



UGANDA MANAGEMENT INSTITUTE

**ASSESSING THE FACTORS INFLUENCING THE
GROWTH OF SLUMS IN URBAN LOCAL
GOVERNMENTS OF UGANDA: A CASE STUDY
OF SOROTI MUNICIPALITY**

BY

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DECLARATION

I, Pade Joseph Walter, hereby declare to the best of my knowledge that this masterpiece is my effort and original work and that this thesis has never been submitted to an award in any other university or for publication as a whole or in part. However, other documents that were consulted have been acknowledged in the references

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APPROVAL

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DEDICATION

I dedicate this work to my beloved wife, my son Ronald, parents and Uncle Stephen. It was through their support, love and zeal that made this work successful.

May God bless them all.

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This dissertation has come to be, not because of my ideas alone, but because of so many people who have given their time, support and ideas

I wish to acknowledge all those persons who in one way or other assisted me in the completion of this study. The list is long to be individually acknowledged, however, I cannot wholly refrain from mentioning a few individuals, without whose support and input this study would never have been accomplished. Special appreciation goes to my supervisors Dr. Basheka Benon and Mr. Abubakar Muhammad Moki for their personal commitment and effort to speedily read and comment on my drafts. I also appreciate the efforts of all my other lecturers and non teaching staff of the Uganda Management Institute.

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ABBREVIATIONS AND ACRONYMS

APFED:	Asia Pacific Forum for Environment and Development
CBD:	Central Business District
MLH&UD:	Ministry of Lands, Housing and urban Development
UBOS	Uganda Bureau of Statistics
LRA:	Lord's resistance Army.
UN	United Nations
UNDP:	United Nations Development Programme.
UNFPA:	United Nations Population Fund
UPA:	Uganda People's Army

ABSTRACT

This study was an investigation into the factors that contribute to the growth of slums in Uganda, with Soroti municipality as a Case study. The objectives of the study included: to establish the effect of urban poverty on the growth of slums in Soroti municipality; to find out the contribution of the system of land tenure on the growth of slums in Soroti municipality; to find out the contribution of urban planning framework to the growth of slums in Soroti municipality. The study employed a cross sectional survey design and used both qualitative and quantitative techniques in data collection. The study population was 1302, from which a sample of 310 was selected. The quantitative data was analyzed using descriptive statistics, Pearson coefficients, and regression analysis. Qualitative data was summarized and quoted or paraphrased in some cases. The findings revealed that, Land tenure had a correlation of .452** towards the growth of slums. Urban planning framework had a correlation of .573**, towards the growth of slums in Soroti municipality. The Coefficient of poverty was 0.328, implying that its effect on Slum growth was 32.8%. Basing on those findings, the researcher came up with a number of recommendations among which were that; Government should provide more funding to SACCOS and deliberately introduce the housing component in their framework to enable the urban poor save for housing development, this should be coupled with establishment of housing finance institutions with affordable interest rates. Government should initiate land banking programmes to provide land for social housing for the urban poor. There should be a deliberate policy to build capacity of local authorities on urban planning and management coupled with an urgent programme for restructuring of urban local Governments to provide enough personnel for urban planning and development control. There should also be massive sensitization programmes throughout the country to create awareness among the communities on urban planning and development control processes and allocation of conditional funds purposely for urban planning activities in the country.

CHAPTER ONE: INTRODUCTION

1.0 Introduction

This study was an investigation into the factors influencing the growth of slums in the urban local governments of Uganda, a case study of Soroti Municipality. Urban poverty, land tenure systems and urban planning have been identified as independent variables while the growth of slums as a dependent variable. Slums world over are associated with in human conditions making the urban poor vulnerable to natural and technological hazards as well as other risks associated with diseases, violence, crime and insecurity of tenure. Deborah & Nuwagaba, (2008) note that, due to their inability to afford housing in the formal and planned residential neighbourhoods, the rural urban immigrants have continued to swell the existing slums and create new ones in various towns of the country. Slums world over are associated wit a number of disadvantages; slums have lead to low land values where they exist, high levels of crime has been registered in slums especially due to concentration of socio economic deprivations, high population density, high unemployment among factors, Badshah (1996) argues that the prevalence of both property and violence crime in slums is related to problems of economic hardships especially among the young while violence among women is also associated economic hardships but also socio economic status and attitude towards women especially in the developing world, difficulty in service delivery due to congestion and over crowding, rampant occurrence of diseases due to poor ventilation in housing units and in adequate solid waste management facilities among other disadvantages. This chapter therefore presents the background to the study, statement of the problem, and general and specific objectives of the study, research questions and study hypotheses.

1.1 Background to the study

1.1.1 Historical Background

United Nations Human Settlements (2003), observes that over the past half century, a great rural to urban population shift has occurred in the world and a process of urbanization is set to continue especially in the developing world where demographic evidence has indicated that already the developing world is well advanced in the transition from predominantly rural to predominantly urban societies.

In another study UNFPA (2009) observes that almost 3.3billion people live in urban centres across the Globe. By 2030, this number is predicted to reach five billion, with 95% of this growth in developing countries.

Over the next three decades, Asia's urban population will double from 1.36 billion to 2.64 billion, Africa's city dwellers will more than double from 294 Million to 724 million, while Latin America and the Caribbean will see a slower rise from about 400 million to 600 million.

The report further indicates that by the year 2015, there will be 410 cities all over the world with more than 5 million people each, two thirds of them are expected to be in the developing countries of Africa, Asia and Latin America. However, over 70 % of this population is expected to live in the slums and informal settlements of the urban centres of these countries. Onyebuchi & Oduguje (2008) confirm that many African countries are urbanizing to a crisis level with a high rate of population growth and urban expansion. They add that while migrants are normally drawn to urban centres by the huge disparity between urban and rural income levels and service provision, they in most cases end up in slums with even worse conditions, thus swelling the existing slums and forming new ones.

1.1.2. Theoretical background

1.1.2.1. Primacy and mature urban systems theory

In the primacy and mature urban systems theory by Rodrigo & Smith (1994), large mature cities continue to attract more urban capital and higher levels of productivity than smaller cities, these will continue to attract more people to them than small young cities. In this theory, Rodrigo and Smith argue that the bigger and mature the city is, the higher its ability to attract higher populations and the higher the population of a particular city the higher the occurrence of slums. They add that urban wage levels will definitely attract migrants leading to population growth in them. They however add that a majority of the population trekking into these cities are poor and therefore in their effort to meet their housing needs coupled with little or no planning by the urban local Authorities have ended creating small, badly built, dirty and crowded usually un authorized housing popularly known as slums..

To advance this theory further, Carole (2002) also observed that in the middle of the 19th century, national urban systems were not old enough in most Latin American countries, the largest Latin American cities were simply small in size and economy and could not attract high populations, and thus there was limited occurrence of slums in these cities. She adds that the most likely explanation was that the commercial interchange between cities was limited. Today however, most Latin American countries contain some of the largest cities in the world and large slums as well.

Lwasa, Nyakaana & Sengendo, (2006) concur with this theory. They add that, Kampala's position in the Country as a primate city accounting for 40% of the urban population and 4.9% of the national population means that issue of slums and congestion have tended to be very prominent in Kampala city than any other town in the country although some other urban centres are also beginning to experience the same phenomenon. Soroti Municipality is

not exceptional to this theory in respect to its maturity and primacy among the towns within Teso region that has attracted high populations for economic and security reasons leading to the higher occurrence of slums than in other smaller towns with in the region

1.1.2.2 Invasion and succession theory of slum growth and formation

Clinard (1966) in his theory of slum formation argue that slums develop within the zones surrounding the Central Business Areas of cities or towns. He notes that the wealthier group of people occupied such areas in those early days; but, “with the expansion of the commercial and industrial ventures, the neighbourhood becomes infiltrated with industrial activities, and wholesale operations forcing the well to do to move further out.” He adds that as this group moves out, low-income workers and the recently arrived poor migrants occupy these places mainly due to their location near their places of work. He further observes that because these occupants cannot afford high rents, they only pay insufficient rental fee and so the owners cannot maintain the buildings properly. Coupled with the addition of more poor quality structures to meet accommodation demand, congestion, destructiveness of the occupants, the neighbourhood turns into a slum. Clinard further notes that such areas turn out to be new centres of arrivals for the migrant poor although very few of them leave the place after acquiring a certain level of income. Zorbaugh (1982) also made the similar observation that as the city develops there is a sort of filtration process whereby some land use activities invade and succeed others. He adds that low-income activities such as housing are usually segregated by competition and economic forces in which land values and rentals sky rocket. In Uganda, this theory partly holds in the development of some slums. Southall. & Gut kind, (1962) in their study of Kampala and its suburbs note that Katwe, one of the Suburbs notorious for slums used to be a place of highly respected and well to do Africans in the 1940s up to early 1960s, only to be turned into a slum when the city developed and swallowed it and the well to do people who were there left it especially with the coming in of

many migrants into the area especially for employment opportunities in the developing factories and business enterprises developing in the area at that time. These theories have been elaborated in the literature review in respect to the roles played by urban poverty, Land Tenure and in adequate planning framework in the growth of slums.

1.1.3 Conceptual background

There are divergent and contrasting views about the concept of slum formation and growth. However, the operational definition of a slum that has been recently been recommended by the United Nations expert group meeting held in Nairobi 28th 30th October (2002) defines a slum is a densely populated and over crowded urban settlement which is characterized by inadequate access to safe water, poor structural quality of housing, inadequate access to sanitation and other infrastructure services and generally with insecure tenure status. They may also be known as shanty towns, ghettos, favelas etc although some of these terms have specific cultural meanings. According to Stuart, (1965) slums mainly grow as a result of internally prevailing circumstances within the respective cities. He adds that in the later part of the 20th Century, slums exploded worldwide, becoming a cause for serious concern among humanitarian organisations. Slums can form in several ways; slums have emerged from existing neighbourhoods which get degenerated over time due to various reasons, others have also formed as homes are divided into cramped tenement apartments and the population becomes highly concentrated at the same time access to services like health care fresh food, water and basic sanitation requirements may start to become restricted, creating filth and squalor. A slum can also emerge from nowhere as is the case with many shanty towns found in the developing nations. These slums sometimes seem to emerge over a period of time compacting humanity into filthy densely packed areas with poorly constructed and often dangerous homes. In this case, Stuart (1965) argues that natural population increase with in cities coupled with in effective planning systems and in ability of city to authorities to

provide adequate and affordable housing for those economically poor persons born and raised in the city has provided a breeding ground for the formation and growth of slums in cities of the developing world. He adds that the urban poor usually settle on unplanned land where they have no security of tenure and therefore build substandard Housing units due to fear of eviction. On the other hand, Advan-der (1995) in another study asserts that external factors especially rural urban migration, are the major factors in slum formation and growth in Asia, Latin America and Africa. They argue that high numbers of migrants leave villages with hopes of getting better standards of living in cities however; poverty drives them to slums with very poor living conditions where they are vulnerable to disasters like floods, fire outbreaks, diseases among others. Poverty, land tenure systems, inadequate urban planning framework are responsible for the development of slums in Uganda and Soroti Municipality in particular.

Musoke, (2009) urges that the formation of slums in Kampala is aggravated by the poor migrants from rural areas or even other smaller urban centres to Kampala and other bigger towns of Uganda due to real or perceived economic opportunities. He adds that rural dwellers migrate especially because of the poor performance of Agricultural sector whose products besides being subject to fluctuating prices fetch less in terms of income both from local and foreign market. When these arrive in towns, they settle in slums since they cannot afford housing within formal, planned neighbourhoods of the city, they later on engage in a variety of informal economic activities therein.

According to Lwasa, Nyakaana & Sengendo (2006) urban planning plays a key role in the proliferation of slums in Uganda. Slums mainly occur when the planning framework for any town fails to meet the unique interests of the poor urban dwellers. He adds that slums also form as a result of unrealistic planning standards, suffocating regulations and endless administrative procedures. Although other factors could be influence in the growth of slums,

urban poverty, inadequate urban planning framework and land tenure systems have been identified as key factors and will therefore provide a foundation to this study. The urban planning challenges have therefore been realized through in adequate institutional framework, in adequate human and financial resources to implement the relevant plans, policies and regulations.

1.1.4 Contextual Background

Like in other countries in the developing world, the high urbanization levels in Uganda have a direct effect on the growth and development of slums in urban local governments including Soroti Municipality. Soroti Municipality is one of the thirteen (13) Municipalities in Uganda; it has quiet a high level of urbanization and urban poverty leading to the proliferation of slums and informal settlements. The Municipality owes its origin to the establishment of Kakungulu's Camp near Soroti Rock as an administrative post to over see Teso administrative area since its administration from Mbale was becoming more difficult due to the distance and increasing population at that time.

Under the rule of Semei Kakungulu who was one of the colonial administrative officers, there was a considerable settlement in the area after the locals were forcefully made to clear the forests surrounding the administrative headquarters.

Population increase in the area boosted trade in the sub region, this eventually attracted the Asian Community among other outsiders to come and tap the business opportunities available in the area. In 1912, Sir Fredrick Jackson as a new Governor of Uganda realized the administrative and Economic potential of Soroti and recommended Soroti Town to become a permanent Headquarters of Teso Region that comprised of the current Kumi, Katakwi, Kaberamaido, Amuria Bukedea and Soroti districts. As a headquarters of Teso, Soroti was elevated to the level of a Town Council in the early 1960's and a Municipality in 1984.

Since then, Soroti has continuously played an important role as an economic, Political and Social hub of Teso. The municipality has been a host to a number of internally displaced people who have suffered insecurity from the Karamojong cattle rustlers, the Uganda Peoples Army and recently the lord's resistance army, thus propelling the growth of and expansion of slums in the town.

1.2 Statement of the problem

The increasing growth of slums is one of the leading problems facing urban local governments the world over. It is estimated that over 50% of the world population is expected to live and work in the slums of the third world cities by 2025 (UN-HABITAT 2008). Uganda like other countries in the developing world has been experiencing high influx of people into urban areas where it is estimated that over 70% of the urban population live and work in slums of these cities.

For Uganda's case, between 1991 and 2002, the urban population growth registered was 4-6% and the proportional urban dwellers increased over time from 6.6% in 1969 to 15% in 2007 (MLHUD 2008). Increased urbanization in Uganda is also associated with high levels of urban poverty and the development of slums that are a home to millions of the urban poor who are unable to afford decent housing, have no formal land ownership and are constantly being threatened with eviction by the City/ Municipal and individuals purporting to own the land. Owing to the above situation, a number of initiatives have been put in place to reduce the growth of slums in urban centres of Uganda; slum clearance, slum upgrading, land reforms in the country, planning of towns among others. However, despite these efforts, the growth of slums has continued to be registered in the country and Soroti Municipality in particular has not been spared by this phenomenon. If the development of slums continues to go unabated, the poor conditions in the slum settlements will continue to cause suffering to the inhabitants. Crime, violence, insecurity, homelessness, prostitution, malnutrition among

other evils associated with slums will increase. Although there are several factors that lead to the growth and development of slums and informal settlements, this study will particularly focus on the influence of poverty, land tenure, and ineffective urban planning frameworks.

1.3 General objective of the study

The general objective of the study was to assess the factors influencing the growth of slums in Soroti municipality and rank them.

1.4 Specific objectives

The following specific objectives guided the study;

1. To assess how poverty influences the growth of slums in Soroti municipality.
2. To assess the relationship between land tenure and the growth of slums in Soroti municipality.
3. To assess the role of urban planning framework on the growth of slums in Soroti Municipality.
4. To rank the three factors influencing the growth of slums in Soroti Municipality.

1.5 Research questions

The study was guided by the following research questions;

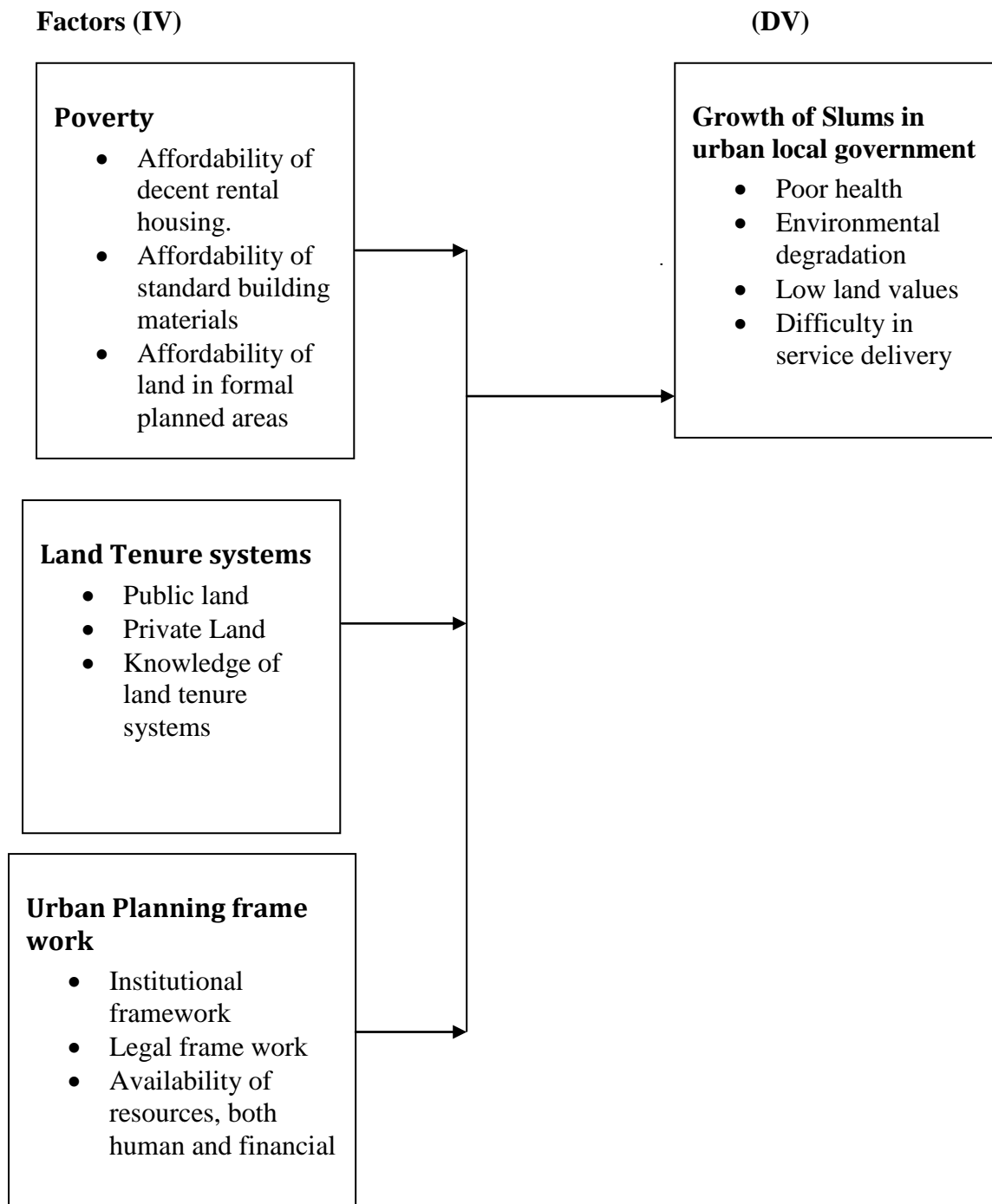
1. What is the relationship between poverty and the growth of slums in Soroti Municipality?
2. What is the relationship between land tenure and the growth of slums in Soroti Municipality?
3. What is the role of urban planning framework in the growth of slums in, Soroti municipality?

1.6 Research hypotheses

1. Poverty among urban dwellers significantly contributes to the growth of slums in Soroti Municipality.
2. Land tenure systems contribute to the growth of slums in Soroti Municipality.
3. The urban planning frame work significantly contributes to the growth of slums in Soroti Municipality.

1.7 Conceptual framework

Conceptual framework of the study showing key variables



Source: Adapted and modified from C. J. Stokes (1962)

From the conceptual framework, Poverty as a variable is broken into operational sub variables of; inability to afford decent rental housing, in ability to afford standard building materials and in ability to afford land in the formal planned residential areas of the town.

When any of these sub variables are at play, new slums emerge or existing slums are enlarged. Land tenure as a variable is broken into operational sub variables of; Public land, Private land and Community Knowledge of land tenure systems. Kigula (2004) observes that the absence of an exclusive urban land tenure regime incapacitates Kampala City Council in Planning and development control. He adds that ‘Security’ of tenure accorded to tenants by occupancy under the Land Act of 1998 may work against Urban planning and also aggravate informal user ships and slums. In another study, Nuwagaba observes that different forms of land tenure systems / ownership tend to result into slums with different magnitude and intensity, Due to insecurity of land tenure; people are sometimes evicted only to settle on another slum.

Urban Planning framework has also been broken into Institutional framework, Legal framework and availability of resources, both human and financial

1.8 Significance of the study

The study would provide additional knowledge and information about slums in Soroti Municipality and Uganda in general on policy formulation about slum upgrading and management. The findings would also facilitate the learning process for students being trained in areas of urban planning and management and the related disciplines like land Economics, Architecture, Survey, and Engineering among others. The study is also a requirement to the researcher for the award of Masters Degree in Management studies

1.9 Justification of the study

The problem of slum growth is urgent because it creates other spill over effects for other social problems, such as crime, prostitution, and environmental degradation among others. Uganda is currently faced with high rate of urbanization which is greatly associated with urban poverty (National population policy for Uganda 1995) and yet it is estimated that over 70% of the urban dwellers in Uganda stay in slums, this has therefore led to the deteriorating

standards of living among the urbanites that stay in congested slums, it is therefore necessary to investigate the factors influencing the growth of slums in Uganda in order to be able to devise working solutions to the problem of slums in the country. There has also been very little research so far carried out in this area of the growth of slums in Uganda and Soroti municipality in particular, this study therefore helped to increase on the wealth of knowledge in this area of urban poverty and slum development.

1.10 Scope of the study

Geographically, this study was carried out in Northern division of Soroti Municipality, Soroti district. Soroti district is located in eastern Uganda, 350 km East of Kampala, the central business district. Specifically, the study focused on Kichinjaji ward. The study scope was the reference period to be 1995- 2008. Contextually, the study assessed the relationship between poverty and the growth of slums Soroti Municipality, land tenure and the growth of slums and finally, urban planning and the growth of slums in Soroti Municipality.

1.11 Operational definition of key terms

Slum: A densely populated and over crowded urban settlement which is characterized by inadequate access to safe water, poor structural quality of housing, inadequate access to sanitation and other infrastructure services and generally with insecure tenure status

Poverty: A condition in which one falls below the needed amount of resources needed to live and lives below \$1 a day.

Land tenure: The system of holding of land in an area which embodies legal and contractual arrangements under which people gain access to land ownership and its utilization.

Security of Tenure: defined by Bruce & Athol (1994) as perceived right by the possessor of a land parcel or his agent to manage, develop or use the parcel, dispose of its produce and

engage in transactions including temporary or permanent transfers, with out hindrance from any person corporate entity.

Collateral: refers to property or asset pledged or used as security for a loan and forfeited to the lender in the event that the borrower defaults on the terms of the loan Bnet (2009).

Land Registration: is a process by which the ownership of or registrable interest in real property or estates in land is established normally by formal issuance of land title by department of government showing the name in whom the ownership is vested.

Land administration; defined by UN (1996) as the process of determining, recording and disseminating information about ownership value and use of land when implementing land management policies.

Urbanization: defined by Cities Alliance (2005) as a process by which the highest number of the population gets concentrated in areas with urban characteristics like non agricultural activities, slums among others.

Planning: defined by American Planning Association (2009) as a continuous process that involve decisions, and or choices about alternative ways of utilizing available resources with the aim of achieving particular goals and objectives

Urban: An area with predominantly non-agricultural activities

Land reforms: Donor, (1972) defines land reforms as a process of redistribution of land in favour of the urban poor and small scale rural farmers.

Economic growth: Refers to the quantitative expansion in a country's economy traditionally measured as the percentage increase in the Gross domestic product (GDP) during one year. Mankiw, (2007).

CHAPTER TWO: LITERATURE REVIEW

2.0 Introduction

Nearly one billion people alive today; one in every six human beings are slum dwellers and that number is expected to double in the next thirty years with expected rise in the level of poverty among the rural urban immigrants; UN-HABITAT (2003). Many researchers from different academic disciplines have researched on factors influencing the growth of slums although in a disjointed manner. Therefore this section is devoted to review previous studies carried out on slums and other related disciplines. In this literature review, the studies will be presented under the following headlines; relationship between urban poverty and slums, relationship between land tenure systems and slums, relationships between urban planning and slums

2.1 Theoretical review

The literature review was guided by three theories of slum growth and formation; the primacy and mature urban systems theory by Rodrigo & Smith (1994), was one of the theories that guided the study and the literature review. In this theory, they argue that large mature cities continue to attract more urban capital and higher levels of productivity than smaller cities; these will continue to attract more people to them than small young cities. In this theory, Rodrigo and Smith argue that the bigger and mature the city is, the higher its ability to attract higher populations and the higher the population of a particular city the higher the occurrence of slums. They add that urban wage levels will definitely attract migrants leading to population growth in them. They however add that a majority of the population trekking into these cities are poor and therefore in their effort to meet their housing needs coupled with little or no planning by the urban local Authorities have ended creating small, badly built, dirty and crowded usually un authorized housing popularly known as slums.

The second theory that guided the Literature review was the Invasion and succession theory by Clinard (1966). In his theory of slum formation argue that slums develop within the zones surrounding the Central Business Areas of cities or towns. He notes that the wealthier group of people occupied such areas in those early days; but with the expansion of the commercial and industrial ventures, the neighbourhood becomes infiltrated with industrial activities, and wholesale operations forcing the well to do to move further out.’’ He adds that as this group moves out, low-income workers and the recently arrived poor migrants occupy these places mainly due to their location near their places of work. He further observes that because these occupants cannot afford high rents, they only pay insufficient rental fee and so the owners cannot maintain the buildings properly. Coupled with the addition of more poor quality structures to meet accommodation demand, congestion, destructiveness of the occupants, the neighbourhood turns into a slum. Clinard further notes that such areas turn out to be new centres of arrivals for the migrant poor although very few of them leave the place after acquiring a certain level of income.

The “Landlessness” “theory of Slum formation as advanced by Guldin (2008) was also used.. In his theory, Guldin observes that high population increase resulting from internal population growth with in urban centres of Latin America, Asia and Africa and Rural urban migration into these urban centres has increased the prevalence of urban poverty in these towns. This has created “A landless” section of the urban society due to the inability of the poor to afford and acquire land for their housing needs, thus resorting to illegal land occupation on riverbanks, abandoned factories, railway goods shades, around markets, bus terminals, swamps and other marginal areas where they build makeshift homes made out of scrap plastics, tarp, palm leaves, cardboards and mud for fear of eviction by the authorities hence forming slums. He adds that both local and central governments lack the financial and expert capacity to plan and provide housing and other infrastructure to the urban poor, thus

worsening the already bad situation. Where any planning exists, high standards set in building codes and planning regulations have not helped the situation.

2.2 Urban poverty and the growth of slums

The United Nations Human Settlements Programme UN-Habitat report on the Millennium Development Goals and Urban Sustainability (2007) observes that slum formation is closely linked to economic cycles, trends in the national income distribution and in more recent years to national economic development policies. The report finds that the cyclical nature of capitalism, increased demand for skilled versus unskilled labor and the negative effects of globalization in particular economic booms and busts that have created imbalances in incomes in both urban and rural areas has contributed to enormous growth of slums. The report further adds that slums are largely a physical manifestation of urban poverty, a fact that has not been recognized by past policies aimed at physical eradication or upgrading of slums. He adds that for this reason, future policies must go beyond the physical eradication of slums by addressing the problems that underlie urban poverty. In another study, Giok & Hong (2007) concurred with UN-Habitat; they note that the level of slum growth is rapid in the cities of the developing world than in the developed countries due to their vulnerability from poverty. It should therefore be noted that unless the root causes of urban poverty are addressed, slums in the third world countries and Uganda in particular will continue to develop and grow. Lwasa, Nyakaana & Sengendo (2006) notes that slums are regarded as a natural development resulting from low incomes, she further observes that people of low economic status are forced to live in over crowded areas that are usually devoid of basic necessities for life such as decent housing, health facilities, clean water and sanitation among others. UNDP (2006) notes that most of Asians urban poor live in overcrowded and unsanitary slums and squatter settlements. The report further explains that the urban poor are forced to live in illegal and informal settlements because they cannot afford formal housing markets.

Arnott (2008) assert that, in most African countries, the vast majority of housing has been privately and informally constructed with no direct form of government support. He further notes that the informal production of housing is responsible for slums since the informal land and housing delivery systems offer poor quality land and houses which the low income groups can afford.

In a related study Dowal, (1995) asserts that private developers are often a negative force who are always resistant to the implementation of physical development plans and development control policies leading to haphazard development and unplanned urban sprawl in the cities of the developing countries of Africa, Asia and Latin America. Slums and poverty are closely related and mutually reinforcing, but the relationship is not always direct or simple. On the one hand, slum dwellers are not a homogeneous population, and some people of reasonable incomes choose to live within, or on, the edges of slum communities. Even though most slum dwellers work in the informal economy, it is not unusual for them to have incomes that exceed the earnings of formal-sector employees. On the other hand, in many cities, there are poorer people outside slum areas than within them. Slums are designated areas where it is easiest to see poor people in the highest concentrations and the worst conditions; but even the most exclusive and expensive areas will have some low-income people. In another study, Hari (2006) observes that It is vicious cycle of population growth, opportunities in the cities (leading to migration to the cities), poverty with low incomes, tendency to be closer to work hence occupying any land in the vicinity etc. he adds that the key reason out of all is the slow economic progress. He notes that after independence in 1947, commercial and industrial activity needed cheap labor in the Indian cities. They were encouraged to come to cities and work. People, who migrated to the cities and found work, brought their cousins and rest of the families to the cities. Unable to find housing and afford it, they decided to build their shelter closer to work. First, one shelter was built, then two and then two thousand and then ten thousand and on and on.

The situation was aggravated by conniving government officials who provided electricity and drinking water. In the same study, Hari also found that Politicians looked at the slums as vote bank. They organized these unauthorized dwellers into a political force; hence slums became ‘king makers’ and therefore took a permanent shape. He adds that more slums developed as more population moved to the cities. He further observed that by mid sixties Mumbai, Kolkata, Delhi, Chennai and all other large cities in India and other Asian countries were dotted with slums.

He also notes that whereas it is true that very poor people live in slums; they are not the only ones dwelling there, fairly well to do people also reside there. They are either offspring of the slum dwellers that found education and an occupation. They have prospered but are unable to find affordable housing, hence have continued to stay in the shantytowns. Others are avoiding paying rent and property taxes. The latter is more often the case. It is not unusual that in the dirtiest of slums, where misery prevails that TV sets, refrigerators and radios are also blaring music. This is quite a contrast from the image which one gets in the media or from the opportunist politicians.

In another study, Achom (2008) notes that slum conditions are caused by poverty and inadequate housing responses, which are mutually reinforcing, to some extent. She adds that it is not surprising that the characteristics of the settlement or housing are often confused by act or by implication with the characteristics of the people living in them. She adds that the issues of living conditions, poverty and poor people's management of their own situation are amalgamated, and cause-and-effect relationships are confused. Tennerfeldt & Ljung (2006) observe that the most salient aspect of urban growth in developing countries is the proliferation of slums and informal settlements resulting from the ever-increasing number of the urban poor. They add that their number is underestimated and steadily increasing just like the number and size of slums. They further argue that towns and cities in developing

countries are equally helpless as they are unable to provide housing, infrastructure and services in pace with their population growth which is typically much faster than ever before in Europe. The result is unplanned shantytowns and of Slums. However, in another study, Cohen, (2003) notes that the growth of slums is neither an inevitable consequence of urbanization, nor can it be blamed entirely on urban poverty among the residents and lack of financial resources by the responsible authorities. He further argues that slums are also the products of failed policies, bad governance, inappropriate legal and regulatory frame works, dysfunctional markets, unresponsive financial systems, corruption and not least lack of political will. The study adds that some Governments even compound the problem by limiting access to land and services to the low-income migrants through stringent and unrealistic planning and zoning standards. Njoh, (2007) also notes that although poverty takes the highest score for the emergence of slums in the Developing countries, the occurrence of slums to him has also been catalyzed by historical factors, he note that almost all the planning initiatives in most cities of Africa were mainly concentrated on the colonial masters' areas leaving the largest parts of these towns to grow organically without any guidance. He adds that over a period of time, a few slum upgrading programmes have implemented in a discriminatory fashion largely because the 'indigenous' political rulers who replaced the colonial powers perpetuated the class divisions as the previous 'master' leaving other areas neglected and thus degenerating into slums. He adds that the main beneficiaries of formal public and planned housing schemes in most African countries have been civil servants, middle and upper income earners. In a related study, Global urban observatory (2003) notes that nepotism; corruption, poor governance and incompetence of government agencies have significantly and rapidly contributed to the expansion of slums and widened the gap between those who were in positions of power or had some sort of 'connections' and the rest of the urban population who end up in slums. These findings apply to the Ugandan situation.

In Uganda, civil servants were the only beneficiaries of government housing leaving the rest of the citizens to fend for themselves. The situation was made worse when even the few government houses were sold to sitting tenants a majority of whom are now retired, this left even the civil servants without housing, coupled with low salaries, a majority of civil servants have found themselves in various slums of the country including Kichinjaji slum which was found to be a home to a number of civil servants who were either renting due to low rental values prevailing there or had built their own houses due to affordable land there in compared to other planned areas of the town. The Ministry of Lands, Housing and Urban Development (2008) also observed that Nationally more than 70% of the dwelling units in Ugandan towns were built out of temporary building materials that cannot maintain their stability for more than three years thus creating slums and that most of the slum houses are predominantly single-room tenements commonly known as “*muzigo*”, a local description of a tenement which are generally crowded and therefore a manifestation of poverty. The report further adds that the situation has been worsened by poor Government policy where housing has been left to market forces which don't favor massive investment in affordable shelter especially for the urban poor, the formal private sector has responded to the needs of the high and middle income earners leaving the low income earners and the urban poor to cater for themselves thus driving them to slums..

In another study, Odun, F (1995) observes that the evolution of the new urban poverty has been a non-linear historical process. The slow accretion of shanty towns to the shell of the city is punctuated by storms of poverty and sudden explosions of slum-building. In his collection of stories, he describes the coming of the IMF-mandated Structural Adjustment Programme (SAP) in the mid-1980s as the equivalent of a great natural catastrophe, destroying forever the old soul of Lagos and re-enslaving' urban Nigerians into slums.

He adds that the middle class rapidly disappeared, while the urban poor increased just like the slums since the programme lead to lose of jobs and increased poverty thus pushing the largest population to slums. He adds that in the 1980s, when the IMF and World Bank used the leverage of debt to restructure the economies of most of the Third World, are the years when slums became an implacable future, not just for poor rural migrants, but also for millions of traditional urbanites, displaced or immiserated by the violence of 'adjustment'. Uganda like other African countries also suffered from SAP where a number of people lost jobs and therefore failed to afford housing in planned urban areas of Ugandan towns and thus ending up in various slums in the country including Kichinjaji.

2.3 Land tenure and the growth of slums

World Bank (2009) observes that several factors in differing combinations have lead to the creation of slums in Ghana. It adds that one of such factors is the in ability of the poor to acquire land legally and thus resorting to illegal land occupation where they have no security of tenure. In some cases the land usually occupied are public lands reserved for civic functions, social infrastructure or private land belonging to individuals. World Bank further observes that in other cases squatters occupy marginal lands which ordinarily are not deemed appropriate for use for human settlement, such lands include; wetlands, abandoned factory sites among others. In another study, MLHUD (2007) notes that the failure to access land easily and legally in urban areas of Uganda partly explains the development of slums. The report further observes that slums always emerge from marginalized lands like swamps, abandoned industrial estates, gazetted lands among others leading to substandard and illegal developments due to fear for evictions. The World Bank report on the review of urban development issues in poverty reduction strategies (2007) notes that because there is often no security of tenure in illegal settlements and fear of imminent evictions exists, the urban poor

do not invest in improving either their settlements or housing, thus facilitating slums. The Canadian development agency (2005) also under scored the role by secure land tenure on settlement and housing. It notes that secure land tenure is one of the most important factors in the sustainability of any informal settlement up grading; it is also the key that unlocks investment in home development and improvement since it motivates residents to help maintain new infrastructure, secure land tenure also enables the residents to access housing finance for better housing. Musitwa (1998) points out that the high levels of informal housing in Uganda indicate that the formal housing markets do not provide affordable housing forcing households to occupy land informally and sometimes illegally and haphazardly due to insecure tenure. He further notes that some land tenure systems affect land use planning and development control negatively, this is particularly common among private land owners who resist any planning on their land he adds that the situation is worsened when government fails to provide basic infrastructure like roads which would otherwise guide development and therefore discourage the emergence of informal settlements.

Pade (2000) in another study notes that the relationship between Land tenure systems and development control in Kampala City Council varies from one system to another. He argues that in public land, implementation of plans is followed adequately since there is close monitoring by the government officials, which leads to controlled use. This is in contrast with the 'Mailo' system where Kampala City Council has very little control, which is mainly under the control of the Buganda Land Board; development control in these areas is quite difficult and the occurrence of informal settlements and slums is higher in such land than in public land. In another study, Nkurunziza, (2004) observes that the persistence of slums in Kampala city is attributed to multi tenure systems prevailing in the city, he add that the mailo land provide the worst challenge to planning in the city since the owners are always hostile to city authorities when it comes to planning which is not the case in lease hold land tenure

areas like Mbuya, Nakasero, parts of Luzira among others which are purely government lands. To him, the situation has been worsened by the existing mistrust and suspicion between the public and government institutions with accusations of land ‘grabbing’ by government.

The cities Alliance report on pro-poor slum upgrading frame works (2006) asserts that lack of security of land tenure among the urbanites leads to uncertainty and lack of confidence to invest in the housing sector making the inhabitants to construct poor quality housing units mainly for fear of the likely eviction which are always rampant, they are also unable to access credit from banks for housing improvement since banks often demand for titles as collateral for security.

However, Calderon (2004) puts forward another argument, he notes that although Peru’s commission for the formalization of informal property program had titled about 1-2 million plots for the urban poor, few home owners have been able to access mortgage financing for their housing investment. He attributes this to a number of factors; the formal financial sectors’ lack of information and in ability to evaluate the credit risk of the urban poor, lack of financial products specifically designed for low-income borrowers, language, cultural and gender difference between bank personnel and low-income communities has led to significant social barriers. He further notes that the land values in and around slums are usually very low making it difficult for the banks to accept their land titles as security for loans. Adholla (1994) in a separate study concur with this argument, he suggests that possession of a land title (and therefore security of tenure) does not necessarily guarantee one to secure a loan since financial institutions put other factors into consideration for anybody to access a loan that may still deter the urban poor from benefiting from loans despite their possession of titles. Such factors may include the following among others; ones income and marital status for the case of Taiwan. Prohibitive interest rates have also discouraged title

holders from getting credit for the case of Peru. This study corroborate results from a community survey (UBOS 2001a) and the National Household survey (UBOS 2001b) which indicated that limited housing finance coupled with high interest rates charged by financial institutions in Uganda was one of the factors responsible for poor housing conditions in urban centers in Uganda due to the fear by communities to use their titles as security for housing development.

United Nations Human settlement report on land tenure, housing rights and gender in Namibia (2005) notes that the chaotic manifestations of rapid urbanization include poor and inadequate housing, infrastructure and other services, urban poverty is manifested by the proliferation of slums and informal settlements. This report further explains that the precarious nature of land tenure characterizing informal settlements renders millions of people in Namibia towns vulnerable to evictions, their illegal status further hinders them from constructing planned and acceptable housing units which further hinders their access to basic infrastructure and services which poses a key challenge that has to be over come in order to attain the millennium development goals. Tembo (1996) notes that slums in Ugandan towns are often developed on marginal lands like swamps, steep slopes, public land and sometimes private land because the poor rural urban immigrants cannot afford housing in the formal planned residential areas and therefore square on such land. These slums are often illegal and those living there do not have security of land tenure. Due to lack of security of tenure among the urban poor and fear of eviction, the urban poor do not invest in improving either their housing or settlement, thus resulting into creation of new slums and the growth of the existing ones. However, Payne, (2004) observes that land tenure reform policies that target slum dwellers in Developing countries are associated with two major limitations. First, these programmes in most cases advantage land speculators rather than those who reside in these slums. He adds that when urban dwellers are provided with land titles to enhance their security of tenure and land rights, there is a tendency for them to resell or rent out the land to

the richer city dwellers eventually at higher price because the land value has increased with the security. Another study, Ferendes, (1999) confirmed the above findings. He notes that slum settlers who sell off their rights will always seek another site to develop or create another slum. He adds that security of tenure parse does not guarantee any long term solution to the expansion of emerging and future slums. He concludes that this is an important gap that the security of tenure has failed to address in fighting the proliferation of slums in Developing countries. Gilbert, (2002) also observed that many households in South Africa who obtained titles on their land were selling their subsidised housing units for less than their face value simply because they could not afford the service charges, let alone the costs of servicing the loans acquired for their construction. In a related study, Ochwo, (1999) established that most a number of beneficiaries of the Masese Low cost Housing project in Jinja had rented their houses to other people in order to earn a living and be able to repay the loans secured for acquiring the house only to shift to other slums in Jinja Municipality just like their counterparts in Namwongo project area in Kampala, thus concurring with UNCHS (1996) , they observed that the relationship between security of tenure and economic development is central to the overall wellbeing of the urban poor for sustainability of the gains derived from various slum upgrading initiatives in developing countries.

Mukiibi, (2009) in another study observed that where as the Nawongo low cost housing project by the Ministry of Lands, Housing and Urban development was meant to benefit the Namwongo slum settlers, less than 20% stayed there, most of them sold their rights and interests only to settle on the next wetland to form more slums known as Kanyogoga and Soweto. In a related study, Deninger (2003) observes that evidence across the globe has long illustrated close links between land tenure, economic growth, poverty reduction and quality of housing.

He adds that continued poverty reduction programmes especially in South Korea has significantly improved housing conditions of the slum dwellers. Boyance et al (2005) concurs with this argument, they note that all East Asian countries that emerged in the second half of the 20th Century as the world's fastest growing economies (South Korea, Taiwan, Japan and China) implemented highly focused economic reforms after world war 11. This resulted into remarkable growth rates and reduced urban and rural poverty that provided a strong social economic foundation for urban development and improved housing conditions for slum dwellers which drastically reduced the rate of occurrence of new slums

The Slum upgrading strategy by the Ministry of Lands, Housing and Urban Development (2008) observes that the complexity of land tenure systems in urban areas in Uganda is endemic and creates a fertile ground for the proliferation of slums. It adds that the various land tenure systems prevailing in Ugandan towns makes it quite difficult for the urban authorities to enforce planning standards and guidelines especially in privately owned land since the owners in most cases are hostile to the authorities, thus leading to unplanned settlements that degenerates to slums. It adds that over 50% of Uganda's urban population lives in slums especially on land owned by other people or the government. The slum upgrading strategy further observes that not only are tenure systems complicated and multiple where they are formal, but they are also traces of customary ownership, rules and practices in urban areas which are very problematic to physical planning and development control and that most of the existing slums and poor environmental health is influenced by the land tenure. The land tenure law that vests ownership of land to the citizens of Uganda perpetuates poor urban land management practices and therefore facilitating the growth of slums.

Molen (2003) in his study on the complementary approach to examine the role of land tenure in slum growth in Latin America emphasized on four functions of land administration as being land tenure/ Security, land market, land taxation and land use planning.

He explained that land tenure security as a component of land administration systems generates certainty of ownership that results into motivation and willingness to invest in housing especially to the majority of slum dwellers who are in a continuous fear of being thrown out of the land on which they stay. He adds that individualization of land ownership confers secure rights and enhanced collateral value for credit eligibility by the urban poor to secure loans and mortgages for housing investment and hence improving on the quality and quantity of residential units especially in slums which would not be possible without clear land tenure.

2.4 Urban planning and the growth of Slums

Maleche, (1992) observed that urban planning in Uganda started in 1900. It was aimed at achieving orderly growth and development of urban centres. He adds that this idea of urban planning was hatched as a solution to the problems associated with urbanization and industrialization in Uganda like other developing countries. However, this planning was restricted to the white man's neighborhood especially in Kololo and Nakasero in the case of Kampala at the expense of other areas of the town leading to wide spread slums in such areas like Kisenyi, Nakawa, Kawempe among others. In a related study, Pade (2000) concurs with this observation, he observed that Nakawa division was experiencing difficulty in development control mainly due to historical factors, like other African zones of residence in the township; it was ignored by the colonial administration in regards to all planning interventions in the town at that time. This has therefore led to incompatible land use activities and the emergence of slums in the area.

This relates to the findings of the study that indicate that most parts of Kichinjaji slum do not have any physical development plans that would otherwise provide a framework for orderly land use development in the area which has created a fertile ground for the emergence and expansion of Kichinjaji slum.

Obudho (1988) argues that city planning provides flexible series of policies and spatial frameworks to guide social and economic activities in the city, which is very instrumental in a well-organized and sustainable urban fabric devoid of informal settlements and slums. He further notes that clear urban planning strategy lead to a well planned coherent pattern of development that checks over concentration of activity zones with in the Central Business District, traffic congestion, environmental pollution and rapid growth of slums. However, Badshah (1996) in a related study argues that, whereas urban planning plays a central role in orderly urban development and the provision of planned housing, some cities have remained largely disorganized and a home to large slums despite the existing physical development plans, he attributes this to a number of factors such as rigid standards and zoning restrictions provided by these plans, poverty, political interference, corruption among the implementing agencies and bad governance among others.

Jamal, (2004) argues that slums in the developing world have mainly emerged due to highly centralized urban planning and development processes which do not involve the common man and local authorities. The plans produced are usually highly technical and complicated for the communities to understand especially the urban poor, thus leading to resistance and non-implementation, thus resulting into the proliferation of slums. He argues that since the effects of slums are directly felt and better understood at the local level, the role of local governments and communities in urban planning and land management should be strengthened and expanded to reduce the occurrence of slums. However, Ansari (1998) argue that this approach of entrusting local governments with exclusive powers towards urban planning and land management makes many national policy makers nervous since there are various opportunities for abuse and corruption where local officials may be tempted to get bribes in the process of development control. In another study, Semmambo (2000) concurs with this assertion, he notes that although Uganda today is governed under a decentralized

system of governance where urban planning is one of the decentralized roles and the legal provision for community participation in planning, very little has been realized. He adds that Local authorities lack the capacity to plan and implement their plans in terms of financial and human resources needed for planning and development control. He also sites the issue of political interference, corruption by the law enforcement officers among other factors that combine together to undermine urban planning and development control frame work, thus leading to emergence of informal settlements and slums. The National Environment Management Authority (2007) notes that, human settlements in most towns in Uganda are usually unplanned leading to wasteful use of land in these towns with associated environmental problems resulting from slums, even in places particularly in urban areas of Uganda where plans exist, they are rarely followed leading to haphazard development and slums, which makes service delivery in these areas problematic just like in unplanned settlements. Ministry of Local Government (2006) recognizes the role of Physical planning in orderly development and the prevention of the emergence of slums. It notes that the gazetting of Town boards should be followed by physical planning to provide framework for orderly development. The report further notes that physical planning will ensure well-planned settlements and thus prevent the development of slums. However, Kayom (2004) argues that orderly urban development is a function of a combination of factors such as political will, availability of both human and financial resources among others. He adds that most planned areas in Arua Municipality have been overtaken by slums despite the existence of both structure and detailed plans.

The emergence of slums in Kampala City council has been gradual and sustained over a long period of time. It is attributed to the failure of the Kampala Physical development plans to cater for the growth and development of African neighbourhoods, KCC (2007).

However, Lwasa (2006) in another study notes that emergence of slums and informal settlements in Kampala city council has also been registered in some planned neighbourhoods of Kampala like Nakawa, parts Mbuya among others; he attributes this to ineffective enforcement, corruption and preparation of unrealistic plans that do not meet the aspirations and the interests of the common man. Fekade (2000) concurs with Lwasa, he notes that another important factor that helps to explain the proliferation of slums is the rigidity of urban planning regulations associated with other factors such as poor governance, corruption and nepotism, which all lead to a severe shortage of land and urban housing, squatting, and infringements of building regulations, the end result of all these factors is rapid, unstructured and unplanned expansion, conflicting land tenure and property rights, poor quality dwellings, decay of the physical environment, unhealthy living environment, severe social problems, and low socio-economic status for Informal Settlement occupants that all constitute the common characteristic of slums. World Bank (2005) in another study notes that most slums in developing countries are a function of poor physical planning and failure by urban authorities to provide basic infrastructure services. In a related study, Bourennane (2007) notes that whereas physical development plans are prepared with one major objective of ensuring orderly development of urban areas, a number of reasons may contribute to the failure of development plans and planning regulation in developing countries; building standards unaffordable to low income households, lengthy plan approval procedures, use of outdated topographic information for planning, and lack of funds, trained personnel and ineffective enforcement of plans and regulations. Relatedly, Sengendo (1992) asserts that the planning standards and housing regulations in planned residential zones of Kampala city are very high and complicated especially for the poor. He adds that Housing regulations for Uganda are outdated and insensitive to the plight of the urban poor. They did not envisage that the urban poor would not be able to afford modern building materials such that the urban authorities do not accept the approval of buildings constructed out local traditional materials,

thus driving the urban poor to unplanned areas of the city, hence fuelling the growth of slums. In a related study, Akoto (2009) observes that High standards set in building codes and planning regulations in for development of approved shelter partly resulted in the creation of slums especially when individual developers do not have the financial means to construct their dwelling units to such high standards provided in the regulations

CHAPTER THREE: METHODOLOGY

3.0 Introduction

This chapter explains the methodology that was used in the study. It presents research design to be adopted, methodology, study population sample size and selection, sampling strategies, research instruments, data collection and analysis techniques.

3.1 Research Design

This study was carried out using a cross sectional descriptive design which is defined as a procedure for gathering information from a large number of people by collecting the required information from a few (Black & Chapman 1976, as quoted by Ahuja, (2005). The cross-sectional descriptive design is chosen because of its flexibility in data collection as it allows collection of both quantitative and qualitative data at the same time (Ahuja, 2005). Qualitative data is narrative and descriptive information that explains and gives deeper insight and understanding of the phenomena through intensive collection of narrative data. Quantitative data is numerical data that is collected and statistically analyzed so as to explain, predict phenomenon of interest, (Amin, 2005). Both qualitative and quantitative approaches were therefore used in the study.

3.2 Study population

Due to the large population of northern division and the limited time frame for this study, the target population was obtained from Kichinjaji ward, which had the largest population of slum dwellers in Soroti municipality.

Table 1: Sample size and selection

Category	Population	Sample size	Sample technique	Response %
LC1V executive	5	5	Census	80%
Municipality top management	5	5	Census	60%
LC1II executive	5	5	Census	40%
Northern division management	5	5	Census	60%
Heads of Households	1242	290	Simple random	90.9%
Total	1262	310		94.6%

Source: Primary data

According to Soroti Municipal Council, three-year development Plan (2007/208-2009/2010), the population of Soroti Municipal Council was estimated at 49,335 while the population of Northern Division was estimated at 21,800 with 4360 Households and Kichinjaji ward alone was estimated to have a population of 7456 with about 1242 Households. The respondents included 290 Household heads, 5 LC1V executive members, 5 of the municipality top management team, 5 LCIII executives, and 5 Northern division management members.

3.3 Sample size and Sampling procedure

A sample size of 310 out of the accessible population of 1262 was selected. This was done by use of Morgan's table for determining sample size after This included 5 LCV executive, 5 municipality top management, 5 LCIII executive, 5 Northern division management and 290 household heads from Kichinjaji ward.

3.4 Data collection methods and instruments

The researcher applied the following data collection methods.

3.3.1 Self administered questionnaires

Questionnaires were used for the collection of primary data because they are convenient particularly if used to collect data from vast population, Bell 1984. The questionnaire saves time, gets maximum data from literate class and exhibits high levels of privacy that motivates one to answer candidly. Bryman, (2001) observes that open-ended questions give unconditioned views, which increase accuracy during data analysis like in measures of central tendencies and regression analysis.

3.4.2 Interviews

The researcher conducted in-depth interviews with all the selected respondents. This method was chosen because the researcher intends to use a cross section of respondents to collect data. To facilitate these interviews, the researcher designed questionnaires that would contain relevant questions; this would allow the researcher to come up with reliable findings and recommendations.

3.4.3 Observation

Sarandakos, (1998) notes that this method approaches events as they evolve. It also offers first hand information without relying on the reports and findings of others. This method helped to supplement the responses got from the respondents in a bid to get more reliable data on the factors influencing the growth of slums in Soroti Municipality.

3.4.4 Questionnaire

A structured questionnaire was developed and administered to the political leaders, technical staff, representatives of community based organizations and landlords. It was structured on a five point likert scale of 1 = strongly disagree, 2 = disagree, 3 = not sure, 4 = agree, 5 = strongly agree. This was the major instrument for collecting primary data.

3.4.5 Interview guide

The interview guide comprised of questions under the following themes of; poverty and growth of slums in Soroti municipality, land tenure systems and growth of slums and urban planning framework and growth of slums in Soroti municipality. It was purposively administered to the key informants who will include local council leaders, municipality top management, municipal officials and selected household heads.

3.5 Validity and reliability

The questionnaire and interview guide were subjected to a pre testing exercise by use of purposively selected respondents. This enabled the researcher make the necessary adjustments on the instruments. Kothari, (2004) observed that instruments are revisited for purposes of making them reliable, valid and flexible for respondents to cope with.

3.5.1 Validity

Instrument validity was ascertained in a number of ways, which included discussing the questionnaire and interview guide with colleagues in the Ministry of Lands, Housing and Urban Development suggestions. Adjustments were made to the instrument, basing on the ideas received and thereafter, the instrument was passed to the experts in the area of data collection, who assessed the content validity.

A Coefficient of Validity Index (CVI) was computed using the following formulae;

$$\text{CVI} = \frac{\text{Items rated relevant}}{\text{Total number of items in the questionnaire}}$$

Total number of items in the questionnaire

The items that were rated relevant were 24 out of a total of 29. This yielded a CVI of 0.827. According to Amin (2005), a coefficient is regarded acceptable if it is within the statistical range of $>0.5 < 1$. This showed that the instrument was capable of capturing the information which was stated in the study objectives.

3.5.2 Reliability

The reliability of the instrument was established using the test-retest method, which was done through the pilot administration of the instruments to 20 respondents in Soroti municipality. Response consistence on the retest affirmed that the instruments were reliable for the purposes of collecting data for the study. The method was appropriate because according to Amin (2005), it is a simple straight forward method of verifying that the study instrument will collect the same data from the same group of respondents upon subsequent administration. The reliability test yielded the following results;

Table 2: Reliability Statistics

Item	Cronbach's Alpha	No of Items
Urban poverty	.687	7
Land tenure	.686	5
Urban planning	.708	7
Growth of slums	.805	5

Source: Primary data

From the Table 2, urban poverty had a reliability coefficient of .687, Land tenure had .686, and urban planning had .708 and growth of Slums .805. Amin (2005), says a reliability coefficient of 0.5 and above is acceptable and basing on that, the researcher proceeded to administer the questionnaire instrument.

3.6 Procedure for data collection

A letter of introduction was obtained from UMI by the researcher on the approval of the research proposal; this gave confidence to the respondents to provide the necessary information. The researcher then carefully chose six research assistants who were trained for three days by experienced researchers. They were made to understand the background, purpose and objective of the study and the use of research instruments.

The instruments were pre-tested and revised accordingly. During data collection, the research assistants ensured that the instruments were properly completed before data coding and analysis was done.

3.6.1 Data analysis

3.6.2 Quantitative data analysis

The data collected from respondents using questionnaires was edited, coded and cleaned. Data presentation was done in form of tables and figures. The SPSS data analyst was used to compute the frequencies, percentages and to establish the degree of relationship between the variables, correlations were computed.

3.6.3 Qualitative data analysis

The data collected from interviews and reviewed documents was categorized into meaningful themes based on objectives for ease of analysis. The sub themes were identified and put into meaningful patterns to make sense of the study findings. Verbatim quotations were used upon permission to enrich the discussions.

CHAPTER FOUR: PRESENTATION AND DISCUSSION OF FINDINGS

4.0 Introduction

In this chapter, an attempt is made to present, analyze and interpret the findings of the study. The presentation follows the objectives of the study. It is organized according to the variables research questions and hypotheses that guided the study. The first section is about the response rate and relevant attributes of the sample.

4.1 Response rate.

The response rate describes the number of respondents that participated in the study compared to the expected number. The researcher targeted 310 respondents, out of which 299 responded, representing a response rate of 96.4% as shown in table 3

Table 3: Response rate

Respondents	Expected sample size	Actual sample size	Response rate= Actual / expected x 100%
LC4 executive	5	4	80%
Municipality top management	5	3	60%
LC3 executive	5	2	40%
Northern Division top management	5	3	60%
Heads of House holds	290	287	90.9
Total	310	299	96.4

Source: Primary data

With exception of LC3 executive at least over 50% of the respondents targeted in each category participated with the heads of households registering the highest response rate of 99%. The overall response rate was 96.4% implying that the targeted sample size was largely realized. This indicates that most of the data needed for the study was collected.

4.2 Sample characteristics

The characteristics of the sample which were considered relevant to the study were mainly demographic descriptive statistics such as Education levels and the number of years spent by respondents in the study area. The relevance of each of these characteristics is explained based on the results obtained about them.

4.2. 3: Respondents by duration in the slum.

This information was also obtained using a questionnaire administered to the respondents, the findings are summarized below.

Table 4: Respondents by years spent in the Slum:

Category	Frequency	Percentage (%)
Less than 1 year	26	9.0
1-2 years	63	22.0
3-5 years	20	7.0
5-10 years	27	9.7
10>	150	52.3
	287	100

Source: primary data

The results show that the biggest number was in the category of 10 years and above. This indicates that Kichinjaji slum is an old slum that has taken some time now. Most people are said to have settled there in the seventies at the peak of Karamojong raids and cattle rustling in the area and in the mid eighties at the apex of the Uganda People's Army (U P A) rebellion and Alice Lakwena's Holy Spirit Movement in Teso sub region.

This created insecurity in the country side that forced people into Soroti municipality where they settled mainly in Kichinjaji ward since it was vacant and most land there was public land (forest reserve). The number of recent comers is also remarkably high which has further catalyzed the growth of Kichinjaji slum among other slums in the municipality.

4.2.4: Respondents by educational levels

This information was also obtained by use of a questionnaire administered to the respondents.

The findings are summarized in table 5 below.

Table 5: Respondents by Educational levels

Category	Frequency(f)	Percentage (%)
Primary	105	36.6
O-level	74	25.8
A- level	59	20.6
Tertiary	24	8.4
University	13	4.5
Other	12	4.1
	287	100

Source: Primary data

Table 5 above shows respondents by their educational levels. The highest number of respondents was in primary level category with 105 (36.6%) of the total respondents, 74(25.8%) for ordinary level 59(20.6) for Advanced level, Tertiary 24 (8.4), University 13(4.5) and others 12 (4.1%). This indicates that a majority of residents of Kichinjaji slum have not gone beyond primary school level which makes it difficult for them to find formal employment, thus explaining the booming informal sector in the area making it difficult for the municipality to collect revenue from them for service delivery.

By implication, some residents are also unable to understand key government policies and programmes due to their low level of education. This was followed by “O” Level category with 74(25.8%) and “A” Level categories respectively. This was attributed to the existence of Erimu College and Soroti Community Secondary school in the area coupled with the Universal Secondary Education (USE) being implemented by Erimu College in particular.

4.3 Empirical findings

In this section, the factors contributing to the growth of slums in Soroti municipality were explored. The findings are arranged as; urban poverty and the growth of slums in Soroti municipality; Urban planning and the growth of slums in Soroti municipality and Land tenure system and the growth of slums in Soroti municipality. The variables are analysed using a five point likert scale and the results are presented in descriptive tables, showing the percentage of responses under each variable. The results are explained using correlations in order to show relationships between the variables. In order to establish the effect of the Independent Variables to the Dependent Variable, regressions have been used. The results from the quantitative data are compared with the qualitative ones in order to draw inferences.

4.3.1 Examining the relationship between poverty and the growth of slums in Soroti municipality

The researcher's first objective was to examine the relationship between poverty and the growth of slums in Soroti municipality. Findings were got from questionnaires, interviews and documentary reviews. Results are presented in descriptive statistics and correlations. In this study, this variable was measured using a total of 7 items, which solicited the respondents' opinions. This was done on the basis of a five-likert scale. Emerging results are presented in table 8;

KEY: SA- Strongly Agree, A- Agree, N-No comment, D-Disagree, SD-Strongly Disagree.

Table 6: Responses on the relationship between poverty and the growth of slums in Soroti municipality

Statements on Urban poverty	Responses in Percentages (%)				
	SA (%)	A (%)	N (%)	D (%)	SD (%)
There is rampant poverty in Soroti municipality	48.4	37.3	2.8	5.6	5.9
Slums are an indication of poverty among urban dwellers	51.9	35.7	2.8	4.9	5.6
The people in this area have low incomes	48.1	26.8	6.3	13.2	5.6
People in this area cannot afford formal housing	49.5	34.5	6.6	4.9	4.5
There is informal production in this area	36.2	27.2	10.5	15.7	10.5
There are inadequate housing responses in this area.	33.1	27.5	6.6	23.0	9.8
There is limited access to land to the low income migrants in Kichinjaji ward	30.3	21.3	11.1	20.9	16.4

Source: Primary data

From table 6 above, 51.9% of the respondents strongly agreed that the growth of slums in Soroti Municipality is an indication of the poverty among urban dwellers and in ability of people staying there to afford formal housing in other planed areas of the town as evidenced by 49.5 response, 48.1% did agree that the growth of slums in the municipality can be attributed to the rampant poverty in the area., while on the other hand 13.2% disagree and 5.6% strongly disagree that slums have naturally developed due to the low incomes of the people staying there. This is further evidenced by what the District Lands Officer says that;

...the means to put up apartment construction is far beyond the reach of the urban dwellers, leading to the use of all sorts of materials for construction, like tins, grass and the like. This has led to the growth of slums since the poor cannot afford to develop the land they are clinging on.

To test the hypothesis of examining the relationship between poverty and the growth of slums, the Pearson Product Moment correlation Coefficient was done as shown in table 7 below:

Table 7: The Relationship between Urban Poverty and Slum Growth Correlations

	Urban poverty	Slums
<i>Urban poverty Pearson Correlation</i>	<i>1</i>	<i>.118*</i>
<i>Sig. (2-tailed)</i>		<i>.045</i>
<i>N</i>	<i>287</i>	<i>287</i>

*. Correlation is significant at the 0.05 level (2-tailed).

From Table VII above, the correlation between urban poverty and slum development in Soroti municipality is ($r = .118^*$) and the significance is $.045$ (2-tailed), at the level of 0.05. This means that urban poverty has a weak but significant positive relationship with Slum growth. This implies that with increasing urban poverty, there is likely to be a corresponding increment in Slum growth in Soroti municipality. Thus, to reduce the level of slum growth, the negative factors that feed into slum growth, such as urban poverty, need to be dealt with, or else, there will be an increasing growth of slums. To explain this further, the researcher computed the coefficient of determination (R^2), so as to compute the effect of the variable; urban poverty on growth of slums. This was computed as; $.118^2 = 0.013924$, implying that urban poverty accounts for 1.4% of the variations in the dependent variable, Slum growth and the rest could be attributed to other factors other than urban poverty.

4.3.2 Examining the relationship between Land tenure system and the growth of slums in Soroti municipality

Table 8: The relationship between land tenure and growth of slums

Statements on Land tenure	Responses in Percentages (%)				
	SA (%)	A (%)	N (%)	D (%)	SD (%)
The is failure of policies in Soroti municipality	28.2	18.1	10.8	23.3	19.5
There is lack of security of tenure in this place	17.1	26.1	9.8	27.2	19.9
The government has failed to provide formal settlements in Soroti municipality	26.5	40.1	4.5	10.8	18.1
There is private land ownership in Soroti municipality	22.3	27.9	9.4	23.3	17.1
There is rampant eviction from land in Soroti municipality	28.2	27.5	9.4	13.9	20.9

Source: Primary data

Key: SA= Strongly Agree A= Agree N= Neutral D= Disagree SA= Strongly Disagree

The table shows that 46.3% of the respondents agreed to the statement that growth of slums is attributed to failed policies, while 42.8% of the respondents disagreed. On whether lack of security has led to slum development, 43.2% agreed, while 47.1% disagreed. Forty six point six percent agreed that failure to provide formal settlement by the government has led to the growth of slums, 50.2% agreed that private land ownership has led to growth of slums in Soroti municipality, while 55.7% agreed that the rampant evictions have contributed to the growth of slums. This implies that the majority of the respondents recognised the system of land tenure and growth of slums. These findings are in agreement with what the Municipality surveyor says that;

...Kichinjaji has a customary land tenure system, which is problematic in terms of development control. Land transactions are not controlled, leading to failure to follow standards and guidelines. Land conflicts are rampant, leading to construction of temporary structures.

Regarding the same issue of the land tenure system, the District Land Officer also adds that;

...the land tenure especially in the outskirts is very problematic. The major evictions that occur have to do with the opening of roads where people who have built on road reserves are evicted and they end up settling on any available vacant land at their disposal, thus introducing slums there e.g. when Ongenge road was opened in Kichinjaji, most affected people went and formed another slum, near Community SS

Table 9: The correlation between land tenure and growth of slums in Soroti municipality

		Land tenure	Slums
<i>Land Tenure</i>	<i>Pearson Correlation</i>	1	.452**
	<i>Sig. (2-tailed)</i>		.000
	<i>N</i>	287	287

** . Correlation is significant at the 0.01 level (2-tailed).

Source: Primary data

The table shows that there is a moderate and significant correlation ($r=.452^{**}$) between Land tenure and Slum growth in Soroti municipality, with a significance of .000 at the level of 0.01(2-tailed). This means that the private and customary land tenure system in Soroti municipality is likely to increase the growth of slums and in order to reduce the rate of slum growth in Soroti municipality, the negative factors that feed into that, such as the system of land tenure, need to be addressed. A further analysis was carried out in order to determine the effect of the land tenure system on the growth of slums in Soroti municipality.

This was done by computing the Coefficient of determination ($R^2 \times 100$). Thus, $.452^2 \times 100 = 20.4$, implying that the Land tenure system as a dimension of the independent variable accounts for 20.4% of the variations in the dependent variable.

4.3.3 The relationship between urban planning and growth of slums in Soroti municipality

The researcher's third objective was to find out the effect of urban planning on the growth of slums in Soroti municipality. This was done using 7 items that were rated on a five point likert scale. The percentage distribution of the respondents per item is presented in Table 12;

Table 10: Urban planning and the growth of slums in Soroti municipality

Statements on Urban planning	Responses in Percentages (%)				
	SA (%)	A (%)	N (%)	D (%)	SD (%)
There is poor urban planning Soroti municipality	19.9	22	5.6	26.5	26.1
There is absence of a clear urban planning strategy in Soroti municipality	17.1	26.1	7.8	23.3	25.1
Urban planners have failed to involve the local people	20.3	32.5	5.2	19.6	22.3
Local authorities are not involved urban development of the area	16.7	29.3	6.6	26.1	21.3
Local authorities have failed to plan	17.8	20.6	5.2	28	28.3
There is lack of the capacity to plan for the town	19.5	18.8	6.3	27.5	27.9
There is ineffective enforcement of laws by the local authorities	33.1	29.3	5.2	15	17.4

Key: SA= Strongly Agree A= Agree N= Neutral D= Disagree SA= Strongly Disagree

N=287

Concerning the respondents' attitude on whether poor urban planning has contributed to slum development in Soroti municipality, 41.9% agreed, 52.7% disagreed, 5.6% were not sure. This indicated that poor urban planning per se did not have a very big role to play in as far the growth of slums in Soroti municipality is concerned.

When respondents' attitude on whether the absence of a clear urban planning strategy has fostered the development of slums in Soroti municipality, 43.2% agreed, 48.4% disagreed, 7.8% were not sure. This still showed that there is a clear urban planning strategy in place and therefore this factor alone cannot be the reason for the growth of slums.

Failure to involve the local people in the planning process has contributed to slum development in Soroti municipality, 52.8% agreed, 41.9% disagreed, while 5.2% were not sure. The fact that majority agreed implies that there is insufficient involvement of local people in the planning development process of the municipality, which factor has contributed to the growth of slums. These findings were again supplemented by the District Lands Officer that;

...there is limited involvement of the community, which makes them uncooperative when it comes to planning, and plan implementation resulting into slum growth.

On the same issue, the municipality surveyor also adds that;

...the planning process does not give much consideration to the urban poor, making them resort to slums. The high standards provided in the plans sometimes drive people to slums where they can get areas that suit their income. In some cases, community involvement in planning is not done, planning is made too technical for the community to understand, thus undermining their participation in development continues. Law enforcement is also not effective although there are some sensitization programmes. There is limited funding for the planning section, planning is not considered an area of priority for Council, making it hard for officials to sensitize the community, carry out inspection, monitoring and law enforcement. There is lack of mutual trust between the community and the Municipality Council, leading to lack of respect for the law and suspicion.

On whether ineffective enforcement of laws by the local authorities has contributed to the growth of slums in Soroti municipality, 62.4% agreed, 32.4% disagreed, while 5.2% were not sure. This further served to explain that there are several loopholes in the law enforcement, which have greatly contributed to the growth of slums.

To emphasize this further, the Assistant Town Clerk for the Northern Ward lamented that;

...Law enforcement is very inadequate, leading to the growth of slums. Development control is not done, people are building on their own wish, the Grade II court the municipal council had is non functional making prosecution of culprits very difficult. The situation has been worsened by negative political involvement. This has greatly affected the enforcement of the existing physical development plans in the municipality, thus creating a fertile ground for the growth of these slums.

Table 11: Correlation between urban planning and growth of slums in Soroti municipality

	Urban Planning	Growth of Slums
Urban planning Pearson Correlation	1	.573**
Sig. (2-tailed)		.000
N	287	287

****.** Correlation is significant at the 0.01 level (2-tailed).

The table shows a moderate but significant positive relationship between Urban planning and the growth of slums in Soroti municipality, with a correlation (r) of .573** and the significance of .000 at the level of 0.01(2tailed). This therefore means that urban planning has a significant contribution to slum growth in Soroti municipality, and therefore, in order to reduce the rate of slum growth in Soroti municipality, negative factors that feed into it, like ineffective urban planning systems, need to be addressed.

A coefficient of determination was computed to find out the effect of urban planning on the growth of slums in Soroti municipality. The Mayor Soroti Municipality had this to say in respect to community involvement in planning.

...sometimes people are not involved and thus remain ignorant, thus making them violent. In some cases even when the communities are involved at the planning and

implementation stage, some individuals come in and oppose the plans. Whereas the community is involved in the planning process, the level of involvement leaves a lot to be desired. Some community leaders are involved but they do not disseminate the information to the masses, leaving them ignorant of the development procedures and thus leading to slums

He adds, most areas of Kichinjaji are not planned, thus making development control by the Municipality very difficult, the situation is made worse by the hostility of slum dwellers towards the Municipal planners.

4.4 Regression analysis showing the effect of urban poverty, urban planning and land tenure system on the growth of slums in Soroti municipality

Table 12: Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.593 ^a	.352	.345	.82718

a. Predictors: (Constant), planning, urban poverty, land tenure

From the model summary, all the dimensions of the independent variable had R squared (R²) of 0.352 (R² tells how a set of independent variables explains variations of a dependent variable). This means that the independent variables; urban planning, urban poverty and Land tenure system account for 35.7% of the variations in growth of slums in Soroti municipality. The findings suggest that the independent variable is positively related to the dependent variable by 35.7 percent. Other variables could account for the rest of the variance in slum growth.

Table 13: Analysis of Variance (ANOVA)

Model		Sum of Squares	Df	Mean Square	F	Sig.
1	Regression	105.117	3	35.039	51.209	.000 ^a
	Residual	193.638	283	.684		
	Total	298.755	286			

a. Predictors: (Constant), planning, urban poverty, land tenure

b. Dependent Variable: slums

Since the "R-Square" is quite small, "0.352" as seen in table 8, the analysis of variance was used to confirm the quality of the model. The analysis of variance "F" as shown in table 9 is 51.209 with a significance of 0.000. This shows that "F" is statistically significant and implies that the factors; urban poverty, land tenure and urban planning have a statistically significant effect on the growth of slums in Soroti municipality.

CHAPTER FIVE: SUMMARY, DISCUSSION, CONCLUSIONS AND RECOMMENDATIONS

5.0 Introduction

This chapter presents the summary, discussions, conclusions and recommendations. All these were drawn from the findings of the study. It also presents areas for further research. The presentation follows the objectives of the study.

5.1 Summary of results

This study was an assessment of factors influencing the growth of slums in urban local Governments of Uganda, a case study of Soroti Municipality. The main objective was to assess factors influencing the growth of slums in Soroti Municipality. Specific objectives were: To examine the relationship between poverty and the growth of slums in Soroti Municipality, to assess the relationship between land tenure and the growth of slums in Soroti municipality and to find out the role of urban planning framework on the growth of slums in Soroti Municipality.

The study was carried out in Soroti Municipality and study of Kichinjaji Ward as a case study. A total of 290 respondents were interviewed using administered questionnaires while interview guides were administered to 20 key informants comprising of political and technical leaders of Soroti Municipality and Northern Division. The data analysis process involved entering data in computer using SPSS to generate frequencies and percentages which were analysed to get correlations and regression coefficient based on main variables. Findings were presented tabular form and finally interpreted to give conclusions and recommendations. The findings of the study indicate that there is a small but significant relationship between poverty and the growth of slums in Soroti Municipality. It was also established that a significant relationship exists between land tenure systems and the growth of slums in Soroti Municipality and that there is also a significant relationship between urban planning framework and the growth of slums in Soroti Municipality.

It was also realised that majority of respondents were relatively young; in the age bracket of 20-30 and their education levels were quiet low (primary school level).

5.2 Discussion

5.2.1 Examining the relationship between poverty and the growth of slums in Soroti municipality

It was revealed in the interviews that poverty was a major driving factor in the growth of slums in Soroti Municipality; the poor cannot afford rent in well planned neighbourhoods of the Municipality thus ending in the slums. In line with this, the Cities Alliance Report (1999) also had posited that in many developing countries, squatters or informal settlers form close to the majority of urban dwellers and thus live in poverty without civic amenities, because urban development policies have not kept up with urban growth; which further conforms to the findings.

The Millennium Development Report, (2006) also agrees with the Cities Alliance findings that in developing countries around the world, cities are struggling to function. They are home to extreme poverty and fail to create the jobs necessary for growth. The share of the population living in urban areas is rising inexorably and will continue whether rural development is successful or not. If rural development is successful, it will mean that a shrinking proportion of the population can feed the entire population. The children of farmers will therefore move to cities in search of a new life. If it is unsuccessful, then "rural refugees" will escape from intense rural poverty, shrinking farm sizes, and environmental degradation. They will come to the cities in search of jobs and services.

If good jobs do not exist, the migrant workers will live in extreme poverty under slum-like conditions and swell the ranks of the informal economy.

5.2.2. Examining the relationship between Land tenure system and the growth of slums in Soroti municipality

In this study, the study also sought to test the hypothesis that the land tenure systems contribute to the growth of slums in Soroti Municipality. It should be note that the variable land tenure was analyzed in terms of the existing land tenure systems in Soroti Municipality and individual land rights

The study findings revealed a significant relationship between the system of land tenure and the growth of slums in Soroti municipality with a correlation ($r=.452^{**}$). In line with the findings, a report on the Global campaign on secure tenure (2003) illustrates that the lack of secure tenure is a primary reason why slums persist. Without secure tenure, slum-dwellers have few ways and little incentive to improve their surroundings. Secure tenure is often a precondition for access to other economic and social opportunities, including credit, public services, and livelihood opportunities. It is particularly difficult for the urban poor to obtain tenure because property registration processes are complicated and expensive. The process is even more difficult in the case of slum settlements. Habitat International (1998) also found that many governments hesitate to legalize them for fear of encouraging more slums. Most settlers in Kichinjaji slum were found to be staying on land that did not belong to them; it was either the forest reserve or privately owned land, thus making it difficult for them to invest on it for better housing. As found in the interviews, it was revealed that customary land tenure also existed in Kichinjaji Ward and the study found that development control is very difficult on customary land like other private land tenure systems. This was also illustrated by Neutze (1987) when he observed that Canberra City has an advantage over other cities in the World due its accesses to land, he adds that there is no private ownership of land and that a single Government authority plans and develops the city and provides most of infrastructure, thus facilitating orderly development of the city devoid of un desirable scenes like slums. He further observes that Lease hold tenure also provides an opportunity for government to

provide social housing to the poor and disadvantaged members of society and therefore prevent the occurrence of substandard and informal settlements which would otherwise be very difficult with private land tenure where owners are defiant to planning standards.

5.2.3. Examining the relationship between urban planning and growth of slums in Soroti municipality.

The study sought to test the hypothesis that urban planning framework significantly contributes to the growth of slums in Soroti Municipality. It should be noted that the variable urban planning framework was analyzed in terms of institutional framework, legal framework and availability of resources both human and financial.

From the analysis, it was revealed that there is a significant relationship between urban planning framework and the growth of slums, with a correlation (r) of .573**. The UNHABITAT report (1999) concurs with the findings. The report notes that since 1950, the proportion of people working in developing country agriculture has declined by 20 to 30%. The immigrant urban poor have largely moved from the countryside to the cities voluntarily, in order to exploit actual or perceived economic opportunities. The situation is not helped by lack of capacity by the local authorities to plan for this population, apart from the CBD, most parts of towns in Uganda and other developing countries are not planned. Where plans exist, law enforcement and development control is not effectively done as observed by Ayebare & Byendaimira, (2002).. Ssemambo (2000) also in another study observes that local authorities in Uganda today lack the capacity to plan their towns despite the existing decentralization policy that empowers them to do their own planning.

In the aspect of institutional framework, a weak institutional framework facilitates the growth of slums as UN- Habitat, (2008) stresses that the urban sector institutional framework for a country is very crucial in the urban development process of a particular country. UN- Habitat added that the ineffective urban administrative structure in Vietnam is partly responsible for the haphazard development and unresponsive urban sector in Vietnam. They further observe

that the multi-layered administrative structure is highly centralized and unable to meet the urban planning needs of towns in Vietnam.

In the same vein, the study revealed that Soroti Municipality has a provision for only one Physical Planner, one surveyor, one Engineer and three engineering assistants. This structure is very inadequate to meet the current demand for planning and development control in the Municipality. As a result, a number of areas in the Municipality do not have physical development plans including parts of Kichinjaji Ward which facilitates the growth of slums, this concurs with Tembo, (1998), and he notes that planning schemes are a prerequisite for development control. He adds that lack of planning schemes catalyses the proliferation of slums especially in the out skirts of Kampala City. It was also established that law enforcement is very ineffective in a few planned parts of Kichinjaji Ward leading to the slummy environment evident there, this was attributed to the thin technical manpower on the ground, corruption among some law enforcement officers and the obsolete Town and country planning Act. The officials noted that the Town and Country Planning Act (1964) was too old and weak in enforcing development control, it is not deterrent to illegal developers. The situation has been worsened by the closure of the Municipal Grade 11 magistrate's court that was instrumental in handling cases of illegal developments. The study also found that there is limited community participation in the planning processes initiated by Soroti Municipal authorities, this makes them in most cases violent and resistant to the plan implementation and development procedures and opt to develop as they wish and thus resulting into haphazard development in some parts of the town. This is further illustrated by Habitat international, (1998), they observed that protests against implementation of the Moshi Master plan in Tanzania mainly resulted from none participatory planning processes employed by the planners. They add that the planning process was made highly technical and scientific for the local communities to understand and participate in the process.

The study further established that urban planning was not considered as an area of priority in Soroti Municipality leading to allocation of meager financial resources for the urban planning section. Interaction with the respondents indicated that only 4,000,000/= (Four Million Shillings) was allocated for urban planning activities in the Municipality which is far much below the financial requirements for urban planning in terms of preparation of physical development plans for various parts of the town, monitoring and supervision, community sensitization among other requirements which leads to the proliferation of slums in some parts of the Municipality including Kichinjaji.

5.2.4 Ranking of the factors influencing the growth of slums in Soroti Municipality

After data collection and analysis, ranking of the factors was done which indicated the magnitude of influence of each factor as follows;

The study established that the inadequate urban planning frame work influenced the growth of slums in Soroti Municipality more than any other factor with a percentage weight of 62.2% of response rate. This was also supported with interviews with key respondents.

Urban poverty was ranked second in influencing the growth of slums in Soroti Municipality with a general response rate of 54.6% of the respondents in agreement.

Whereas land tenure problems existed in Soroti Municipality, land tenure was ranked third in terms of its influence in the growth of slums in the town with a percentage weight of only 50.2% of the respondents in its support.

5.3 Conclusions

From the study findings regarding the hypothesis that were considered, the following conclusions were reached;

5.3.1 Examining the relationship between poverty and the growth of slums in Soroti municipality

It is concluded that poverty significantly influence the growth of slums in Soroti Municipality. This was drawn from the findings that a significant number of slum dwellers in

Kichinjaji slum had low incomes and they went to settle there because of low house rent and cheap land that was affordable to them than in other planned parts of the town.

It is further concluded that there was rampant poverty in Soroti Municipality and that slums are an indication of poverty among slum dwellers and that most people in Kichinjaji slum have low incomes and settled there due to cheap accommodation and land that they can afford compared to other parts of the town. Besides, the Soroti Municipality authorities are unable to guide development in Kichinjaji ward due to lack of resources to facilitate the planners and engineers.

5.3.2 Examining the relationship between Land tenure system and the growth of slums in Soroti municipality

From the study, the researcher found out that Private and customary land tenure systems influence the growth of slums since the owners think that they are free to do what they wish on their land without any planning and guidance from the authorities which is opposite of what happens in public land tenure systems where planning is carried out and development approval done by the Municipal authorities. It is therefore concluded that development control is quite difficult to attain on privately owned land than in public land and since the former is more predominant in Kichinjaji ward, it is not surprising that slums are equally more predominant there than anywhere else in the Municipality.

Slum dwellers lack the confidence to invest in their housing due to the fear of being evicted since they are squatters on either the forest reserve land or people's private land; as a result, they build their housing using substandard and temporary materials and thus creating slums.

Slum dwellers in Kichinjaji cannot access credit from financial institutions for housing improvement because they do not own land that would otherwise be used as collateral, it is therefore concluded that land ownership plays a key role for one to access credit for housing development.

5.3.3 Examining the relationship between urban planning and growth of slums in Soroti municipality

From the study findings, it emerged that ineffective urban planning framework contributes to the growth of slums in Soroti Municipality. This was evidenced by limited resource base for urban planning. The Municipality lacks the necessary personnel to meet the ever increasing demand for urban planning services in the Municipality. Therefore, an inadequate resource such as technical personnel, facilities for work and financial resources in the council has accelerated the growth of slums in Soroti Municipality.

Soroti Municipality also lacks a clear urban planning strategy which explains the occurrence of slums in the Municipality.

Further, it is concluded that failure to involve communities in various urban planning initiatives makes them uncooperative during the implementation process of physical development plans that eventually leads to the growth of slums. Therefore involvement of communities in urban planning and development control initiatives is key to orderly urban development and avoidance of slums.

5.4 Recommendations

5.4.1 Poverty and the growth of slums in Soroti municipality

5.4.1.1 Government should provide more funding to SACCOS and deliberately introduce the housing component in their framework to enable the urban poor save for housing development, this should be coupled with the establishment of housing finance institutions with affordable interest rates.

5.4.1.2 Emphasis should be put on infrastructure development and employment creation in both rural and urban areas of the country to improve on the livelihoods of the citizens and to reduce on the number of people flocking the urban areas for better lives.

5.4.1.3 Whereas there is Government policy of a vocational training institution in every sub-county, this has not been implemented, Northern Division where Kichinjaji falls does

not have one and this would provide the necessary skills for employment creation in both urban and rural areas of the country for poverty alleviation. It is therefore recommended that Government should fully implement this policy especially in respect to Northern Division of Soroti Municipality.

5.4.1.4 Government should improve industrial efficiency and attract more investors with industrial parks, export processing zones, or other designated areas for private sector development to provide jobs to the urban poor.

5.4.1.5 To facilitate the shift into the formal sector, Soroti Municipal council and the Ministry of trade and Industry should provide assistance to small enterprises to upgrade skills and increase access to productive resources and market opportunities.

5.4.1.6 Provision of sites and service schemes in urban centers should be emphasized by both Central and Local Governments to provide a conducive working environment to the artisans and other urban dwellers involved in the informal sector, this was found to be lacking in Kichinjaji causing congestion and disorder in the town

5.4.2. Land tenure system and the growth of slums in Soroti municipality

5.4.2.1 Government should put in place and implement deliberate strategies for improving security of tenure and enhance the land rights for the urban poor.

5.4.2.2 Government should carry out more legal reforms especially on urban land in order to put all land within gazetted urban centers under public ownership and management through leasehold tenure so as to improve on development control which is currently made difficult by multiple land tenure systems prevailing in the urban areas.

5.4.2.3 Government should create land banks, in order to make land available for social housing.

5.4.2.4 The current government policy of complete divestiture of housing should be revisited to make government take direct responsibility of providing decent social housing especially to the urban poor.

5.4.2.5 The land fund should be rolled out to all parts of the country to enable the urban poor access land especially for housing.

5.4.3 Urban planning and growth of slums in Soroti municipality

5.4.3.1 Government should heavily invest in urban planning through capacity building of Local authorities and allocation of conditional funds purposely for urban planning activities in the towns.

5.4.3.2 The legal provision for the declaration of the whole country a planning area in the new Physical planning Act should be operationalized to have all slums in the country planned for orderly urban development.

5.4.3.3 Central Government through the Ministries of Lands, Housing and Urban Development, Public Service and Local Government should urgently embark on the process of restructuring of local Governments to provide them with an institutional frame work that can meet the current rate of urbanization and proliferation of slums in the country.

5.4.3.4 Government should put in place a framework for effective public participation in the planning process in order to make the community and other stakeholders for ownership of the process, this will make it easy for the authorities to implement o the urban development plans of their respective towns and thus reduce on the occurrence of slums.

5.4.3.5 During the study, it was established that the general public was not informed on the issues and processes of urban planning and development, Government should therefore embark on massive sensitization programmes in the country through a

comprehensive Information, Education and Communication strategy to create awareness among the members of the public.

5.5 Limitations of the study

The study faced a problem of bias and response errors. This was due to potential respondents who refused to answer questions and those who answered were very careful on what they said leading to some response errors. This was caused by the fact that some respondents especially the slum dwellers were very suspicious of the motive of study and they were scared that the study was meant to get their details to facilitate their eviction from their homes, while others thought that the information would be used for taxation purposes especially that the study coincided with the validation exercise for the National Land Policy by the Ministry of Lands. The researcher used community leaders and residents of the area for data collection as a confidence building mechanism and continuously assuring respondents that the information given was for academic purposes only.

The study also faced a problem of some people who did not return the questionnaires for one reason or the other but the researcher solved this by making sure that he took the questionnaires himself and waited for the feedback.

In Kichinjaji Slum, most people are drunk as early as 9:00am, the researcher therefore found it quiet difficult to deal with some respondents since they were always drunk and in most cases they would become rude. The researcher had to adjust his programme to start the exercise quiet early when the respondents were still sober and cooperative.

5.6 Contributions of the study

According to the United Nations Human Settlements Programme (2003), governments have a role to play in addressing issues of urban poverty and Land tenure but acknowledges that this would not be realized unless urban areas are livable, competitive, well governed and planned.

Therefore the findings of this study are expected to contribute immensely to area of policy formulation on issues to do with Land Tenure, Urban poverty and urban planning and development frameworks.

It is also expected to contribute to well organized management systems for planning and development control in urban authorities in the country

5.7 Areas for further research

The research findings analyzed the factors influencing the growth of slums in the urban local governments of Uganda, a cases study of Soroti Municipality. The interested future researches could formulate their hypothesis basing on the findings of this study.

They should specifically look at the following areas for further research;

1. The influence of slums on the economic development of towns
2. The impact of slum upgrading programmes to the slum dwellers
3. Land Tenure reform programmes and their effect on the slum dwellers
4. The role of urban planning in the eradication of slums in Uganda.
5. Slums and environment degradation in urban area of Uganda.

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APPENDIX 1: QUESTIONNAIRE

ASSESSING THE FACTORS INFLUENCING GROWTH OF SLUMS IN URBAN LOCAL GOVERNMENTS OF UGANDA: A CASE STUDY OF KICHANJI WARD - SOROTI MUNICIPALITY

Dear respondent,

I am a graduate student at Uganda Management Institute, pursuing a Masters degree in Management Studies (Urban Governance and Management). The purpose of my study is to assess the factors that contribute to the growth of slums in urban local governments of Uganda. You have been selected to participate in the study. All information will be used for purely academic purposes and will be treated with ultimate confidentiality. In order to ensure anonymity, please do not write your name or any identifying marks on the questionnaire.

Thank you

Pade Joseph Walter

PART 1:

Background information about the respondent

SECTION A: Respondent's Profile

1. Gender: Male Female (Please tick)

2. Education level (indicate highest)
 - Primary O-Level A-Level Institution University Other (specify) _

3. Years you have spent in Kichinjaji ward: (Less than 1 year) (1 -2 years) (3 -5 years) (5 -10 years) (Above 10 years)

4. Age (20-30) (31 -39) (40 -49) (Above 50)

PART II

Instructions: From questions 5-12, tick (✓) on a scale of 1-5, how strongly you agree or disagree with the statements given.

1 = Strongly Disagree 2 = Disagree 3 = Neither Agree or disagree 4 = Agree 5 = Strongly Agree

SECTION B: URBAN POVERTY AND THE GROWTH OF SLUMS	1	2	3	4	5
6.e is rampant poverty among urban dwellers					
7. People in this area have low incomes					
8. People in this area cannot afford formal housing					
9. There is informal production in this area					
10. There is inadequate housing response.					
11. There is limited access to land to the low income migrants in Kichinjaji ward					
12. Policies have failed in this place					

Instructions: From questions 13-17, tick (✓) on a scale of 1-5, how strongly you agree or disagree with the statements given.

1 = Strongly Disagree 2 = Disagree 3 = Neither Agree or disagree 4 = Agree 5 = Strongly Agree

SECTION C: LAND TENURE AND THE GROWTH OF SLUMS	1	2	3	4	5
13. There is lack of security of tenure in this place					
14. The government has failed to provide formal settlements					
15. Private land ownership has led to slum development in Soroti municipality					
16. Lack of security of land tenure has contributed to the growth of slums on Soroti municipality					
17. The rampant eviction from land have contributed to the growth of slums in Soroti municipality					

Instructions: From questions 18-24, tick (✓) on a scale of 1-5, how strongly you agree or disagree with the statements given.

1 = Strongly Disagree 2 = Disagree 3 = Neither Agree or disagree 4 = Agree 5 = Strongly Agree

SECTION D: URBAN PLANNING AND THE GROWTH OF SLUMS	1	2	3	4	5
18. There is poor urban planning in Soroti municipality					
19. There is absence of a clear urban planning strategy in Soroti municipality					
20. Failure to involve the local people has contributed to slum development.					
21. The municipality authorities have failed to involve the lower local authorities in development of the area					
22. The local authorities have failed to plan for the municipality					
23. The local authorities lack the capacity to plan for the municipality					
24. There is ineffective enforcement of town plans and laws by the local authorities					

Instructions: From questions 25-29, tick (✓) on a scale of 1-5, how strongly you agree or disagree with the statements given.

1 = Strongly Disagree 2 = Disagree 3 = Neither Agree or disagree 4 = Agree 5 = Strongly Agree

SECTION E: GROWTH OF SLUMS IN URBAN LOCAL GOVERNMENTS	1	2	3	4	5
25. There is increasing poor health among the people of Soroti municipality					
26. There is rampant environmental degradation in Soroti municipality					
27. The value of land in Soroti municipality is low					
28. There is difficulty in service delivery in Soroti municipality					
29. There is high crime rate in Soroti municipality					

THANK YOU FOR YOUR TIME AND COOPERATION

APENDIX 11: INTERVIEW GUIDE

SECTION I: URBAN POVERTY AND THE GROWTH OF SLUMS

1. What do you consider to be some of the main factors behind the growth of slums in Soroti municipality?
2. In your view, to what extent has urban poverty contributed to the growth of slums in Soroti municipality?
3. How have inadequate housing responses contributed to the growth of slums in Soroti municipality?

SECTION II: LAND TENURE AND THE GROWTH OF SLUMS

4. How far would you attribute the land tenure system in Soroti municipality to the growth of slums?
5. What is the land tenure system in like, in Soroti municipality and what role has it played in the growth of slums in Soroti municipality?
6. Would you attribute the rampant eviction from land to the growth of slums in Soroti municipality?

SECTION III: URBAN PLANNING AND THE GROWTH OF SLUMS

7. In what ways has ineffective urban planning frame work contributed to the growth of slums in Soroti municipality?
8. In what ways are the local citizens of Soroti involved in the development of the municipality? How do you think their involvement or (lack of), has in any way enabled the growth of slums in Soroti?
9. How do the local authorities enforce laws against slum development in Soroti municipality?

10. What procedures do the local authorities follow as they plan for the municipality? Do you think this has had any effect on the growth of slums in Soroti municipality?

SECTION IV: SLUM GROWTH

11. To what extent would you attribute the environmental degradation in Soroti municipality to the growth of slums?
12. In your view, do you think the growth of slums in Soroti municipality has affected the value of land? Please explain.
13. What other issues do you consider to be some of the major consequences of slum development in Soroti municipality, which directly affect the municipality?