

Upgrading Informal Settlements – Kenya: Rural & Urban

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SUMMARY

In Kenya today a substantial number of my fellow citizens and their families do not have a place they can call home. This is the situation in major as well as smaller towns. The same goes for the rural areas. According to the "Sunday Nation's Housing Supplement", of November 13, 2003, nine million people in the rural areas have no decent housing, while the urban areas have three million. So out of a total of 31.5 million people (2003 figures) in Kenya today 12 million have no houses, roughly about 38 %. In the colonial days these would be rounded up and locked up for a crime referred to as vagrancy. When released, they would still have nowhere to go! The majority of these are children, women and old persons of either sex.

Since each one of us needs a place to rest after a hot/cold day it is only natural that we seek a place to go. So the 12 million look around for any place at all. This would be the pavement, the cartons, the plastic papers, and, in time, these become their homes.

Methodology:

- Literature review – UNCHS (Habitat), Nairobi University, Jomo Kenyatta University of Technology and Agriculture
- Field Studies - Urban (3 cities) – Nairobi, Mombasa and Kisumu
Rural (three regions of the country)- Farmers, Pastoral Communities – Samburu, Maasai, Somali.

Expected outcome:

- Fortify the facts based on what I expect to be pathetic and desperate communities
- Agitate/advocate for Central and Local government intervention
- Agitate for NGO intervention
- Agitate for the Law Society and the Institution of Surveyors of Kenya and Parliament to develop legal frameworks for a more responsive Housing Policy
- Develop a Framework for educating the afflicted people about their rights.
- Develop the Olympic Spirit in Surveying – Being an active sports person I perceive the Olympic Spirit to be one of fair competition, fair community participation and involvement in identifying their own problems and most important developing home grown solutions.

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1. WHAT IS AN INFORMAL SETTLEMENT?

I define an informal settlement as a dwelling put up without authority of the owner of the land, usually without a formal design and without conforming to any specification as to laid down rules and regulations, planning standards, generally accepted methods of workmanship, construction and is more often than not temporary. These would not have access to public utilities like electric power, clean, running piped water, sewerage, and drainage. Social services (schools, hospitals, entertainment, churches, mosques, markets) public amenities like road and rail transportation are rare. Because of these constraints in their lives they are prone to defensiveness and need to survive by whatever means. They are prone to lawlessness and crime, ill health, general disharmony and no sanitation. There are telltale signs of hunger, over crowding, congestion, poverty and absence of basic human rights like privacy, justice!

Informal settlements (often referred to as squatter settlements or shanty towns) are dense settlements comprising communities housed in self-constructed shelters under conditions of informal or traditional land tenure. They are common features in developing countries and are typically the product of an urgent need for shelter by the urban poor. As such they are characterized by a dense proliferation of small, makeshift shelters built from diverse materials, degradation of the local ecosystem and by severe social problems. Informal settlements occur when the current land administration and planning fails to address the needs of the whole community. These areas are characterized by rapid, unstructured and unplanned development. On a global scale informal settlements are a significant problem especially in third world countries housing the world's disadvantaged. *South African Definition*

UNCHS (Habitat) and the ILO have detailed the horrors which many millions face every morning when they wake from a mosquito-disturbed sleep. Their night may have been spent on a mat in a room with four, six, or even ten others, with inadequate ventilation (either because windows are too small or have been boarded up to prevent burglary as poor prey or poor), and an earthen floor, which allows dampness to rise. Their morning ablutions will comprise either a wash from tepid and cloudy water in a tin or a queue to use the only bathroom in a tenement house shared by 50 or 100 people. The toilet queue is too long, so a visit to the rubbish dump to defecate in the morning mist, or the Augean public latrine where privacy is marginally better is in order. The working clothes are rescued from their place over a string extended above the bed and the man sets off on the routine of queuing for crowded transport to his place of employment many miles away, often without breaking his fast.

His wife is left to feed the children on last night's left-overs or some rice porridge cooked in cloudy water over a charcoal stove on the floor by the door, then to do household chores and fetch water, before she clears a small space and begins the daily business of preparing food

for city workers, or laundering clothes, or smoking fish, or sewing up garments for a manufacturer to export to Europe. At dusk she cooks the day's meal, squatting on the floor before the round of washing her children from a soapy bowl in the space outside the room. On wet days, the whole household is caked up in mud; on dry days the dust blows into the food and water, carrying cysts and parasites to plague them. The earth on which they tread harbours parasites eager to enter a human host through their bare feet. The dusty air they breathe brings hepatitis A and meningitis, the fumes within it come from the sulphuric acid plant at the copper mine or chemical works down hill, adding coughs to malarial fever. Their water a breeding ground for mosquito larva, salmonella, shigella, and e. coli, sometimes in a high density as found in the human intestine.. Waiting to strike the children down with malaria or diarrhoea. Their neighbours on the steep slopes suffer added danger from landslips in the heavy rains, down by the river, flooding is regular and brings added dangers from sewage and other pollutants. Such, and similar are the living conditions of poor people in the cities and towns of developing countries.

Source: UNCHS/ILO 1995

1.1 Characteristics of Informal Settlement – Slums in Cities

1.1.1 Land Tenure

Government owns most of this land which could already be in use like wayleaves for power, water, and sewerage or perhaps planned for a specific use like road reserves or other public utility but whose development project has not yet started. Some of it is owned privately for speculation or actual development that is still on the drawing board waiting funding, approval or feasibility. These are the lands upon which informal settlements sprout. They are unused or disused for long periods and hence easy targets for settlement for the homeless

1.1.2 The Structure

Most structures are temporary, made of mud walls and roofs or mud walls and grass or GCI or other roof covering. Very few are more permanent, in concrete walls and GCI and occasionally tiled. No formal approval.

1.1.3 Infrastructure

There usually is no electric power, no piped waters in the house, but perhaps a stand pipe serving an area. No roads, no sanitation, no drainage. There are a few latrines and contraptions used as bathrooms. Most people just wait for the sun to set then have a bath of sorts in a basin. Wastewater is spilt somewhere nearby or in the house. No formal security like a police station but government's presence is in the form of a chief's camp, a magistrate's court – these are meant for law and order but are grossly inadequate.

The inhabitants organize themselves into vigilante groups to ward off would be criminals. Similarly, one of the other social infrastructures are organized by the inhabitants themselves. They build their own churches, mosques, and dispensaries. The local authority builds markets.

Majority of the inhabitants are workers in the rich peoples homes far off. Some lucky ones may find work nearby. Others are casual labourers in factories in industrial area. They walk to work daily. Curiously the undesirable exercise to and from work and the physical nature of the work they do, keeps them in shape and healthy. In any case, most cannot afford public transport.

There are exceptions. Well – trained skilled who can afford better prefer to live in slums. Some professionals have been forced into the slums from low-income housing following an economic down turn. Those low-income slum dwellers are then competed out of affordable housing and move into the streets seeking redress. Politically, these form the principal voting block and during or near elections the bourgeoisie come looking for votes, which are not denied.

1.1.4 Social Amenities

No cinemas, no theatre but video (car batteries) busaa clubs.

1.2 In the Rural Squatter Settlement

- The pattern in no different. The landowner is again mostly government. With large chunks of land set aside for research or to be “allocated” for political patronage to “achievers” as rewards to senior army and police officers.
- Squatters are to be formed in large and / or medium sized farms offering their labour to the landlord in return for permission to build squalid structures, which become their homes. Naturally, overtime, families formed.
- It is not a new phenomenon. It has its origin in the colonial era. The white settler who was primarily a farmer used the natives as cheap/ slave labour. It became convenient to have this labour handy and so allowed the unskilled worker put up a shack nearby. Occasionally, the farmer erected a labour camp. One roomed 10” X 10” units in rows like barracks.

With nothing in form of entertainment or any other way to keep busy after work, they multiply. Polygamy is not uncommon even in these circumstances. Some of the workers have a piece of “ancestral “ land where they have another family or two!

1.2.1 Infrastructure

No water-borne sanitation, but a few long drops latrines. No church but people got together on worship day to indulge in spiritual nourishment. Drums are then the musical instrument of choice, accompanied by melodious singing.

Water is likely to be drawn from a river nearby or from afar. No roads are built but paths become created leading to work, to the washroom, to the neighbour.

The settlements are usually made of grass thatch and mud walls with one door and a window for ventilation primarily but could be an escape route in case of emergency. The layout is not in a disciplined pattern but the people have a form of teamwork that allows them to organize their living quarters complete with a leader no less.

Typically, the house is divided into a sleeping area, a fire hearth with food storage above the fire for smoking preservation. After weaning, the children sleep at the parent's feet. When they are older, they move out to their own quarters and start a new life. The very few lucky ones become educated sufficiently to find a decent job. Most become farm labourers and the cycle begins afresh.

1.3 The Challenges of Upgrading Informal Settlements

Upgrade of informal settlements would be the act of improving and instillation of a sense of orderliness in the way settlement is handled. Therefore when one seeks to upgrade an informal settlements the challenges are numerous, ranging from legal, political, economics, financing and funding, land, materials, standards, workmanship, cultural, technological and social.

1.3.1 Legal Challenges

By their nature as described above, informal settlements are human habitats but without formal license, lease, and the tenants pay rent to unofficial landlords. If the homes are in towns the inhabitants pay rent to faceless landlords who come promptly at the end of the month to collect rent or to evict! In the rural areas the 'settlers' are called 'squatters'.

1.3.2 Economic & Financial Challenges

People with very low incomes, and no obvious economic power occupy the informal settlements. They are not attractive to the regular investor who seeks a handsome return on investment. Upgrading for these calls for a different form of funding.

1.3.3 Challenges

Informal settlements create their own ways of life that are typical for that kind of community. There is harmony and comfort with the circumstances. People have made friends. Upgrading would disrupt a set pattern of life, since it will call for evacuation, displacement, relocation, and new neighbourhoods, however temporary! For example ...in Kibera (a large informal settlement in Kenya easily the biggest slum in Africa) has 700,000 human beings. Who have been used to certain ways of life and who any form of change would mean disruption and lead to resistance. "We are happy how we are and we do not need your favours, just leave us alone!!!!"

The Mathare 4 initiative of the Catholic Church and the German Government met resistance for another reason; that of suspicion sabotage etc. Quite a number of people from upper

classes own many of these shacks, and a formal construction by the Church would have deprived them of premium income so they mobilized the inhabitants to close ranks and riot!

1.3.4 Technological Challenges

This calls for setting up of standards in liaison with the “settlers”, the professionals, the builders, the local authorities. It may call for systematic radical surgery and new ways of thinking and doing things.

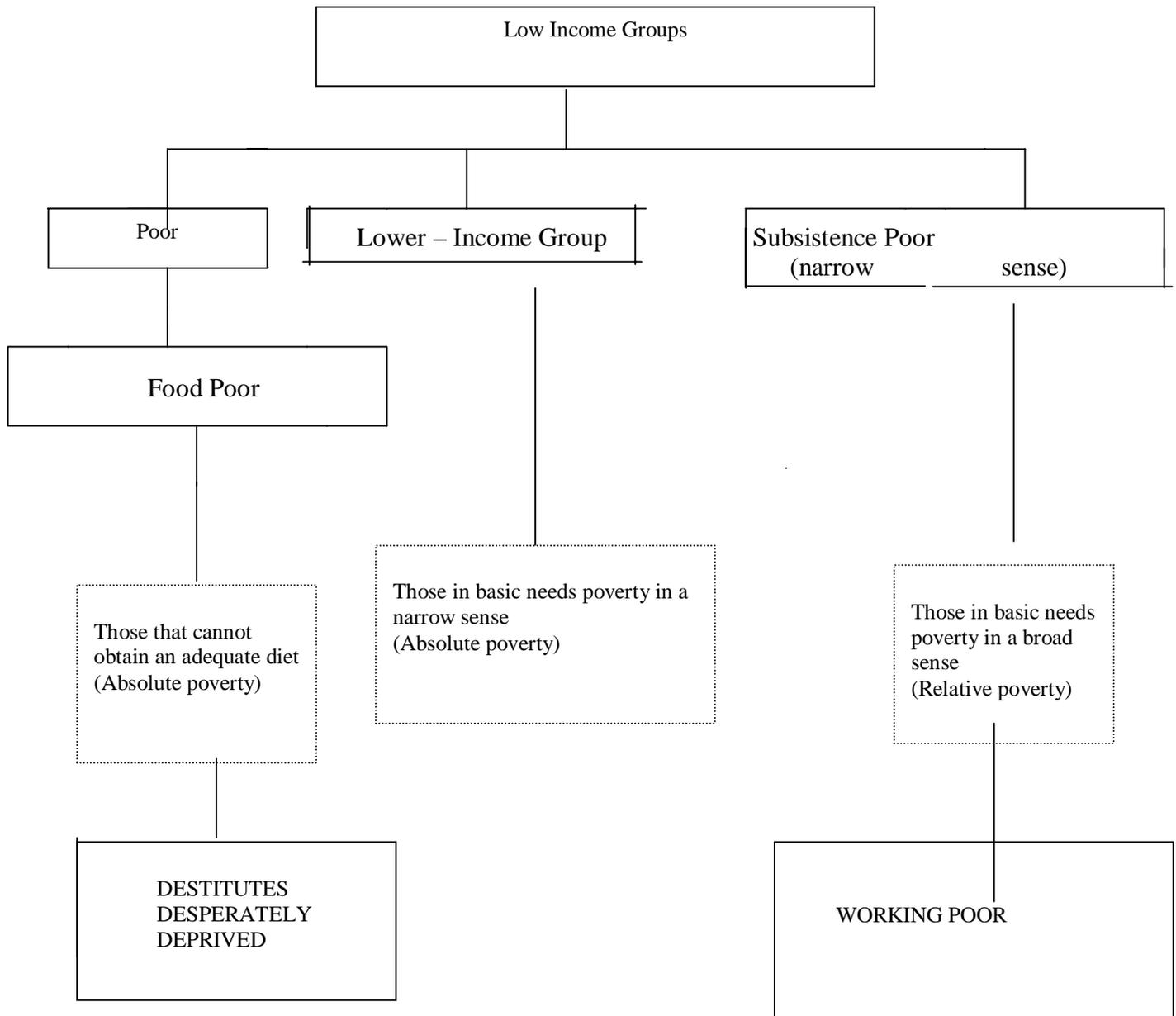
1.4 The Opportunities of Upgrading Informal Settlements: Why I am interested in this matter

Kenya finds herself faced with this challenge and opportunity to house her citizens better and make decent amenities available to all as a matter of right. Absence of decent housing cannot be wished away. It has to be addressed urgently. It has a direct impact on the national security and national conscience. The majority (over 80%) is in the rural areas. They have no access to funding or information. Their counterparts in the urban areas are not any better off. If in my own small way I can contribute towards bringing their plight to forums such as FIG which has a platform with the UN and other organizations which have empathy for the cause in so doing help alleviate the problem of Informal Settlements then I shall have done my part.

The duty of local authorities is to take action in respect of houses which are ‘Unfit for Human Habitation’ In determining whether a house is unfit for human habitation regard shall be had to its condition in respect of the following matters: -

Repairs; Maintenance/ improvement and refurbishment; Stability; Freedom from damp; Internal arrangements; Natural lighting; Ventilation; Water Supply; Drainage; Sanitary conveniences; Facilities for preparation and cooking of food; Facilities for the disposal of waste water

‘A house shall be deemed to be unfit, if and only if it is so far defective in one or more of the above parameters that it is not reasonably suitable for occupation in that condition.’ J.P. Macey and C. V. Baker¹. The failure of our local governments and the councils lie in negligence of housing schemes etc.



Source: United Nations Centre

Most standard measures of poverty are closely tied to income and household budget levels. However it is imperative to extend the topic to well-being so that such primary parameters as infant / adult life expectancy mortality and literacy rates are addressed as well. UNDP has calculated a human development index based on a composite of GDP (purchasing power parity) per capita, health and education indicators, as well as income distribution measures. Housing is a central aspect of urban poverty and well being but has NOT been included in these parameters long after Maslow described shelter as a basic human need. However and although related income poverty and housing poverty are not the same thing. Low income is a major cause of a housing poverty, but there are other housing-related conditions:

- Low supplies
- Ineffective land policies
- Inappropriate building codes
- Imbalances in tenure and finance.

Criteria, which deter the existence of housing poverty, are:

- High rent payment to income ratios
- High mortgage repayment to income ratios
- Substandard housing conditions
- Unfit for human habitation Housing Conditions refers to maintenance / improvement/ replacement.
- Substantially blocked access to adequate housing

All the foregoing affects the quality of life of:

- Pavement dwellers
- Squatters
- Slum dwellers

They also affect the public policy responses to low-income housing problems

Others are:

- General economic conditions
- Inflation
- Unemployment
- Rapid changes in the rate of interest

1.5 Homelessness

The Housing (Homeless Persons) Act 1977 of the UK makes Housing Authorities responsible for certain duties in respect of persons who are:

- Homeless
- Threatened with Homelessness

Circular no. 90/77 explains British Government's policy while Circular no. 116/77 is the code of guidance prepared by the Secretary of State for the Environment. A person is defined as being homeless if:

- She/he together with any person who might normally reside with her/him has no accommodation or
- Cannot secure entry to her/his accommodation or
- It is probable that occupation of her/his accommodation will lead to violence.

- His accommodation consists of a moveable structure and there is no place he is entitled to place it and reside in it
- Threatened with Homelessness if it is likely that he will become homeless within 28 days
- In Kenya it takes on a whole new meaning! We have to add a few more:
- Chuoms: Cartons laid along the Nairobi river by night and people sleep in them. In the daytime the same cartons are put to other use.
- No place to lay their head!
- Sleeping in culverts is not uncommon.

Today over one billion people mainly from Sub Saharan Africa live in absolute poverty. Incomes are too low to meet daily requirements in terms of food, clothing and other basic human needs. They have no access to safe and healthy shelter

1.6 Urbanization of Poverty

In 1950 less than 30% of the world population lived in urban areas

By 1995 45% of the world population was urban

It is projected that by 2005, next year over 50% will live in cities and towns

The changes and increase in the world's urban population is dramatic! In 1985 330 Million people lived in cities and towns. By 1995, just 10 years later this figure had risen to 430 million. This figure is a combination of rural – urban migration and intra urban repopulation. Of these 600 million urban residents live in developing countries in health-threatening house and conditions characterized by absence of basic services:

- Piped water, Sanitation, Health Care

Rapid urban population in all regions is accompanied by the relative increase in the number of urban poor. The explosive growth of informal settlements in many sub-Saharan cities is a visible manifestation of this condition

1.6.1 Rural Poverty

Three quarters of the poor in Sub-Saharan Africa live in rural areas

Reasons for Increasing Income Poverty and Housing Poverty

- The process of urbanization itself
- World wide economic recession
- Present policies for human settlements developments fail to cater for the special circumstances of the groups affected by extreme poverty
- A large proportion of the 65 million that are added to the urban population annually end up unemployed or underemployed
- Government policies or lack of them to address the economic issues of the country as a whole with special regard to creating and enabling environment for the development of small scale entrepreneurs
- The absence of political will to conquer poverty –(income and housing)

Enabling Shelter Strategies – To address Human Settlement Conditions on UN Commission on Human Settlements. The Shelter problem

The dual problem of Urban Poverty and Inadequate Human Settlements Conditions in Developing Countries: The growth of the Informal Sector is a symptom of the inability of the formal sector to absorb the labour potential of an increasing number of urban dwellers. Yet the Informal Sector is also the most important arena for shelter provision and in many cases the only arena open to the urban poor

The UN General Assembly adopted the Global Strategy for Shelter (GSS) for year 2000 in December 1988 to address calls for:

- The enabling shelter strategy
- For facilitating the actions and the potential of all participants in the shelter delivery strategy. This implies:
 - Change from policies of government intervention to *policies of enablement, a process of liberalization. Liberalization embodies certain dangers to urban poor*
 - *Increased demand for land and housing is accompanied by increased commercialization of these markets*
 - *As choice is a positive function of income many among the poor may end up with NO CHOICE AT ALL! Money gives you choices Thus although liberalization is a necessary condition for the success of the GSS it is by no means a sufficient one. If we are to improve the Human Settlements Conditions of the poorest groups it means going beyond Enabling Shelter Strategies*
- Enabling shelter strategies does not imply that the public sector should withdraw from shelter provision completely. In fact it is only by enabling the “not-so-poor” to help themselves, that governments can make resources available for direct assistance to the poorest groups
- World wide support for a global strategy seeks to:
 - Improve shelter conditions
 - Improve the quality of life in urban areas
 - Combat the problems of urban poverty effectively
 - Address the widening poverty gap between rural and urban areas
 - Development infrastructure to the country so as to stem the rural-urban migration
 - Introduce acceptable methods of family planning

Urban population growth, selected countries of Sub - Saharan Africa (1965 - 2025)

Country	Average annual urban population growth								
	Per Cent						Thousands		
	1965 - 1975	1975- 1985	1985 - 1995	1995 - 2005	2005 - 2015	2015 - 2025	1995 - 2005	2005 - 2015	2015 - 2025
Nigeria	5.89	5.80	5.46	4.74	4.14	3.46	2,585	3,488	4,234
Ethiopia	4.68	4.43	4.56	5.40	5.95	5.49	511	976	1,570
Zaire	4.12	2.59	3.72	4.68	5.18	4.54	741	1,327	1,869

Urban population growth, selected countries of Sub - Saharan Africa (1965 - 2025)

	Average annual urban population growth								
	1965-70	1970-75	1975-80	1980-85	1985-90	1990-95	1995-2000	2000-05	2005-2025
South Africa	2.77	2.63	2.82	3.15	3.00	2.35	765	987	1,008
Tanzania	9.98	9.13	6.54	5.65	4.88	4.17	529	764	1,018
Kenya	7.78	8.21	7.18	5.61	4.91	4.12	567	830	1,083
Sudan	6.52	4.05	4.37	4.90	4.90	4.17	424	684	908
Uganda	6.00	4.85	5.95	5.58	5.76	5.55	193	345	577
Ghana	3.77	3.45	4.32	4.56	4.43	3.69	356	537	667
Mozambique	9.04	11.27	7.61	6.40	4.02	3.57	471	492	635
Madagascar	5.18	5.88	6.08	5.70	5.10	4.25	297	449	592
Cote d'Ivoire	7.56	5.58	5.23	4.79	4.65	4.22	370	570	800
Cameroon	7.68	5.83	5.24	4.71	4.03	3.40	347	456	554
Zimbabwe	6.44	5.83	5.50	4.33	3.79	3.08	191	249	285
Malawi	7.56	6.49	7.16	4.89	5.73	5.27	92	181	285
Angola	5.31	6.05	6.20	5.54	4.84	4.20	255	369	499
Mali	4.90	5.22	5.75	5.49	4.99	4.28	205	311	420
Burkina Faso	4.32	8.59	12.08	8.29	5.07	3.48	342	398	417
Zambia	7.18	5.24	3.78	3.40	3.64	3.50	162	244	334
Somalia	3.50	4.61	2.69	4.86	5.10	4.48	145	247	347
Nigeria	7.37	6.04	5.51	5.93	5.87	5.23	121	213	326
Senegal	3.32	3.92	3.82	4.03	3.87	3.26	170	241	288
Rwanda	7.12	5.95	4.47	4.96	5.63	5.73	30	57	101
Total	5.08	4.93	4.96	4.79	4.44	3.86	10,953	15,956	20,830

Source: UNCHS (Habitat)

Urban Population and level of urbanization, selected countries of sub - Saharan Africa (1975 - 2025)

Country	Urban Population (Thousand)	
	1975	1995
Nigeria	14,676	43,884
Ethiopia	3,061	7,371
Zaire	6,860	12,766
South Africa	12,314	21,073
United Rep. of Tanzania	1,602	7,230
Kenya	1,775	7,817
Sudan	3,033	6,915
Uganda	933	2,670
Ghana	2,955	6,333
Mozambique	905	5,481
Madagascar	1,253	4,003
Cote d'Ivoire	2,168	6,211
Cameroon	2,022	5,938
Zimbabwe	1,202	3,619
Malawi	402	1,505
Angola	1,087	3,569

Urban Population and level of urbanization, selected countries of sub - Saharan Africa (1975 - 2025)

	Urban Population (Thousand)	
Mali	1,000	2,909
Burkina Faso	394	2,809
Zambia	1,686	4,071
Somalia	1,164	2,382
Nigeria	507	1,558
Senegal	1,643	3,512
Rwanda	175	483
Total	69,925	183,530

Source: UNCHS (Habitat)

City	City Population (Thousands)		Average Annual Population Growth (%)				
	1995	2015	1965/75	1975/85	1985/95	1995/2005	2005/15
Lagos, Nigeria	10,287	24,437	10.3	5.9	5.8	5.2	3.7
Kinshasa, Zaire	4,214	9,855	8.2	4.8	4.2	4.1	4.6
Abidjan, Cote d'Ivoire	2,797	6,611	11.8	5.6	5.4	4.7	4.1
Cape Town, S. Africa	2,671	4,508	3.5	3.7	3.3	2.8	2.5
Khartoum, Sudan	2,429	5,782	6.4	5.6	4.7	4.5	4.4
Maputo, Mozambique	2,227	5,760	7.5	7.4	7.4	6.3	3.5
Addis Ababa, Ethiopia	2,209	5,850	4.5	4.8	4	4.6	5.4
Luanda, Angola	2,207	5,548	7.8	6.4	5.9	5.1	4.3
Nairobi, Kenya	2,079	5,361	6.9	5.2	6.3	5.3	4.4
Dakar, Senegal	1,986	4,080	5.1	5.1	4.7	3.9	3.4
	33,106	77,792					

Source: UN, 1994

Persons aged 5 years and above by Main economic Activity

Region	Sex	Worked for Pay	In Family Business	Family Farm	Un – Employed	Inactive	Total
NATION							
Kenya	Male	2,453,133	834,006	2,720,072	475,092	4,890,666	11,372,969
	Female	993,700	827,358	3,709,402	345,701	5,943,823	11,819,984
	Total	3,446,833	1,661,364	6,429,474	820,793	10,834,489	23,192,953
Province							
Nairobi	Male	454,456	114,825	16,100	95,535	269,262	950,178
	Female	209,514	91,785	19,673	73,128	414,437	808,537
	Total	663,970	206,610	35,773	168,663	683,699	1,758,715
Central	Male	355,156	95,910	381,281	52,838	638,461	1,523,646
	Female	177,102	94,133	579,517	38,643	718,188	1,607,583
	Total	532,258	190,043	960,798	91,481	1,356,649	3,131,229
Coast	Male	272,986	90,133	190,398	69,847	378,275	1,001,639

Region	Sex	Worked for Pay	In Family Business	Family Farm	Un – Employed	Inactive	Total
NATION							
	Female	81,972	74,885	295,080	40,744	510,089	1,002,770
	Total	354,958	165,018	485,478	110,591	888,364	2,004,409
Eastern	Male	354,696	120,350	477,298	47,133	828,909	1,828,386
	Female	150,963	125,062	670,022	33,069	1,007,542	1,986,658
	Total	505,659	245,412	1,147,320	80,202	1,836,451	3,815,044
N/astern	Male	27,294	39,014	167,042	30,038	100,372	363,760
	Female	5,772	23,652	75,891	19,153	199,091	323,559
	Total	33,066	62,666	242,933	49,191	299,463	687,319
Nyanza	Male	245,270	107,306	402,107	51,457	877,680	1,683,820
	Female	89,665	150,231	681,529	41,224	917,734	1,880,383
	Total	334,935	257,537	1,083,636	92,681	1,795,414	3,564,203
R/Valley	Male	559,062	194,401	736,456	95,542	1,164,317	2,749,778
	Female	211,736	186,337	839,323	73,354	1,481,047	2,791,797
	Total	770,798	380,738	1,575,779	168,896	2,645,364	5,541,575
Western	Male	184,213	72,067	349,390	32,702	633,390	
	Female	66,976	81,273	548,367	26,386	695,695	
	Total	251,189	153,340	897,757	59,088	1,329,085	2,690,459
	Male	2,453,133	834,006	2,720,072	475,092	4,890,666	10,101,207
	Female	784,186	735,573	3,689,729	272,573	5,529,386	9,592,750
	Total	3,801,791	1,826,382	6,914,952	931,384	11,722,853	25,197,362

1.7 Legal Challenges

Houses built on road reserves, and way-leaves. Government started some of these slums. For example the Nubian Soldiers who fought for the British Empire in the First and Second World War were settled in Kibera. Later, indigenous Kenyans joined them and even overwhelmed them in numbers. They came as watchmen, cooks, gardeners, drivers, maids and nannies, butlers, house servants and their dependants and families who became 'secondary' job seekers.

- Government should declassify the land and allocate it to the inhabitants and confer upon them good title. This would facilitate the obtaining of loans for house improvement projects.
- Eliminate the faceless "landlords" and encourage the squatters to develop and maintain their own plots
- Pass suitable legislation to cater for the landless and homeless
- Relocate the landless and homeless to areas of high agricultural potential and facilitate irrigation and market economies through

1.7.1 Economic and Financial Challenges

- Ease the transport burden by for example giving them loans to buy bicycles, and at the same time facilitate the creation of safe infrastructure for use by the cyclists.
- Encourage the formation of co-operatives and self-help groups to access funding from co-operatives bank
- Organize lay away plans for the purchase of building construction materials through a check off system
- The UN has coined a word that should be inserted in the Oxford English Dictionary; "Sweat Equity". Here the people apply their brawn and other skills since they have nothing else to give and yet they need housing. Most may not have jobs.
- Develop appropriate infrastructure to encourage home-based self-employment to save on transport costs
- Encourage near home employment to save on transport costs, by walking to work. Consider suitable labour-intensive factories. This calls for the combined provision of suitable physical infrastructure
- Consider subsidized housing
- The numbers we are talking about are large and a more equitable method in the Olympic Spirit should apply in the approach. One possibility is organize competition for housing financing assistance on a level ground, with rules agreed upfront
- Zero-rate duty on housing materials and any skilled labour in the Informal settlements so that the consultants can pass it on to their clients.
- Increase the income tax exemption base so that the people have access to more money for housing improvement provided it is monitored to assure it is used as intended. There is always the danger of the funding finding other uses like a second wife or even alcohol or drugs or all the above
- I suppose the Surveyor together with all other consultants on this sort of assignment would consider offering *pro bono* services
- Decongest the settlements themselves by attracting people to other locations by offering suitable incentive schemes

1.7.2 Social Challenges

1.7.2.1 Relocation, uprooting, evacuation, displacements, new friends, new neighbours

Any upgrading must be preceded by a thorough study and civic education of the people to be affected.

- Ideally it is best to relocate the whole community rather than piecemeal. That implies that the destination site would have been prepared for the immigration as it were.
- Civic education will necessarily call for mobilization and sensitization of the people so that all are involved in arriving at decisions affecting their lives. Hopefully they will be knowledgeable enough to make informed decisions and be receptive to new ideas
- Upgrading is a major change in their lives and it would be reasonable to assure the people are involved in conceptualizing the project. Selling the advantages of a healthy

environment and habitat, but at the same time the people have to be advised and made to understand the flip side of things to come

- Build well-equipped schools to give the children of the slums a fighting chance. Some are exceptionally gifted but lack the opportunity to excel.
- Build multi-purpose community halls that will facilitate early childhood learning and development, as well as the much needed Adult Education

1.7.3 Environmental Challenges: Dust, air pollution, wastewater disposal, garbage, solid waste disposal, public toilets, sanitation, sewerage, drainage, public baths

- Design and implement a well-thought out, sustainable and suitable tree and grass planting project, owned and operated by the people themselves, perhaps with seed money from government or a willing donor
- Design and develop a solid waste disposal programme
- Design and develop an appropriate public toilets system installed at strategic locations throughout the settlement. The tricky part here is if it should be a western type convenience or eastern or a long-drop VIP latrine
- Provide affordable clean potable water, and also design a recycled waste water disposal system to store waste water, appropriately treated
- Design a drainage system that again emphasizes recycling of the waste. This would call for incentive schemes that encourage and reward good practices and punish those who flout them
- Link the informal settlement's sewage to the public sewerage system

1.7.4 Political Challenges

During electioneering the politicians invade the informal settlements looking for votes, and sadly it seems to end there after the exercise. The people are used for political convenience, while their needs are real! Perhaps it is the intention of the political leaders to keep them that way, helpless and in dependency so that they are easy to manipulate and control with some form of inducement. That is gross community injustice. Perhaps if the people could find a way of holding the political leaders accountable for their promises they could be a difference.

1.7.5 Technological Challenges: Building Codes of Practice, Infrastructure design, Building Materials, Labour, Design Teams

Develop a building code that is suitable for the peoples' disposable incomes, tastes, and levels of expenditure. Aspects for consideration:

- Clearly marble floors or walls, quarry or concrete roof tiles are not appropriate.
- Similarly concrete roofs have more practical substitutes that should be explored
- Finishes should be durable without bursting the pockets but should be as low maintenance as possible
- Sophisticated building design systems could be out of place
- Preference should be given to easily available fabric, components and structures

How do we invoke the Olympic spirit in all this?

- Encourage and facilitate participation by all concerned, allowing all to belong and to make decisions based on the same platform even if they have different views
- In the event of competition for tenders, the rules must be known and understood upfront, and afforded the opportunity to vie for the available openings without fear or favour, and without discrimination of any sort perceived or apparent
- There may be need to choose leaders or spokespersons and this ought to be done democratically, ideally the leader should be one of them, who can relate to their needs.

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