocated to avoid the haphazard businesses along the street. **Figure 21** is a sketch of how Mumias South Road reserve could be articulated to cater for street vending.

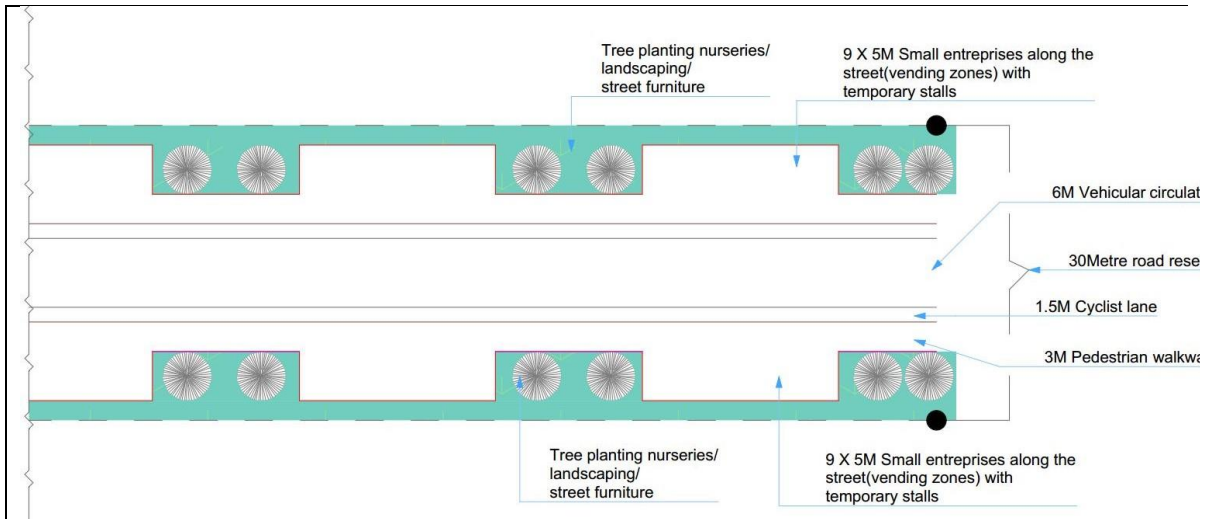


Figure 21: Vending zones alternated with green spaces along the 30metre road reserve along Mumias South Road

Source: Author 2018



Figure 22:Perspective view of vending zones alternated with green spaces along the 30metre road reserve along Mumias South Road

Source: Author 2018

To improve the nature of urban condition, wellbeing, security, neatness, usefulness and livelihood opportunity should be captured. Flexible operation structures; temporary or

along the street and road junctions can be used. Urban planners and designers to learn from the traders and design with them in mind. The spatial intervention above (**figure 22**) could be handled at two levels:

a) Cluster Design

The cluster concept strives to separate the different types of informal enterprises along the streets. The clusters could be classified into eateries or food vending, groceries, second hand goods, household consumables among others. This separation would ensure healthy and safety measures are adhered to by the different vendors thus improving their service delivery .A cluster of 5metres by 9 metres could have stalls sizes of 3metres by 1.5metres depending on the merchandise being sold (figure 18). Circulation of 1.5metres should be provided for. Furthermore, landscaping and street furniture could be used to separate one cluster to the other to enhance on aesthetics. Toilet facilities and waste collection points should be provided for within a cluster. At long last, fire security estimates will include: fire hydrants, wellbeing data and signage (fire exits), sufficient course to diminish clog if there should be an occurrence of flame episode.

Stall Design

The permanent stalls can measure 3metres by 2metres and made from recycled materials such as tins painted to traders' association approval for uniformity. These semi-permanent stalls can be constructed by the owners themselves. However, as for the temporary traders, structure frames could be provided by the county on top of which the vendors can lay their merchandise on a timely basis of the day. The traders association in conjunction with the county can then charge the vendor some small fees for displaying their merchandise on county furniture platforms (figure 19).

Urban planning should provide for infrastructure for the informal businesses to avoid congestion and pollution. Infrastructure such as toilets, water, waste collection, electricity, storages and guards should be provided for at small fees by the government. Proper foundation ought to be actualized to guarantee diminished wrongdoings, facilitated clog, improved storerooms and upgraded wellbeing for the two merchants and their clients.

Proper site management should be agreed in place with the street traders association and the county. Operation hours can be limited to 8.00 am to 9.00pm daily. Space distribution and Licensing to be finished by the Market Authority which will control the designation of room to brokers. Permitting of dealers ought to be decentralized from the region to the wards for simplicity of the board. It is essential to take note of that appropriate assignment and course of action of the bunch will expand their use of room subsequently obliging more slows down instead of the present situation. Upon the addressing of the spatial inconveniences the following emerging issues and policy recommendation can be addressed:

6.3.2 Weak urban governance: There is minimal to no representation of informal vendors in the urban governance of Nairobi. Thus the county does not include all the stakeholders when making decisions which affects the businesses locations or legislation. As Anyamba(2006) posits in order to generate sustainable urbanisms in many third world cities, it will be necessary to bring the ‘urban majority’ on board and discard the current elitist agenda. De Soto also suggests that recognizing the informal businesses and formalizing them into sedentary ones will increase the government revenue collection. The exercise is normally a top- down approach with the county law enforcers embarking on harassment of the traders along the streets. The negative urban governance further impacts on the livelihood of the vendors through confiscation of their merchandise or the mass demolition of their business premises without providing an alternative option as documented in the findings.

Recommendation: As much as the street vendors are marginalised, they should be able to rally themselves into an association or cooperatives which can negotiate for space within the public domain and can represent their needs and priorities in major decision making forums. Inclusive governance should be encouraged where all stakeholders are represented, that is property developers, formal retailers as well as informal businesses associations. Through capacity building these associations should be able to register all the informal traders at the neighbourhood level before transferring the information to the county offices. It is crucial additionally to embrace enactment that tries to help employment and set up system to determine clashes made by road distributing. For

example the cooperatives can be given a go ahead to temporarily vend along the road reserves for a certain period of time (10 years) provided that when the envisaged development comes, they will be relocated elsewhere. This gives the traders under the cooperative a sense of belonging and having a say on the urban development thus becoming more responsible for their spaces of work.

6.3.3 Legal exclusion of informal businesses from the urban laws

The formal laws will in general reject the casual segment because of their ability thus they in turn, criminalizes the majority of the population which is the urban poor. As a result the informal vendors are always in a constant fight for their inclusion in the formal decision making. The lengthy registration procedures and by-laws regulating kiosks owners, hawkers and business licensing have prohibitive costs and thus not affordable for all. The policies, legislations, decisions and practices tend to be restrictive and barriers to innovation for the majority of the citizens in Nairobi. Many street vendors pay high bribes and daily fees to county council officials, area wards and gatekeepers but get minimal security for their livelihood.

Recommendation: The government should lessen the procedures of licensing of the informal businesses thus be able to tap into this sector for a more regularized and genuine revenue collection and in return provide a long lasting security to the vendors. Besides, appropriate legal framework that encourages economic development among micro-entrepreneurs to be implemented. Acknowledgment of privileges of casual merchant's entrance to normal great through legitimate and administrative change to build their security and social assurance. Informal traders union to work with the government in formulating and implementing legislation. For example, highway legislation which normally prohibits small scale business due to obstruction could be revised to accommodate them where possible and only if well planned and designed for trading or urban plant nurseries by the urban designers. The complex urban bylaws in Nairobi should be tailored into sector-specific laws which can easily be managed. For example, the restrictive street vending bylaws that often govern public space should recognize the heterogeneous nature of street vending, i.e. some operating from fixed locations, while

some are mobile or based on time differential of the day with each type having different challenges. Thus the bylaws should manage these different categories of vendors through combination of effort between the informal traders associations and the local government.

6.3.4 Weak Policy Framework

Weak policy framework for managing the development of the casual part and wastefulness of foundations in dealing with the casual endeavours and controlling the externalities of the segment's exercises, just as the elements that lead to development of the casual segment. Urbanization policies such as growth centres policy and rural development policies have failed to control the influx of population in urban areas. The concentration of developments in urban areas and promises of better living standards in urban areas have served to attract rural-urban migrations. Similarly, macroeconomic policies, including economic restructuring, structural adjustment and privatization policies, were not adequately employment engrossed, have failed to create sufficient numbers of new jobs or reduced jobs in the formal economy. Development policies, zoning regulations and urban plans have also excluded the informal sector, by lack of provisions for space allocation, space use regulations, integration or informal sector growth strategies. A major policy challenge is how to effectively accomplish and endorse the informal sector as a source of employment and an important contributor to urban development, while at the same time ensuring sustainable urban areas in terms of safe, healthy and socially acceptable urban environments.

Besides, many urban plans are limited, due to lack of a strategic vision, which renders their policies only reactive to urban conditions. In the past the government used housing policies for political co-optation rather than to resolve the pressing problem of providing dwellings to the increasing urban population.

Recommendation: Effective policy framework: Existing policies such as the vision 2030 which recognizes the contribution of informal sector, however, it does not lay conclusive strategies for directing their growth. The failure of the policies to recognize the spatial aspect and the dynamism of the informal sector has resulted to no specific guidelines to

regulate this sector. Thus effective policies are those that recognize the dynamic nature of the sector, and its spatial manifestations, therefore laying down strategies for the control of the sector's externalities, spatial guidelines for the informal business activities, and strategies for Management of future growth of the sector. Besides, there is need to accommodate the illegal city within the legal city if the reality on the ground was to be reflected. Thus the credibility of these policies would be seriously undermined if the majority of citizens and residents fall under the illegal/ informal category (Mitullah and Kibwana, 1998 quoted in Anyamba 2006). He further posits that illegality and legality can be conceptualised purely on professional lines: the cities which the poor build and in which they live and work are different from and unrelated to what the city authorities want built. Thus the professionals need to incorporate the needs of the marginalised population in their policy and planning framework.

6.3.5 Inefficiency of the Informal Sector Businesses due to insufficient Infrastructure

Despite their affordability and response to customer needs in terms of quantity versus cost, the residents of Bububuru preferred to shop in planned shopping centres even if they are informal businesses within the neighbourhood.

The informal businesses effectiveness and reliability in satisfying the needs, tastes and preferences of the residents in the neighbourhood should be questioned. The location of the informal enterprises and the premises in which they operate undermines the ability of the enterprises to access basic services and amenities, thereby hampering their effectiveness and efficiency into question.

Through lack of proper rights and representation, the local government faces the problem of balancing the needs of both informal sector with the formal businesses, residents and commuters using the same space, Informal business operators priorities is less visible to the county officials since they are less institutionalized access to political power and process. As a result their positive impacts is always shunned and negative impacts magnified leading to drastic destructive measures by the government.

Recommendation: Increasing the efficiency of the Informal Sector activities: In addressing this, capacity building among the enterprises will be vital in increasing their competitiveness domestically or even globally. This could involve empowering and supporting private area endeavours and relationship to give information on gauges and markets, counsel on procedures, and access to innovation and development just as executing reasonable budgetary help model. Civic education on tools such as value chain investigation, which enable entrepreneurs in the informal sector to see what problems and challenges they need to address within and outside their own borders and the nature of partners to vouch for. Further to this, the informal traders may form trade unions or groups which should represent their plights and views on possible county interventions. As depicted in the different case studies in the literature review, a well organised street traders association do stand a better chance of negotiating with the government and other planning agency on their needs to be met and incorporated. This collaborative approach in decision making is vital to ensure all the urban stakeholders are consulted equally before major decision is made. This will prevent the unsolicited demolition of businesses without relocation plans that the country is currently witnessing.

6.3.6 The detrimental effects of informal businesses on the urban realm

The study reveals the existence of a noteworthy positive connection between the frequency of casual segment undertakings and land use power. This is to state, that specific land use types are a larger number of generators of casual ventures than the others, with private and transportation land utilizes saw in the examination. While the importance of the informal business in Buruburu in terms of employment creation and ease of services cannot be ignored, it is the spatial, social and economic costs of the enterprises that outweigh the positive contributions. Some of the detrimental effects include social impacts on the residential neighbourhood, such as insecurity, environmental impacts that include air and noise pollution and dirt and waste generation by the informal enterprises. Further to that, location of these informal businesses along the road reserve, pedestrian and even vehicular paths leads to traffic congestion while the

businesses structures does not match the streetscape thus compromising on aesthetics and devaluing the settlement.

These have served to greatly undermine the efficiency and effectiveness of the informal sector enterprises in service delivery, as well hindering the enterprises' ability to acquire basic services and infrastructure necessary to ensure their efficiency and growth.

The emerging problem issues highlight the inefficiency of the informal enterprises in service provision, while the institutional arrangements and policy frameworks for managing, control and development of the informal sector activities and city planning are weak and ineffective. However, growth and development of the informal sector should endeavour to create a sustainable sector in terms of employment creation, wealth generation and contributing to a sustainable urban structure, that promotes liveability, adequate service provision by the sector enterprises and minimal negative manifestations.

Recommendation: Integrative Approach: This is the need to integrate the informal businesses into the city scape of the residential neighbourhoods in an attempt to ameliorate the negative manifestations of the businesses. The urban land use structure and system should include the location of the informal businesses as well as the structure that governs them. So as to accomplish ideal coordination of organizations in private neighbourhoods and the urban space in general, while evading tastefully hostile adjustments, urban organizers and different experts in natural administration need to integrate informal economy into their designs and urban development guidelines and policies. The informal businesses should not come in as an afterthought or failure of the system to cater for the majority of its population. Rather it should be a deliberate action by the responsible professionals during the design stages. Integration of the informal sector activities will entail:

- i. Acknowledgment of the casual segment exercises in the Nairobi County Council's by-laws, stipulating the territories where they might be permitted, including private neighbourhoods, some permitted street stores and open lanes, for occasional or perpetual (yet as long as the spaces keep on existing).

ii. Land Use Allocation: development of land use guidelines and standards for informal businesses, including location, space, and tenure systems, amenities and services standards. This will entail revision of the existing plans and standards for the city's residential neighbourhoods to take into account the existing enterprises and future projections.

iii. Access to services: adequate access to services by the enterprises is vital for this integration. Alongside space standards, the city planning department should make provision for services such as security, water supply, and waste management to ensure effective service delivery as well as environmental sustainability.

iv. Productive Institution Framework through structure associations. Activities and approaches expected to address the casual area ought to be founded on associations among urban experts, casual division laborers, endeavors and their delegates and residential or neighbourhood associations, building on management processes that already exist. Community and stakeholder's participation is vital in this regard at any level of decision-making. Taking into account that various choices that influence the urban casual division are taken at the district levels, the nearby experts ought to likewise try to connect with national entertainers to look for complementarity. Hence combination of casual administrators in arranging by regarding them as real and central piece of the urban conveyance framework is pivotal. Such endeavors would thus empower self-consistence among casual merchants and would limit the examples of aggravation, natural contamination and hindrance. Commands should be looked for from different partners in and outside the nearby government before executing any guideline. This guarantees all exercises focused at the casual division are successful and adjusted.

v. Localized Development Control. District land use and improvement control ought to be passed down to the nearby or neighborhood level with appropriate agent of control that may include the chief and the neighbourhood associations. This can be actualized if planners work closely with the local institutions to guide them on the process

vi. Formal-informal linkages. Economic contribution of some informal economy actors could be improved through comprehension and reinforcing esteem chains between the two sectors. For example, at the Nairobi central business district, specifically along River

Road, the formal Indian shop owners often use hawkers to vend their merchandise along the street in order to dispose of their stocks which have stayed for long. Apart from creating jobs through subletting of their goods and paying on commission, the formal operators manage to gain quick profit through this arrangement. This existing formal-informal linkages could be strengthened and escalated to a greater scale ensuring sustainability and interdependence of the two sectors.

6.4 Integration of Informal businesses into the residential neighbourhood

The study highlighted proposals from data collection and synthesis of findings that sought to provide solutions to the externalities of the informal sector, while at the same time maximizing on the contributions of the sector. These included:

1. Improvement of the service quality of the informal business enterprises to change the neighbourhood residents 'preference to other shopping zones through proper infrastructure.
2. Proper space allocation within the residential neighbourhoods.
3. Technical and financial support to the informal business enterprises to help improve the quality of their service delivery.
4. Access to basic services such as water supply, waste management services, storage and electricity supply.

The policy recommendations therefore, focused on developing an integrated approach towards management and administration of urban areas and cities. These included recognition of the informal business enterprises, land use allocation for the various activities, and access to services for the informal enterprises. The dynamism nature of the sector allows for different levels of informalities ranging from the survivalists to the intermediate was also taken into account. The recommendations proposed localized development control that entails the use of local leadership and neighbourhood resident association in effectively addressing urban challenges at local level.

6.5 Conclusion

The informal sector in creating nations has gotten expanded consideration in the course of the most recent few decades. By understanding the informal sector, planners and policy makers are better placed to derive possible planning interventions that can be used to manage urban informality. However, it is the role of designers working together with the planners to ensure that the urban edge definition is well planned for to avoid haphazard informal developments cropping up. Any proposed intercession needs to grasp a useful methodology that is both genius poor and comprehensive, and that puts the making of jobs at the focal point of arranging endeavours.

The traditional views of the informal sector as a menace and disruption to the existing structures of urban development has changed, to the modern perception and acceptance of the informal sector as a functional and important aspect of the economy. There is also increased awareness within the governance structures of the role of the sector in economic growth. However, under the current governance regime, we are still witnessing senseless destruction of livelihood through demolition without provision of an alternative thus bringing to light the lack of good political will to address the issues of informality. If all stakeholders of urban are well consulted and everyone's priorities and needs taken into account, then both the formal and informal sectors could core-exists without major friction.

6.6 Recommendation for Further Research

In maximizing the integration of the informal businesses into the residential neighbourhood, there is need to further explore the role of different stakeholders in the sector. Their powers and influences should be ascertained as well as their level of decision making for a sustainable long term intervention. Together with strategies of integration would form a more informed solutions.

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APPENDICES

Appendix A: Survey Questionnaire

Appendix A: Survey Questionnaire

University of Nairobi

Department of Architecture

School of Built Environment

Research Project

**Impact of informal trade in spatial urban growth and
development of Buruburu: Nairobi**

Data collection questionnaire

Date of interview.....

Name of interviewer.....

Start time.....

End time.....

Questionnaire Number.....

LEGAL STATUS

1a. Is your business registered?

1	Yes
2	No

1b. If no, what are the reasons for not registering?

2a. Do you have a license to operate this business?

1	Yes
2	No

2b. If no, what are the reasons for not registering?

SOCIO-DEMOGRAPHIC CHARACTERISTICS

1. Gender of the respondent

1	Male
2	Female

2. Marital status

1	Single
2	Married
3	Widowed
4	Separated
5	Divorced

3. Age of the respondent

1	15-20
2	21-25
3	26-30
4	31-35
5	36-40
6	41-45
7	46-50
8	51-55
9	56-60
10	Above 60

4. Education level

1	Primary level
2	Secondary level
3	Tertiary level

5. Household level

1	None
2	2 or less
3	3 and more

6. Age distribution of household

1	0-5 years
2	6-10 years
3	11-15 years
4	Above 16 years

7. Occupation status of the respondent

		Which One?
1	Formal	
2	Informal	

8. Have you worked before in different job?

1	Yes- specify
2	No- specify

9. If yes, what are the reasons for starting this informal business?

1	Low payment
2	Poor working conditions
3	Lost the job
4	Increase income
5	Other reasons (specify



10. How long have you operated this business?

1	< 1 year
2	2-5 years
3	>5 years



11. What is your current residence?

1	Within Buruburu Estate
2	Other estates-specify



12. Highest level of education of the

1	No formal education
2	Primary
3	Secondary
4	Tertiary
5	University

respondent



13. Average monthly income from the business.

1	≤ 5,000
2	5001-10,000
3	10,000-15,000
4	15,001-20,000
5	20,001-25,000
6	25,001-30,000
7	30,001-35,000
8	35,001-40,000
9	40,001-45,000
10	≥45,000

informal

Household Characteristics

14.



Household

size

15. Household members' age set

1	1 -10
2	11 -20
3	21 -30
4	31 -40
5	41 -50
6	41 -60
7	≥ 60

1	Perishable goods
2	Second hand goods
3	Hotel
4	Repairs/maintenance
5	Entertainment
6	Others(specify)

16. Nature of business

17. Where do the majority of your clients come from?

1	Within
2	Outside

18. Does the existing customer base adequately support your business?

1	Yes
2	No

19. What are the challenges in terms of customer base do you experience?

1	Unhealthy competition from the other informal businesses
2	Unhealthy competition from the formal businesses
	Others specify

20. Where did you work before moving here?

1	Another estatespecify
2	Village-specify

21. How did you know about this space?

1	Friends/relatives
2	Advertised
3	Others(specify)

22. Do you own or rent the structure from which you operate?

1	Yes-specify
2	No-specify

23. If you pay rent, how much?

1	≤ 5,000
2	5001-10,000
3	10,000-15,000
4	≥15,000

24. How did you acquire this space?

1	Allocated by the county
2	Purchased from the original owner
3	Invaded
4	Others specify

25. Location of the business

1	Open space
2	Road reserve
3	entrance of the residential houses
4	Others specify
5	Building frontage
6	Others

26. Type of structure

1	Permanent structure
2	Temporary structure
3	Mobile structure
4	Others specify

27. How many employees do you have?

1	None
2	1 -2
3	3 -4
4	≥ 4

CAUSES/AGENTS OF INFORMALITY

28. What is your main objective of engaging in this business?

1	Primary source of income
2	Need to supplement income
3	Opportunity to generate more income
4	Others-specify

29. What are the reasons for choosing the location for your business?

1	Availability of ready market for the goods and services
2	Affordable rent
3	Desire to work close from home
4	Ease of business set up at the current location
5	Identified a gap in the provision of goods and services
6	Others-specify

30. What are your future plans with the business

--

COMPLIANCE ISSUES

31. What is the current registered use for the land?

1	Public purpose
2	Public utility (road reserves etc)
3	Mixed
4	Others-specify

32. Is the place in which you are operating planned for the informal trade?

If yes, where is the plan? _____

If No, what is the planned use of the space? _____

33. How did you acquire the space for business?

1	Order depending on type of activity
2	No order

34. Were you supported to meet some requirements or conditions

before starting your business & which ones? _____ --

35. Did you get formal approval from the authorities to use this space? _____

36. If yes, please indicate the type of approval _____

	Have you had the following problems in your current working space?		Not at all	A little	A lot
37	Dispute between fellow operators	1			
	Dispute with space owner/shop owners	2			
	Dispute with the county	4			
	Dispute with service providers	4			

38. What was the main reason/s for dispute?

1	The need for the same space
2	Late payment
3	Competition
4	Waste disposal
5	Others-specify

39. How did you resolve the disputes? _____

40. Were you satisfied? _____

41. If no, why were you not satisfied? _____ -

42. What do you think should be done to resolve the dispute? _____

RESIDENTS/CUSTOMER QUESTIONNAIRE

43. Where do residents go for their shopping needs?

Within _____ Beyond _____

44. Why do they shop at the place they go to?

1	Cheaper prices
2	Proximity and convenience
3	Variety of goods
4	Smaller packaging
5	5 Longer operating hours

45. What are the types of goods and services you get from the planned shopping center?

46. Which is your preferred area of shopping?

Planned _____ Unplanned _____

47. In your opinion is the presence of informal economic activities within the estate a good idea? _____

If yes explain.....

If no explain

49. What do you think has led to the emergence of informal business activities?

1	Cheap prices
2	population increase
3	Longer operating hours
4	Shorter distance as compared to designated facilities
5	Neighbouring slums
6	Others -specify

50.What in your opinion is good about these activities in the

residence?.....

.....

.....

51.What in your opinion is not good for such activities to be within the estate?

.....

.....

52.What should be done to deal with the issue of informal trade?.....

.....

Appendix B: Letter of Authorization from the University



SCHOOL OF THE BUILT ENVIRONMENT

DEPARTMENT OF ARCHITECTURE & BUILDING SCIENCE

E- mail: architecture@uonbi.ac.ke

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

DATE:27/06/2018

TO WHOM IT MAY CONCERN

RE: BELINDA TUJU OTIENO- B52/89865/2016- ID/NO. 28150939

This is to certify that the above named is a **Masters** student at the University of Nairobi Department of Architecture & Building Science pursuing a course leading to a degree in Masters of Architecture.

As part of the continuous assessment culture in the **Masters** programme our students are encouraged to conduct some form of primary research for their portfolio project. Her area of study is BURUBURU.

We wish to request you to give her some of your valuable time by responding positively to her inquiries. Our assumption of course, is that in the long term everybody benefits from these relationships and that stronger industry/education linkages are established.

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

A handwritten signature in blue ink, appearing to read 'Musau Kimeu', is written over a faint blue stamp. The stamp contains the text: 'DEPARTMENT OF ARCHITECTURE & BUILDING SCIENCE UNIVERSITY OF NAIROBI'.

Arch. Musau Kimeu
Chairman
Department of Architecture & Building Science

/mao.