TOWARDS EFFECTIVE SELF-HELP HOUSING DELIVERY: CONTRIBUTIONS THROUGH NETWORK ANALYSIS IN NAIROBI, KENYA AND JOHANNESBURG, SOUTH AFRICA

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Thesis submitted to the Faculty of Engineering and the Built Environment, University of the Witwatersrand, in fulfilment of the requirements for the degree of Doctor of Philosophy (Architecture).

Johannesburg, 2006
Dedication

This work is dedicated to my wife, Tabitha and my son Carey, whose personal sacrifices have made my studies possible.

Acknowledgement

I would like to acknowledge the contributions of: my supervisor and academic mentor: Prof. Marie Huchzermeier; the invisible, yet invaluable contribution of my parents, Joseph and Marsella Omenya; the support of members of staff of the School of Architecture and Planning, University of the Witwatersrand, especially former Head of School, Prof. P.G. Raman and former Head of Department of Architecture, Prof. Lindsay Bremner. I would also like to thank the committee that agreed to read my draft report, including: Prof. Phillip Harrison; Postgraduate and Research Committee Chairperson, Dr. Aly Karam; Dr. Daniel Irurah from the Department of Architecture and Fana Shilongonyone from Planning Department, Wits University. I would also like to acknowledge the following fellow PhD students in the school of Architecture and Planning for finding time to go through parts my draft chapters: Stanley Gichia, Salah El-zain, Georgine Peter and Grace Lubaale. In the same vain I would like to acknowledge my long-term friend and PhD comrade, in Wits School of Public and Development Management, Collins Miruka. I would like to thank Prof. Marcio Valença of University of Rio Grande do Norte, in Brazil, for finding time to go through aspects of my work and pointing me to some literature and Dr. Paul Jenkins, of Herriot-Watt University, in Scotland, for some initial ideas on networks and for general intellectual support. I also had useful discussions with Prof. Marcello Lopes de Souza from Brazil and Prof. Xavier de Souza Briggs of Massachusetts Institute of Technology (USA) who pointed me to some network literature, while Dr. Malcom Tait, University of Sheffield, U.K., helped me prepare a paper for publication. I also had useful discussions with Prof. Washington Olima, Dean School of the Built Environment, University of Nairobi. I got a lot moral support from the Principal, College of Architecture and Engineering, University of
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Sections of this study have been subject to seminars, conferences and publications, including the ones described hereafter. Theoretical material from Chapter Four and case study materials on Dandora and Ivory Park (from Chapters Five and Six respectively) was published as conference proceedings at the National Conference on Housing in the Next Decade: Quo Vadis? Cape Town, 3rd to 6th October 2004, under the title: “Housing networks in different political economies: the cases of Ivory Park, Johannesburg and Dandora, Kenya”. Some material, in Chapter Three and Four, was used to develop the publication: Omenya, A. (2005) A Networks Approach to Understanding the Role of the Market and the State in Housing: the Cases of Nairobi, Kenya and Johannesburg South Africa, Discovery and Innovation, 17(3/4: 148 - 155). An earlier version of the paper was published as conference proceedings in an international conference on Housing in the 21st Century, Challenges and Commitments, in Hong Kong, 2nd - 4th February 2004. Some material from Chapter Six was used in another conference paper: Omenya, A. (2004) “Myths and realities of segregation in post-apartheid human settlements in Johannesburg”, presented at an International working-conference on Countering Urban Segregation, Amsterdam, 14th-15th October 2004. Sections of Chapter Three contributed

The research work, in progress, was awarded the ‘Housing Student of the Year Award’ (2004) by the Institute for Housing in South Africa (Gauteng Branch).
Declaration
I declare that this research thesis is my own, unaided work. It is being submitted for the Degree of Doctor of Philosophy (Architecture) in the School of Architecture and Planning, University of the Witwatersrand, Johannesburg. It has not been submitted before for any degree or examination in any other University.

10th day of October 2006
Abstract

This thesis deals with self-help housing networks in Nairobi, Kenya and Johannesburg, South Africa. It starts by discussing some of the current manifestations and challenges of self-help housing in the two contexts. It locates these against neo-liberal development paradigms in Kenya and South Africa. It reviews some of the main theories and concepts that have been applied to understand self-help housing, arguing that there are many issues that these lenses fail to explain. Amongst these are the relationships amongst actors and the ways resources are exchanged in self-help housing. The thesis discusses some of the key resources used for self-help housing in Nairobi and Johannesburg, namely: land, finance, labour, materials and technology, and infrastructure and services. It develops a case for network analysis of these resources and actors in self-help housing.

The second part of the thesis is dedicated to analysis of self-help housing networks in Nairobi and Johannesburg, based on empirical data. The three categories of networks analysed are: individual-based ego-centric networks; group-based networks of collective action; and content-of-ties-based networks of exchange. The study compares self-help housing networks in Nairobi and Johannesburg. On one hand, lack of the state intervention in Kenya has resulted in self-help housing in Nairobi being accessed almost exclusively through networks. On the other hand, state intervention in South Africa has resulted in weakening of ties within local groups and domination of state/market hierarchies in access to various self-help housing resources in Johannesburg.

The major conclusion from this study is that, in both cities, networks remain a viable third way of provision of housing, in addition to (not instead of) housing production through state/market hierarchies and decentralised models. Networks tend to overcome lack of inclusion dominant in state/market hierarchies and lack of capacity, endemic in decentralised models. In terms of analysis, the study shows that network theories are relevant to understanding the operations of actors and access to resources in low-income housing, complementing sector-based understanding, which remains dominant in analysis of low-income housing today.
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Abbreviations

ADB: African Development Bank
AFRACA: African Rural Agricultural Credit Association
AML: Association of Mortgage Lenders (South Africa)
AMREF: African Medical and Research Foundation
ANC: African National Congress (South Africa)

CBD: Central Business District
CBOs: Community Based Organisations
CBS: Central Bureau of Statistics (Kenya)
CDC: Commonwealth Development Corporation
CIA: Central Intelligence Agency
COHRE: Centre for Housing Rights and Evictions
COSATU: Central Organisations of South African Trade Unions
CSIR: Council for Scientific and Industrial Research (South Africa)
CSOs: Civil Society Organisations

DACEL: Department of Agriculture, Conservation, Environment and Land (Gauteng Province)
DAG: Development Action Group (NGO-South Africa)
DANCED: Danish Agency for the Environment and Development
DANIDA: Danish International Development Agency
DFA: Development Facilitation Act No 7 of 1995 (South Africa)
DFID: Department for International Development (UK)

EABS: East African Building Society (Kenya)
EBS: Equity Building Society (Kenya)
ESTA: Extension of Security of Tenure Act 62 of 1997 (South Africa)

FBOs: Faith Based Organisations
FFBS: Family Finance Building Society (Kenya)

GDP: Gross Domestic Product
GEAR: Growth, Employment and Redistribution (South Africa’s macro-economic policy framework)

HABRI: Housing and Building Research Institute (University of Nairobi)
HCDD: Housing and Community Development Department (Nairobi, Kenya)
HFCK: Housing Finance Corporation of Kenya
HLGC: Home Loan Guarantee Company (South Africa)
HRDU: Housing Research Development Unit (University of Nairobi)

IDP: Integrated Development Plans (South Africa)
IDT: Independent Development Trust (South Africa)
IDTFC: Independent Development Trust Finance Corporation (South Africa)
IFAD: International Fund for Agriculture and Development
IFC: International Finance Corporation
ILO: International Labour Organisation
IMF: International Monetary Fund
ITDG: Intermediate Technology Development Group

LDOs: Land Development Objectives (South Africa)
LPM: Landless People’s Movement (South Africa)
LEFTE: Less Formal Township Establishment Act, 113 of 1991 (South Africa)

KANU: Kenya African National Union
KENSUP: Kenya National Slum Upgrading Programme
KPLC: Kenya Power and Lighting Company Ltd.

MIDEV: Midrand Development Company (Johannesburg)
MIF: Mortgage Indemnity Fund (South Africa)
MINMEC: Meeting between a national minister (MIN) and Provincial Member of the Executive Council (MEC) in similar portfolios (South Africa).

NACHU: National Housing Cooperative Union (Kenya)
NARC: National Rainbow Coalition (Ruling Coalition in Kenya)
NCC: Nairobi City Council
NCCK: National Council of Churches of Kenya
NCPD: National Council for Population and Development (Kenya)
NHFC: National Housing Finance Corporation (South Africa)
NHIF: National Hospital Insurance Fund (Kenya)
NIMBY: Not In My Backyard
NISCC: Nairobi Informal Settlements Co-ordination Committee
NGO: Non-Governmental Organisation
NHC: National Housing Corporation (Kenya)
NHBRHC: National Home Builders’ Registration Council (South Africa)
NHRF: National Housing Research Foundation (South Africa)
NMC: Nairobi Municipal Community
NPO: Not For Profit Organisation
NSSF: National Social Security Fund (Kenya)
NURCHA: National Urban Reconstruction and Housing Agency (South Africa)

ODA: Overseas Development Agency

PAC: Pan Africanist Congress (Political Party, South Africa)
PHP: People’s Housing Process (South Africa)
PHPT: People’s Housing Process Trust (South Africa)

RDP: Reconstruction and Development Programme (First Post-apartheid policy framework, South Africa).
RLDP: Rapid Land Delivery Programme (Johannesburg)  
RoU: Record of Understanding (Between the banks and government to lend to the low income in South Africa)  
ROSCA: Rotating Savings and Credit Scheme  
RTPC: Rural Trade and Production Centres (Kenya)  
SANCO: South African National Civics Organisation  
S&L: Savings and Loans (Kenya)  
SDA: Seventh Day Adventists  
SDI: Slum Dwellers International  
SEED: Sustainable Energy, Environment and Development Programme (South Africa)  
SIDA: Swedish International Development Cooperation Agency  
SMMEs: Small and Medium Micro-Enterprises  
UF: Urban Foundation (South Africa)  
UNCHS-Habitat: United National Centre for Human Settlements - Habitat  
UNDP: United Nations Development Programme  
UN-Habitat: United Nations Habitat  
UNICEF: United Nations Children’s Fund  
USAID: United States Agency for International Development  
USD: United States Dollar  
WAC: Welfare Advisory Council, Nairobi  
WWF: World Wildlife Fund

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**Exchange rates:** 1 US Dollar = 6.3 Rand = 74.4 Kenya Shillings (13th September 2005)