



FACULTY OF SOCIAL SCIENCE

DEPARTMENT OF LOCAL GOVERNANCE STUDIES

**THE CAUSES AND CONSEQUENCES OF THE GROWTH OF INFORMAL
SETTLEMENTS IN WARD SIX AND SEVEN OF EPWORTH.**

BY

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**DISSERTATION SUBMITTED IN PARTIAL FULFILMENT TO THE
REQUIREMENTS OF THE BACHELOR OF SCIENCES IN LOCAL
GOVERNANCE STUDIES AT MIDLANDS STATE UNIVERSITY**

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DECLARATION

I Julianos Masimba (R131190C) do hereby declare that this research represents my work, and has not been written for me or published by others for any degree programme or publications. All the materials used in this study have been fully acknowledged and cited accordingly in the study as will be shown in the reference and appendices at the end of the research study.

.....

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Date

DEDICATION

I dedicate this project to Deaconess Tsitsi and Dr Strive Masiwa, my loving grandparents, not forgetting my friend Tanya Moyo.

ACKNOWLEDGEMENT

First and foremost I would like to thank the Almighty God, for giving me the vision, strength and courage of going an extra mile in life. I would also like to express sincere gratitude to my supervisor Mrs Rajah for the great advice and consistent guidance, patience and all the other qualities that made this study a success. I would also like to thank the whole Department of Local Government for enriching us academically with priceless information and know how in this academic field. I would also like to thank the Epworth Local Board staff for giving me the chance to undertake my third year at the institution which has been key to this research study.

LIST OF ACRONYMS

EFZ	Evangelical Fellowship in Zimbabwe
ELB	Epworth Local Board
IDP	Intergrated Development Planning
MDC	Movement for Democratic Change
MDGs	Millennium Development Goals.
MoHCW	Ministry of Health and Child Welfare
MoLGPNH	Ministry of Local Government Public Works and National Housing
MSF	Medicin San Frontier (Doctors without Border)
NGO	Non-Governmental Organization
NSSA	National Social Security Authority
SDGs	Sustainable Development Goals
STI	Sexual Transmitted Infections
UN	United Nations
UNICEF	United Nations International Children Education Fund
ZANU PF	Zimbabwe African National Union Patriotic Front
ZIMASSET	Zimbabwe Agenda for Socio-Economic Transformation

ABSTRACT

The increase in demand for housing not matching with housing delivery have been the major cause for the growth of informal settlements in most urban areas especially on the peripheries of these towns. Epworth as the only settlement which the government accepted and recognised after independence as an informal settlement have seen a drastic increase on population into the informal settlements and the study will focus on ward six and seven which have been the mainly affected wards in wards in Epworth. In 2005, the government embarked on operation Murambatsvina as way to bring orders in most urban areas by getting read of illegal structures but this brought about suffering to a number of urban population as they were left homeless. This had a negative impact on satellite town were those affected migrate to this town like Epworth as people looked for what termed to be cheap life and most came from Harare into these already existing informal settlements. Also the study is going to look into poverty as of the major driver for the growth of informal settlement in Epworth were due to high prices for land in urban areas has led to people finding their own ways of providing themselves with roof over their head. Poverty levels are very high in these two wards which confines them to absence of opportunities accompanied by high levels of malnourishment, illiteracy, hunger, lack of education and social instability and this is characterised by a chronic shortage of economic, social and political participation, relegating individuals to exclusion as social beings and these are some of the challenges which are going to be discussed this research. However it should be noted that the purported community housing initiatives have been politicised in Epworth and most urban areas and have led to the growth of informal settlement. Lands for future development by local authorities have been invaded by these termed housing cooperative which are linked to political parties and meant to push forward political agendas all in the name of empowerment through land allocations for housing but later they have turned to be form informal settlement as no services will be offered neither servicing by responsible authorities. Others which the research is going to look into are migration where people due to economic hardships have migrate into Epworth in search of cheap life where rental are low as compared to Harare. The research will also look into possible solutions to the challenges and the solution come from those which would have suggested in data collection and analyses. The role of local authorities is also going to be scrutinized as it seems that they have sleeping on duty failing to manage urban planning and have been overridden by land barons and politics of the area. The statutes that govern urban planning will also be analysed and see if they also have a role in the growth of the informal settlements. All these and more are going to be looked into in this research.

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CHAPTER I

INTRODUCTION

1.0 Introduction

The main purpose of this study is to establish the causes of informal settlement and the effects both positive and negative of these settlement to the people and the area. Epworth ward six and seven is going to be used as a case study. Included in this research proposal is an outline of how the research is going to be carried out. It gives a brief background of the study, the problem statement, research questions and objectives, justification, delimitations, research methodology, literature review and proposed chapter breakdown of the final dissertation.

1.1 Background of the study

Epworth is one of the towns that grew informally on an unplanned incremental and the population, mostly consisted of job seekers and self-employed individuals. It is estimated that the population of Epworth is around 161 900, (ZimStat 2012). Epworth, a sprawling peri-urban settlement has about 300 000 people are poor residents and more than 70% of the residents have no access to basic services like tap water and more importantly to industry as there is no visible viable sector to provide formal and industrial employment.

The area was divided into the commonly known divisions of the formal and informal settlement. The formal area only accounted for about 30% of the town's population and it had formal roads that were either tarred or well gravelled as well as well-planned council approved houses and this was done with the support of the non-governmental organizations in early 2000. However the council is in the process of formalizing the informal settlement through the process of

regularization and surveying of those areas which are in progress. The informal settlements lacked the planned infrastructural development of an urban settlement and this has been a challenge to the council. The slums and shacks were haphazardly put up with no roads but foot paths that meandered around slums of plastics, farm brick shacks or pole and mud houses with shallow wells and shallow pit latrines as well as toilets dotted around the sprawl, Blair Research Institute (1998)

There is high overcrowding as many tenants are taking advantages of open spaces in Epworth and resides themselves illegally (land invasions). There is a lot of pressure on the inadequate infrastructural services and this has resulted in an increased gap between service provision and community expectations. Against this background the local authority faces a number of challenges in administering their area of jurisdiction. Provision of services to the area have become a huge task for the local authority because planning is being carried out with people already occupied the area and they regarded themselves as the origins of the land that have the history of the area thus failing to regard and recognize the Local Authority mandate and roles.

Also due to the harsh economic conditions that the country has been facing for the past decade, crime and prostitution has been on the increase in the over-crowded areas. All such social vices have a negative bearing on the local authority's operations as most residents are unable to pay service fees offered by the local board resulting in poor service delivery.

1.2 Problem statement

The increasing population growth and urbanisation not matching with housing delivery by urban local authorities has been a contemporary issue causing the increase of urban informal settlements. Poverty have also led to their growth as majority of the people do not have disposable income to

have decent accommodation within formal settlement. These informal settlements have created a number of socio-environmental challenges to most urban local authorities and Epworth not being spared. These include outbreak of diseases such as typhoid and cholera due to uncollected garbage and lack of safe drinking reliable source of water, poorly built structures and these are some of the consequences of the informal settlements. These areas are also prone to natural disaster as the structures which are being in the informal settlement most of them are not suitable and not up to standard that they can resist such disasters. Also moral decadence can be pointed out in these settlements were prostitution and increase in criminal activities have been on an increase resulting in high HIV/AIDS prevalence rate.

1.3 Research objectives

- To establish causes of informal settlements in Epworth in the past ten years.
- To establish the problems and consequences associated with these informal settlements.
- To determine the role of the Epworth Local Board in controlling the growth of the informal settlement.
- To establish ways of improving the quality of life in the informal settlements.
- To find out the solutions to eradicate the settlements.

1.4 Research questions

- What are the major causes of informal settlements in Epworth in the past ten years?
- What challenges are brought about this informal settlement within Epworth?
- How can Epworth Local Board contain the growth of informal settlements?
- Is it the failure by the local authority to avail affordable housing lands to the locals that have led to the growth of informal settlements?

- Which among poverty, high cost of residential stands and political motives is the major cause of the growth of the informal settlements?

1.5 Justification of the study

This study is going to be an eye opener to local authorities and the government on what are the root causes of the informal settlement.

The research will also serve as a tool to the local authorities on how to curb the growth of informal settlements.

The research will expose why the failure by the government and the local authority to address people's needs that is access to decent shelter.

The research will also bring out the challenges which are being faced by the settlers and might help to alerts government and other humanitarian organisations the flight of these people to provide assistances and address them.

The research will contribute to the body of knowledge and may serve as a point of reference.

1.6 Delimitation

The study will be based on the causes of informal settlements and the consequences in Epworth ward six and seven. Epworth is located 15 km east of Harare with ward six and seven on the peripheries of the town. The study will be conducted from August 2016 to October 2016 and in this period the researcher will get ample time to do literature review, collect data from the field with a sample size of 30, analyse and interpret data and make appropriate conclusions and recommendations on the research topic.

1.7 Limitations of the Study

Time

- Time to conduct a thorough was limited because the semester only stretches for only four months and of the four months the researcher had some modules and lectures to attend to. To this the researcher made use of the weekends to work on the research.

Permission

- Time taken to be granted permission by the responsible authority was long thereby having a negative implication on the study by increasing the time frame but the researcher had applied for the permission earlier and had to make follow up to the responsible offices.

Sundries costs

- Communication and transport costs was also a log on the road to a thorough analysis of the issue under study.

Information

- not all the information was availed to the researcher since the area of stands allocation and informal settlements have political connotations and suspicions. The researcher therefore relied on secondary data.

1.8 Definition of terms

Informal settlement - It is an unplanned settlement or area where housing is not in compliance with the current planning and building regulations. Informal settlement has been defined in various ways depending on the planning and legal framework of a country where it exists. For the purposes of this discussion, informal settlements are defined as residential buildings built on “planned” and

“unplanned” areas which do not have formal planning approval. They are characterized mostly by the low quality houses and the lack of, or inadequate infrastructure and social services. Informal Settlement has been perceived both as a problem and solution to housing needs in speedily growing cities of many developing countries. (Srivinas 2005, Todaro 1994).

1.9 Summary

In this chapter the researcher introduced the topic under study with regards to the causes and consequences of the growth of informal settlements. The researcher highlighted the research objectives, research questions, limitations and delimitations. There was mention of the reasons for the increase of informal settlements and the challenges being faced in the settlements. The following chapter will emphasise on the literature of various schools of thoughts with regards to the causes and consequences of the growth of informal settlements.

CHAPTER 2

LITERATURE REVIEW

2.0 Introduction

Literature review is an account of what has been researched and published on the topic by other scholars and publishing houses. This section intends to explore on the other works by other schools of thought. The purpose of the literature review is to situate the research in the context of what is already known about the causes of informal settlements and the consequences. According to Nerderir (2010) literature review refers to the course of interpreting, scrutinizing, and assessing and summarize theoretical information related to a certain topic.

2.1 Informal settlements in Epworth

There are a number of scholars' ideas which is going to be discussed in this study. Informal settlements or slums are a prevailing mode of urban development. Gibson (2005) defined informal settlements as improvised residence made from scrap material often plywood corrugated metal and sheets of plastic. According to Glossary of Environment Statistics (1997) informal settlements refer to settlements that have developed outside the formalised system of urban development. Kibwana (2000) defined informal settlements are settlement whereby persons, or squatters assert land rights or occupy for exploitation of land which is not registered in their names, or government land or land legally owned by other individuals. UN-HABITAT (2003) also defined squatters as people who occupy land or buildings without the explicit permission of the owner.

Butcher (1986) cited that Epworth was the only informal settlement endured by the post-independence government in Zimbabwe due to the fact the a large number of settlers in the area had settled there for a longer time and claimed that they had rights to settle since they had

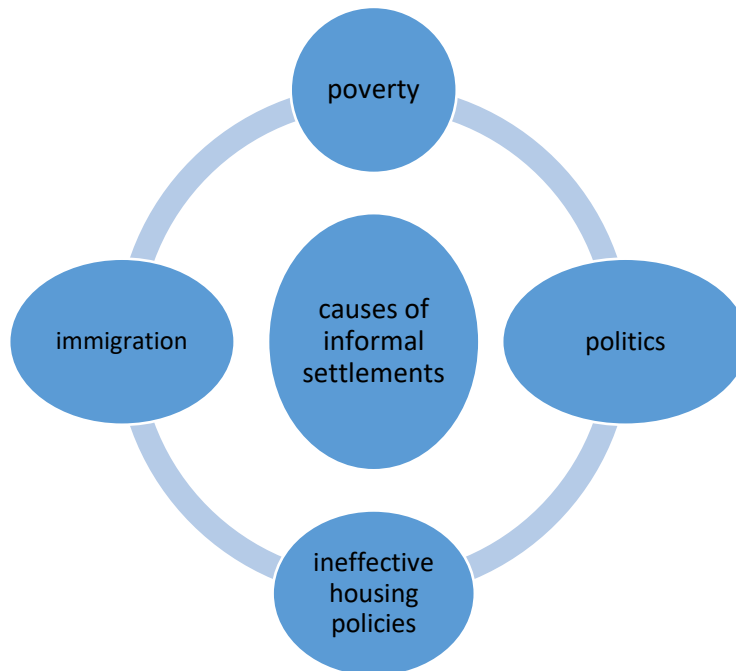
purchased the land. It is estimated that one billion of the world 3.25 billion urban dwellers live in environments classified as slums. In Epworth it is estimated that half of the population lives in informal settlements. Sigauke (2003) stated that

“Informal settlements such as those found in Epworth can act as bootstraps by which families of low and insecure income can pull themselves up. Low-income earners can build low cost houses from poles, mud and thatch and use fuel wood from forests in the neighbourhood. They are then forced to make a living in the manner they know well such as harvesting natural resources they can sell and or cultivate the land.”

It is the role of the local authority to provide affordable housing to all citizen through the housing department either through partnerships and other initiative and the local authority of Epworth have been failing due to financial constraints. Esrey (1998) noted that the growing population pose a challenge to service delivery and informal settlers have to cope with non-existing planning policies. Researcher dealing with informal settlements have come up with different categories of driving forces which they find relevant. Sietchiping (2005) categorised driving forces of the growth of the settlements as economic, physical and socio-cultural which include transport network, existing informal settlements, availability of the informal economic base as source of income and cultural and ethnic groups. Below is a diagram summarising the factors according to this researcher.

2.2 Causes of Informal Settlements

Fig 2. 1 Causes of Informal Settlement



Source: Summarised from literature.

2.2.1 Poverty

Poverty in informal settlements is much more than a simple lack of income or unemployment. It is primarily extended by the waning of health and nutritional rates, overcrowded housing, increased school dropout levels and increased stress upon physical and social environments of low-income urban residents. It is in this context that a distinct macroeconomic model of poverty is inadequate while there is a genuine need to consider social safety nets aligned to the needs for the urban poor (Baumann et al. 2004). According to the Kamete, (2006), poverty is one of the primary causes of informal settlements in most nations. According to UN (2003) poverty is absence of opportunities accompanied by high levels of malnourishment, illiteracy, hunger, lack of education and social instability and this is characterised by a chronic shortage of economic,

social and political participation, relegating individuals to exclusion as social beings. It can be noted that in Zimbabwe according to Tibaijuka A.K (2006) there was mass retrenchment of worker as most industries were crippled by the rising inflation and less production being done. Muderere (2005) “in the post 2000 era majority of the urban residents were retrenched from formal employment as industries scaled down in response to difficulties in the operating environment.” The result was mass unemployment and increase in poverty levels. He further noted that the government even now has failed to provide safety nets to sustain large numbers of households affected by the Murambatsvina operation including those living below the poverty datum line. The council have come up with different initiatives to provide housing but the ones being made available in most cases will be beyond the reach of the majority. The poor also faces difficulties in accessing housing finance from monetary institutions where their systems of operations marginalize the poor in accessing financial resources and don’t have confidence and trust in people working in the informal sector.

According to Sigauke N (2003) most of the people who stay in Epworth work in the informal sectors and most of them are self-employed making them leave in poverty as their incomes are below the poverty datum line. In essence the government through NSSA has no clear policy to deal with people of low or no income. According to Brocklehurst, C. et al (2013), when the baseline study was carried out in Epworth in 2002, of those employed around thirty seven percent were working as labourer in the formal sector, and sixty three percent in the informal sector. Hurskainen P (2004) noted that majority of the people in the informal settlements depend on informal activities to earn a living because job opportunities are few and most of the jobs requires education which most of them require education which most of the residents do not have. The situation have worsened since 2002 as economic hardships continued to worsen from then up till

now. A graph below shows levels of poverty in the seven Epworth wards. Poverty and unemployment causes human tragedies and this has forced people into prostitution, criminal activities and substance abuse.

2.2.2 Immigration

With government easing movement of people after independence, it resulted in the influx of rural to urban migration and some families who could not afford accommodation renting fees in Harare found their way to Epworth causing an increase in population of the area to around twenty-eighty thousand (Butcher 1986). According to Sigauke N (2003) the rising living costs in and around Harare have forced some people to migrate and settle in the informal settlements. As livelihood opportunities continue to fall, compounded by the rising cost of living, people have retreated into slums famed for cheap life. Most of the people who migrate to these informal settlements will be mostly those who will be renting (lodging) and most of them see going to settle in these informal will be less cost than rents they will be paying to landlords. Stevens and Mugova (2006) noted that since 1980 the settlement has continued to grow as people from both rural areas and high density suburbs of Harare arrived in search of a cheaper place to live. Zveushe, M_(2011) also noted that in the Second Chimurenga from early 1970s to 1980 there was immigration of war refugees fleeing the war in the countryside and that is when informal settlements started to develop however this research will mainly focus in the past ten years. Because of immigration most cities have found it difficult to access land and this has become an impediment to the improvement of housing delivery and improvement of urban living conditions, Payne (1999).

2.2.3 Ineffective housing policies

A combination of both the central government and the local government have come up with policies to improve housing delivery and order respectively, MLPNH (2009). However this has

proved to be not effective as seen by the continued growth of informal settlements. Moyo, W (2014) noted that trends in the housing policy since 1980 have marginalised low income earners housing needs. Housing delivery have fallen far behind the demand for housing. Garikai/Hlalani Khuhle housing policy whose target were those who had affected by another policy only benefited the few. According to Tibaijuka (2005), Operation Murambatsvina was designed to eradicate illegal housing which directly affected a number of poor urban residents. A number of people who once rented at other landlord properties were left stranded after the demolitions of illegal unplanned structures in 2005 by Operation Murambatsvina and they only resorted settle and increase the informal settlements. Recently the local authority have entered into partnership agreements with the private land developers to service land and provide the needed planning and structures before settling people. According to Epworth Profile (2015) this was going to reduce the housing backlog which is estimates that the housing waiting list for the council is around twenty thousand. However from the way things look, the price tag for these services land is mostly beyond the reach of many even though there are flexible payment plans and this leave majority with no houses resort to go and settle in informal settlements there increasing the informal settlers population in Epworth.

2.2.4 Politics

From the literature being reviewed land and regime type whether democracy or authoritative has become distributive politics and clientilism in the housing sector of urban low income groups in the past years, Mutsindikwa el at (2015). Second Chimurenga from early 1970s to 1980 there was immigration of war refugees fleeing the war in the countryside and that is when informal settlements started to develop however this research will mainly focus in the past ten years, Epworth Profile (2012). Politics is who gets what he wants, when and how, Lasswell (1936).

Towards the 2008 and 2013 election, individuals who were campaigning on the Zanu Pf tickets influenced the invasion of open council land distributing housing stands all in the name of empowering the black people and low income earners. In this case there was distributive politics which is linked to the theory of democratic accountability as alluded by Golden and Min (2013). There will be involvement by politicians taxes, and transfer, and particularly the decisions of allocations of government goods and services lies at the heart of politics. Muderere (2010) noted that the urban poor have been mired in patronage politics, which distributes access to residential stands along partisan lines. These stands turned to be informal settlements as people were settled on poorly and not serviced land with no properly planned infrastructure. The haphazard parcelling out of land is a clear campaign strategy however this has caused conflation of state and local board land. Kadirire, (2016) noted that the haphazardly parceling out of land is a clear campaign strategy but however it has caused conflation of state and city lands. The area of study ward six and seven up to today have no clean sources of water, no proper road networks and muddy unplanned built houses.

These informal settlements have also led to the chasing away of potential investors and jeopardising local board plans. Land reserved for future development have most of it been invaded as people put on structures, Muderere (2010). According to Mhlanga (2015) an Olympic Africa project of constructing a state of the art sports centre was left in the hanging as the land which had been reserved for it was invaded by those affiliated to the MDC as a way of countering their counter parts that is Zanu PF who had also invaded another open place adjacent to it. Not only the case above but there are a number of land which have been reserved for school, social amenities and urban expansion have also been invaded in the same manner.

2.2.5 Regulatory framework

Regulatory framework set the parameter for development in general especially for the local authorities' areas of jurisdiction, Pro-poor system should enable poor households in informal settlements to have sustainable access to basic services and sanitation, Abebe, F.K (2011). Policy makers should take into consideration the range of technological options in particular attention to low cost option, maintenance and management implications. Regulatory hindrances to entry involvement by other infrastructure development providers should also be removed to enable to respond to the need of informal settlers. The urban poor are unable to achieve sustainable livelihoods largely because of the regulatory frameworks and policies that limit them from access to land and opportunities and engaging in activities needed for a living. High costs for the processes and procedures commonly are a further impediment as are the interpretation and application of laws and regulations by the parties involved in providing land and the services. The current laws in Zimbabwe has also failed to respond to changing human need as they are over the past years rigid and inflexible Chirisa and Munzwa (2008). The current legislation stifles growth in the housing sector and this have seen the increase of people on waiting lists of most local authorities and growth of informal and unplanned settlements. Muderere (2010) argued that the ZIRUP is on record for criticising the planning legislation recommending a review of planning laws and other legal instruments, noting the current regime hampers growth in housing, where the backlog was estimated to be five hundred thousand in Harare alone. According to this statement it is therefore clear that this has a direct negative influence on Epworth as it is one of the surrounding area for Harare and people will migrate in search for cheaper housing and were there will be less enforcement of the legislation.

2.3 Challenges faced in the Informal Settlements.

There are a number of challenges faced in these informal settlement. Informal settlements are characterized by inadequate infrastructure, poor access to basic services, unsuitable environments, uncontrolled and unhealthy population densities, inadequate dwellings, poor access to health and education facilities and lack of effective administration by the local authority as the area is regarded as informal and they are illegal settlers. Brocklehurst, C. et al (2013) noted that the majority of residents use unventilated pit latrines, and those were often dug new well, contaminating water some thereby posing health hazard. The situation worsen during the winter season when most of this wells go dry.

2.3.1 Lack of Basic Services

Most of the informal settlements are rarely connected to the main supplies of clean source of water and neither are they supported by the local authorities. Mukonoweshure (2014) noted that while the sanitation in the informal settlements was already bad prior to Murambatsvina, the degree and extent became worse thereafter, as the affected population increased as those affected by it in Harare mostly moved to Epworth. The increase in household sizes associated with the operation where people affected moved to the informal settlements placed extreme strain on the little available clean source of water like boreholes and also an increase in garbage associated with poor disposal posing a health hazard. Manase and Fawcett (2010) noted that informal settlements are characterized by high population densities, inadequate water supplies, poor housing, poor sewerage and drainage with residents normally relying on unimproved pit latrines for human waste disposal. According to MoHCW (2012), the increase in population in the old informal settlements and newly formed suggests that informal settlements will be transmission epicentre of diarrheal diseases outbreaks. This can be evidenced from the 2008 cholera and typhoid outbreak in most

urban areas where poor sanitation, contaminated, waste disposal mechanisms and crowded water supply and drainage were the main causes.

2.3.2 Water and Sanitation

Local Board did not recognise the informal settlements meaning that no services were given to these areas though it is the duty of the Local Authority to provide residents with water and sanitation supplies in line with health requirements according to Public Health Act 15:9. Most residents in this informal settlements depends on unprotected well which most of them are dug in the back yard which have high risk of contamination. Mulega`s study of Farmagrida informal settlements in Gutu, found that eighty percent of respondents source of water were unprotected sources contaminated with pollutants from refuse pits. Mukonoweshuro (2014), technical departments within government and local authorities feared that allowing informal settlers access to piped water, sanitation, refuse collection and drainage would recognise and consolidate the hold that the informal settlers have on the land and make their eviction difficult. Manase and Fawcett (2010) noted that the challenge of the national government, local authorities and other organisations to mobilise financial resources to service poor urban areas, as well as poor cost recovery, have been identified as reasons for inadequate sanitation in informal settlements.

2.3.3 Health services

For services such as health, they largely depend on the donor community such MSF which is providing health services and others such as EFZ which have drilled borehole for these illegal settler to have access to clean save drinking water. However it can be noted that there operation in most cases are jeopardised by the law of this country which most of the times limits them to fully provide humanitarian aid to these settlers as the government regards them as agents of regime changes. According to Stewart (1995), the bureaucratic process stated in Private Voluntary

Organisation Act (Chapter 17:05) have made it difficult for NGO to respond to humanitarian crisis and these have led to the deaths of many people which most of the times would be preventable. An NGO, MSF in collaboration with the Local Board constructed a clinic so as relief pressure from the one council clinic and one Methodist Mission clinic which was as a result of increase in population coming from the ever increasing informal settlements.

2.3.4 Investment attraction

These informal settlements have also led to the chasing away of potential investors and jeopardising local board plans. Land reserved for future development have most of it been invaded as settlers build unplanned structures. Mhlanga E (2015) noted that in 2015 an Olympic Africa project of constructing a state of the art sports centre way left in the hanging as the land which had been reserved for it was invaded by those affiliated to the MDC as a way of countering their counter parts that is Zanu PF who had also invaded another open place adjacent to it. Not only the case above but there are a number of land which have been reserved for school, social amenities and urban expansion have also been invaded in the same manner. Chirisa (2011) noted that Epworth had over 18 000 illegal settlers, some of them sitting on school sites, hospital sites and other areas earmarked for various capital developments projects. This has hampered any development in the area as most of projects have been stopped as the land meant for capital project would have been settled by informal settlers.

2.3.5 Pollution.

Expansion of the informal settlements in ward six and seven have also been the major causes of pollution of water sources. According to Cole (1995), loss of vegetation around water sources reduces water flow while discharge of liquid and solid waste causes water pollution. ELB does not provide service such as refuse collection to these settlements and this have led to disposal of waste

on open areas and water bodies. Streams which goes across these settlements have also disappeared as people are slowly encroaching into the stream constructing “houses” close to the stream.

2.3.6 Vulnerable to natural disasters.

Informal settlements are known to be at greater risk from the effects of disasters, Small (2007). Both man-made and natural disaster such as draught, floods and diseases outbreak have hit hard on this informal settlements. In Epworth ward six and seven majority of informal areas are built on in appropriate sites such as river banks and wetlands and close to dump sites. These leaves these areas prone to disaster such as flooding which have led to outbreak of water borne diseases and distraction of the poorly built structures.

2.3.7 Insecure tenure

Tenure security is one of the essential elements of the right to housing. It is vital in achieving sustainable human settlements that provides for adequate accommodation, livelihoods and infrastructure. Since human activities are attached to land, tenure options (e.g. ownership, use and lease) need to be protected. Tenure comes in various forms which include ownership, tenancy, cooperative housing, authorised free occupation and squatting. According to McCallin et al (2014), regardless of type, settlers should possess a degree of security that protects them against forced eviction, harassment or other threats. With this regard the Epworth local board did head count of all the informal settlements and issues them with cards which they used as form of security and temporary proof of ownership. However recently according to the council minutes (2015) resolved to formalise the informal settlements by upgrading but according to the program have led to eviction of some families

2.3.8 Substandard housing and poor infrastructure.

In informal settlements there are housing structures ranging from semi-permanent to temporary makeshift houses. The houses are made from either poles and dagga units or structures constructed with green bricks which are sub-standard and vulnerable to disasters such as floods. Epworth Profile (2012) notes that residents in ward six and seven use temporary services such as pit latrines, wells and narrow paths. Due to lack of Local Board involvement in the informal settlements there has been sprouting of illegal schools which most of them do not meet the Ministry of Education stipulated standards, Zimbabwe Poverty Atlas (2015). The massive unplanned development of infrastructure in the near future are likely to impaired development of infrastructure such as roads, social amenities and others as some may resist relocation due to their structures.

2.3.9 HIV/AIDS within the settlements

While informal settlements have become permanent features of the urban landscapes in most urban areas, informal settlements have faced socio-economic challenges such as the epidemic of HIV/AIDS and STIs. About 16,2% of residents of informal settlements suffer from the disease Ambert and Thomas, (2006). The frequency of this endemic is certainly strong in informal settlements because of the mobility of the urban people which often results in ‘more opportunities for sexual networking and elevated partner-change rates’ Ambert, (2006). There is also a connection between HIV/AIDS infection and urban development. Tackling the epidemic solely based on people behaviour and an attitude often ‘limits the realm of possible interventions’ Ambert *et al.* (2007). Residents of informal settlements lack access to land and basic services which in turn exposes them to opportunistic diseases. ‘Fragmented and sprawling cities are spaces where infected and affected persons face uneven to the healthcare system’ Ambet (2006).

2.3.10 High population density

According to ZimStat (2012) Epworth population is estimated to be at 167 000 and it is estimated that half of the population is in informal settlements. The stands size are very small with a two or three roomed unplanned house which are too close to each other. Epworth Profiling Report (2012) estimated that around 70 percent of the Epworth population live in the informal conditions. This makes it difficult to provide services where construction of infrastructure like sewer, drainage and road to the area as there are narrow lanes. McCallin et al (2014) noted that most of the informal settlements have few square metres per family member than those set out in the Sphere standards indicators for housing construction. The high population density is contributed by a number of factors. Our cultural customs where there are extended families have made it to find a household having more than five individuals or more.

2.4 Role of the planning and responsible authorities in controlling the growth of the informal settlement.

Epworth Local Board was formed by the government to manage the once Methodist mission area and it is the only informal settlement to be tolerated by the central government after independence. It is the role of the local authorities to provide affordable housing to all citizens but due to a number of reasons local authorities have been failing. Also it is empowered by different legislations which are there to make their area manageable.

2.4.1 Regional Town and Country Planning Act and Urban Councils Act

The acts give local authorities the responsibility for crafting and formulating policies to guide and direct planning and infrastructure development on the land under its jurisdiction. As councils they have master plans and reserves some land for future development and it is their duty to safeguard the land. However it seems like the local authorities have been reluctant when most of the open

areas were invaded by informal settlers, Mhlanga (2015). Poor land regularization and policies often encourage further formulation and growth of informal settlements of the peripheries of most cities. A number of councils have not serviced land for residential stands over a period of time citing economic hardships, leaving the door open for the mushrooming of illegal settlement the reason being of the growing housing backlog, Chirisa, C *et al* (2011). The houses built in these areas are not approved by councils and there has been lack of services being provided and councils in this case have the powers to destroy the structures in this case. The act provide for the planning of the local area with the objective of conserving and improving the environment and in specific promoting health, safety, amenity, order and general welfare. It is also to provide for the control over development.

2.4.2 Regularising and upgrading settlements

Regularisation and upgrading of informal settlements involve a comprehensive intervention. Regularisation exercise for it to be effective it must be integrated in the socio- economic context where in this case it can be poverty reduction strategies like attaining SDGs. According to the UN-Habitat (2010) the problems of informal settlements and urban slums should be viewed within the broader context of the general failure of welfare oriented and market based low income housing policies and strategies in many countries. Currently the settlers are in the process to negotiate for *in situ* regularising were the settlers have to pay for the servicing of the stands to the council. An Economic Commission for Europe Report (2008) stated that *in situ* upgrading is considered a more preferable solution in contrast to resettlements were more land is needed. A more comprehensive approach which gave emphasis on participation and partnership and also on sustainable development and the need for interventions with environment, social and economic measures were to be adopted in the formalisation of the informal settlements.

The council engaged the citizens in these settlements to come up with solutions where the council was going to identify land surveyors and the community was going to finance the program having all payments done through the council offices. According to the Economic Commission for Europe Report (2008), comprehensive and sustainable solution to informal settlements must understand different local contexts and ways to mobilize the resources at a local level. It can also be noted that the choice of an approach to formalise informal settlements depend on the political will of the responsible local authority, the residents and also on the size and location of the settlement. The regularisation and upgrading informal settlements accentuates the importance of intervention at three different level that is the people living in the informal settlements, the responsible authority of the area and in this case Epworth Local Board and lastly the government through both ministry of Lands, Agriculture and Livestock Production and Local Government, Public Works and National Housing.

McCallin et al (2014) noted that at community level interactions with local authorities, planner, community organisation and individuals help in identifying and solving the immediate problems for the settlers in order to come up with definite solutions. However it can be noted that in the process of integration conflicts are inevitable between local authority, surveyors and local residents as the process is cumbersome and there may be those trying to gain political mileage through the process. There has been cases of running battles between the council and the settlers over the process where some residents alleged that the process was only going to benefit the pro-ruling party supporters and the council was being used to remove those who support the opposition party from the settlement. This led to influencing of some not to take part in the regularization process thereby slowing the development process at this is an in situ regularisation process.

2.4.3 Reallocation and resettlement

This can be a possible solution to informal settlements problems that can be implemented by the ELB. Mostly resettlement needs to target the poor settlers and vulnerable groups. However UN-Habitat (2003) noted that this is an exercise which required more financial resources to roll out and its implementation is limited. In countries with strong relation between government and the private sector resettlements and reallocation is seen as more appropriate within the field of urban renewal and regeneration in urban areas with problems of informal settlers, Economic Commission for Europe Report (2008). Epworth haven't taken this into option to re-organise the informal settlements as the council has no land to resettle them and also the resources to service it before relocating them. The local administrative and political system are rarely able to develop appropriate concepts and strategies. It can be noted that in countries like Zimbabwe, there is no model for social housing to support the vulnerable groups and the poor to access decent housing into existing local setting.

2.4.4 Housing Policies

It is the role of local authorities in conjunction with central government and other stakeholders can come together to provide housing. The importance of social policies and programs that provide equal access to affordable housing for informal residents, while widely recognised, is in many cases beyond the financial and institutional capacity of the government and local authorities, Abebe, F.K (2011). In recent years the government has come up with Operation Garikai/Hlalani khuhle to provide housing to those who had mainly affected by the clean-up campaign and the low income earners. This policy did benefited a number of victims and low income earner though it is argued that it was rolled out and benefited those who were pro-ruling party, Muderere (2010). In this case the council mostly provide lands and servicing of the land to have infrastructure such as

road and sewer systems while other stakeholders provide financial, labour and material resources. Epworth local board has also established a new area for settlements called Glenwood which targeted low income earners to benefit from the projects. A number of the local people benefited from this as the area has a high density suburb status and most of the services were put in place before people started occupying the stands.

Policies to help the informal settlers especially socially vulnerable groups are important in the integration in the community, but in some cases like Epworth a solution to poverty and deprivation of the informal settlements is constrained by the emerging circles of poverty in the urban economy. Local authorities have limited capacity, continued declining weak revenue bases and increased dependence on central government loans and grants. Section 301 (3) of the Constitution states that not less than five percent of the national revenues raised in any financial year must be allocated to the provinces and local authorities as their share in that year. However this hasn't been forthcoming as the government has not been able to raise revenue due to economic hardships being faced leading to revenue decline.

For now local authorities are faced with growing responsibilities and tasks which include planning and land management, development control and increase in demand for services. Economic Commission for Europe Report (2008) highlighted that local governments are faced with growing responsibilities and tasks, which include planning and land management, control and development and increased demand for services. Economic growth has been given more priority over social issues as there is strong belief in market efficiency and a trickle-down effect which hasn't been the case as the poor remain poor and the rich getting richer. Housing policies are limited to specific areas and target poor people, the private housing market lacks affordability. Effective functioning of housing sector policies is curtailed by its targeting strategies as it concentrates people who have

limited ability to raise the finances required and ability to pay back housing costs. There is need for housing challenges solution driven by social responsibility, public-private partnership and conducive supportive legal framework need to be established.

2.5 Informal settlements in Zanzibar.

Despite have a history of physical planning, the country has been experiencing problems associated with the formation and growth of informal settlements. According to Scholz (2006) over seventy percent of urban residents stay in informal settlements. Increase in the urban population combined by the limited capacity of the government to meet the demands for housing and residential stands has led to growing of the informal settlements. One of the root cause is urbanisation and this has led to the growth of informal settlements on the peripheral of Zanzibar city. Srivina (2005) highlighted that informal settlements are characterised by the low quality houses and inadequate or lack of social services and infrastructure. Todaro (1994) noted that informal settlements has been perceived as a problem and solution to housing needs in growing towns and cities of many developing countries. Growth of this informal settlements has been associated with a number of social, land and environmental related problems.

2.5.1 Historical background

After independence there were drastic changes on the socio-economic and political scenery which included the nationalisation of the land of the country. Lanchester (1993) noted that the new government adopted a socialist path and embarked on a number of developments which included what turned out to be an ambitious housing policy which had an aim of providing decent houses to the general population. According to Sulaiman (2006), the government assumed the role of providing housing to it citizens, who were once before living in poor houses. However Yahya (1982) noted that in the era, urbanisation process was rising as people from different parts of the

country came into the city to look for greener pastures and to enjoy the results of the Revolution of 1964. This led to the housing provision by the government not coping with increase of people and the real needs and people started to build and put their own shelters on open spaces. Sulaiman (2006) noted that the ruling party and other local leaders played a leading role in providing the unplanned and not serviced land residential plots to the people without shelter without the government approval. In this case the leaders were creating and nurturing informal settlements on a high scale and the number increased rapidly of the number in need of houses.

Amid this period, Magomeni and Sogea were established on the south of the city and absorbed large numbers of urban dweller hoping that it will reduce pressure on the housing demand thereby reducing the rate of informal settlement growth but according to Yahya (1982), the strategy turned out not to be the solution as informal settlement sprawled in almost every corner of the city at a unprecedented speed and no mechanisms to control were exercised. However the government turned a blind eye to the growing informal settlement as it believed the new housing policy was going to curb the slums. Sulaiman (2006) noted that by 1982 around 5300 units of new houses were built in various towns. However the policy was hampered by the shortage of funds and the scheme stopped completely in early 1980s and the government started to encourage the involvement of the private sector to deliver housing. In the late 1980s there were socio-economic reforms which ushered in neo-classical economic policies including trade liberalisation, devaluation, privatisation and removal of government subsidies and downsizing the public sector, Davis (2004). The period witnessed growth and expansion of informal settlements. A number of settlements were “established” were squatting had taken place in an unprecedented manner. The era witnessed high degree of tolerance to the informal settlement, as the government had the view that the economic gains brought about by the market liberalisation was going to trickle down to

the underprivileged and the market forces would solve all problems including housing shortages but this wasn't the case.

The period between late 1980s up to now the government in conjunction with local authorities in Zanzibar came up with a number of projects and policies to improve the lives of the people living in the informal settlement. According to Cole (1993), plans like National Land Use Plan, Zanzibar Sustainable Project, Sustainable Management of Land and Environment Project, National Housing Policy and other projects were introduced with the view of improving the lives and upgrading the informal settlements. All in all the aim of these policies were to reduce poverty, rural to urban migration, making housing affordable to the poor and improved service delivery to the settlements.

2.6 Causes of informal settlement in Zanzibar

2.6.1 Urbanisation

Alongside the high growth rate of urban population, urbanisation process has led to the rapid growth of Zanzibar town and there it is one of the most significant demographic occurrences experienced between 1980s and 1990s. Sulaiman (2006) noted that population in the urban area grew from 20% in 1984 to 32% in 1988 then by 2002 the population had grown by 40%. The responsible authority of the area was overwhelmed by the regularly expanding numbers of urban dwellers who were in need of residential stands and shelter.

2.6.2 Socio-Cultural Factor

According to Azzan et al (2005) there are many urban settlers who feel very comfortable living in informal settlements and perceive it as only place where they enjoy "swahili life" which entails sharing and togetherness amongst neighbours. The settlers consider planned and serviced areas to

be places of people of higher income. In these informal settlements the security of tenure is generally not considered to be important as no one can claim ownership of the house. Abebe, F.K (2011) noted that these areas where the so called rich people have been dubbed “masikini hajengi” which means the poor cannot afford to build houses. Surveys on informal settlements shows that security of tenure is not considered to be an issue, as one if one build a house no one can claim ownership and there is almost no likelihood of forcefully removed from the area.

2.6.3 Poverty

In these informal settlements there is an average annual capita income of less than US\$200 and by this, the majority of the population can be classified as extremely poor. The total budget of constructing a planned house on planned areas cost around \$4 000 to \$5 000 and according to Abebe F.K (2011), it is beyond the reach of the majority residents. Settlers have resorted to construct houses using mud, green bricks and thatching and gradually over time there are replaced by cement bricks and corrugated iron sheets. Hurskainen P (2004) noted that majority of the people in the informal settlements depend on informal activities to earn a living because job opportunities are few and most of the jobs requires education which most of them require education which most of the residents do not have. Thus a circle is generated whereby poverty leads to informal settlements and informal settlements breed poverty.

2.6.4 Land related problems

According to Scholz (2015) the planning and land tenure system in Zanzibar is marked by several shifts that have caused confusion in the institutional and legal framework leading to confusion in management and to uncontrolled urban growth. There are a number of issues related to land poor management which have a direct link to the growth of informal settlements.

Insufficient formal land distribution – the responsible authorities in Zanzibar cities have been failing to provide adequate residential stands to the ever increasing growth of the urban population. Sulaiman (2006) noted that there has been an increase of the housing waiting list of the major cities in Zanzibar while provision of residential stands remained staggeringly inadequate. Azzan et al (2005) cited that there is perception that the urban dwellers have virtually no possibility of getting residential stands from the responsible authorities. The residents have resorted to settle in informal settlements.

Inadequate resources – both the central government and local governments have been experiencing financial resources shortage to relocate some settlers or carry out in situ development of the areas so that they have access to basic services. Abebe F.K (2011) concurred with this and noted that land authorities have limited technical capacity in terms of surveyors and qualified urban planners against an informal land market that is in force leading to the rise of spontaneous developments. Sulaiman (2006) noted that the local authorities and the government

Development control mechanisms – by and large, there has been poor and hazy definition regarding the role of institutions in urban planning and development. There is an overlapping of institutional roles and duties responsible authorities claim some areas do not fall under their jurisdiction and also some see as the responsibility of the government to control and upgrade the settlements. According to Ameyibor et al (2003), the situation has led to difficulties in establishing and enforcing development control mechanisms particularly areas that are not under Zanzibar city jurisdiction. The current development control duties are split under different institutions which most of them are not well coordinated, Azzan et al (2005). Therefore there is confusion in the land development control mechanisms and this has resulted in the establishment and growth of informal settlements as the institutions distance themselves from the responsibilities.

2.7 Empirical evidence

2.7.1 Effects of the informal settlements in Tanzania

The spreading of poorly controlled settlement developments has led to a number of problems related to the environment and health. According to Cole (1995), informal settlement development has caused uneconomical use of land, causing physical disorder and encroachment of settlements into productive land and causing environmental degradation and pollution risks. Furthermore it is now difficult for the government to provide social and economic services to these areas as there is now lack of space and the area is now not accessible due to unplanned developments.

Pollution – lack of proper waste management in the Zanzibar city is one of the fundamental problems faced by residents in the formal settlements and it is even worse for those in informal settlements areas. Environmental and health problems have emanated from the poor solid and liquid waste management. Ziblim, A (2013) noted that informal settlement have no established refuse collection and liquid waste disposal points and this have resulted in pile of garbage scattered around in those informal settlements. Ameyibor et al (2003) noted that a few choose to bury or burn their wastes but the majority just dump on open areas posing health hazard and outbreak of diseases is mostly inevitable. With the growth of the informal settlements ground water sources have been polluted and the majority of them are local on the periphery of Zanzibar city. Cole (1995) noted that loss of the vegetation around water sources reduced water flow while poor disposal of solid and liquid waste have caused water pollution. From this there have been frequent outbreak of diseases like dysentery, cholera due to drinking water contamination and their outbreak is high during the rainy season.

Flooding – the unplanned construction of structures has blocked a number natural water ways leading to frequent flooding in these settlements. Properties and houses have been washed away by floods forcing the settlers to vacate the area during the rainy seasons. According to Sulaiman (2006) high housing density, which most of the informal settlements are characterised by, makes natural seepage of storm water more difficult due to a high share of sealed land. Ameyibor et al (2003) noted that the flooding have causes overflow of pit latrines and septic tanks and have led to contamination of water bodies, posing a health risks leading to outbreak of water borne diseases. Big puddles have been created as a result of non-existence of drainage system and they have become breeding grounds for flies and mosquitos which causes malaria.

Accessibility – residents in informal settlement faces challenges of accessibility as there are no lay out plans and regulatory machinery. Residents in informal settlement tend to build to all the residential stand size living with no space for movement. It has become impossible to provide roads as there isn't space for this.no areas are left open to develop capital projects like hospitals, schools and other social amenities services. Residents have to walk long distances to get services such as school, transport and health facilities as the informal settlements areas are very restricted.

Invasion of productive land – as Zanzibar is an agro-economic based 75% of the population depend on it for their livelihoods. Cole (1995) noted that the rapid expansion of informal human settlements has led to conversion of productive agriculture into settlements. Since 1975 Zanzibar city have expanded around 21 hectares into productive agricultural land and informal settlements have the high percentage. Sulaiman (2006) noted that there have been complaints and notices from the Agricultural ministry that the land is consistently decreasing as a result of informal settlements expansion. The invasion rate is on the increase as more and more people continue to migrate to urban areas in search of better life. Cole (1995) concluded that the continued invasion

have led to decrease of crop production and robbed livelihoods for the families that depend on agriculture.

2.8 Gaps in the literature

2.8.1 Urban Councils Act and Regional, Town and Country Planning Act.

Urban Council Act and Regional, Town and Country Planning Act favoured the working class and not considerate to poor class. They have brought about zoning in urban area and those who does not fit in the three urban zones which are low density, middle density and high density end up forming informal settlements.

2.8.2 Local authorities' reluctance as the cause of the growth of informal settlements.

Local authorities are also to blame for the growth of informal settlement but there isn't much discussed from the literature reviewed in this chapter. There hasn't been much research on why the councils have been reluctant in dealing with informal settlements. It can noted from different scholars that most responsible authorities are reactivates to the growth of the settlement rather that pro-active. Local authorities through various legislation are responsible authorities and in this case they are the ones who should be taking a lead in managing their areas of jurisdiction. Also the state in section 28 of the constitution, has an obligation to provide shelter to its citizen and has failed in this regard and in respect to this, less has been said in the literature reviewed on why the government has been failing to fulfil this constitution obligation. Researchers in this field didn't look at local authorities' reluctance as the cause of the growth of informal settlements.

Local authorities haven't been able to provide housing to the general populace and this have given homes seekers the leeway to provide themselves with housing solution leading to them settling in open spaces thereby forming informal settlements, Manyenyeni (2016). According to UNCHS

(2001) it is estimated that 1.3 billion people globally live in inadequate housing. Epworth Profile (2012) noted that it is estimated that around 120 000 people are on Epworth Local Board waiting list. By this figure it can be argued that local authorities are also to blame as they have not been developing settlements to cater for the growing urban population. According to this has led to the coming in of Land barons and dubious land barons who have taken this loophole to fleece home seekers and also see of council and state land for vote buying in the political field.

Also little resources have been allocated by most local authorities towards capital projects like housing provision with most of council revenue going toward recurrent expenditures. Most councils IDP focuses more on improving service provision to formal settlement not considering housing provision in response to urban population growth. Local authorities mostly have depended on non-governmental organisation and private sector for the servicing of housing land. The World Bank have funded sites and services scheme in Harare, and Rakodi (2002) acknowledges that plots were allocated on a low cost basis to households in the target income groups but this only benefited a few. Epworth Profile (2012) noted that the last upgrading of part of Ward 7 was funded by World Vision around the year 200 and up to now no such program has been initiated by the local authority.

2.9 Summary

The chapter tried to define and explain the causes and problems faced by the growth of the informal settlements in Zimbabwe and the literature was mainly focused on Epworth. Mostly from the evidence in the literature, the formation of these settlements is as a result of a number of factors that include immigration, poverty, politics and ineffective housing policies. Different authors have agreed that urban settlements lacks basic infrastructure like water provision, waste collection and others. The increasing population growth and unsustainable housing policies mean that urban population growth have been absorbed in the informal settlements and these have led to a number

of problems. As the population increases in Zanzibar city, the urban areas housing needs continue to increase forcing more land for agriculture to be converted into human settlements. The government need to come up policies that can address the growth of informal settlements and also strategies of reducing issue like poverty as they ae the major drivers for their growth. These policies should be backed up by pro-rural development policies to curb rural to migration like decentralisation of goods and services. These can be a glimmer of hope for the deceleration of rural to urban influx and thereby slow growth of the urban informal settlements. The state of affairs in the informal settlements according to different scholars requires change on both approaches and attitudes for the responsible authorities. From the views of different scholars it is clear that the bourgeoning of these informal settlements is a demonstration of widespread of poverty. It can be noted that intervention policies and strategies to reduce growth of the settlements needs to be accompanied by poverty reduction strategies as they are interlinked. The next chapter is going to be a discussion of the methodology about this research.

CHAPTER III

RESEARCH METHODOLOGY

3.0 Introduction

In the previous chapter the researcher looked at literature review aspects concerning the causes and consequences of the informal settlements and the role of the responsible authorities in controlling the growth of informal settlements. This chapter is concerned with the methods the researcher used to find and collect data for the study that could also provide solutions to the problem statement. The methods, population, sampling procedures and instruments used to collect data shall be highlighted and there detailed of the methods used to validate accuracy and dependability of the instruments used. The collection tools which will be used in data collection are interviews and questionnaires. This chapter enveloped the significance of the research design referred to as an approach of investigations.

3.1 Research design

Research is a process of arriving at a dependable solutions to problem solving through the planned systematic collection, analysis and interpretation of data, Tramp and Combo (2008). Adams (1985) defined research design as the blueprint, plan or guide for data collection and interpretation, set of rules that enable the research to conceptualize and observe the problem under study. Research design is a comprehensive gathering of information in a research project. According to Bhattacharjee (2012), research design is a blue print for a practical exploration which is intended to give answers to research questions or to test particular presumptions of the study. Research design is therefore an organized arrangement which is arrangement in a specific manner to aid the collection of data aimed at answering research questions. This research is based on three processes

of a research design that were forwarded by Bhattacharjee (2012) are data collection process, the instrument development process and the sampling process. Therefore it is a plan describing the way the survey is going to be conducted and methods which will be used.

Chikoko and Mhloyi (1995) as cited in Ngwandingwa (2016) defined survey as the method of research which describe what one sees and beyond. Survey is to see over or look beyond the glance or superficial observation, Leedy (1993). The survey enabled the researcher to collect information having considerations otherwise invisible on some of the practices of financial oversight. The primary concern of the research was to establish the causes and problems caused by the growth of informal settlements in Epworth. Both qualitative and quantitative approaches in collecting data and analyzing were used by the researcher. Qualitative data was used to advance the depictions that created by or from quantitative data, building the picture of informal settlements and the difficulties faced in these settlements. "Research design is an aspect of a phenomenological study design to research guide data collection and analysis" Bryman (2004). Research design is an arrangement of activity before actual work on the project is carried out. Kumar (2011) defined it as a plan strategy of examination so conceived as a obtain answer to research questions and problems. The basis behind using qualitative and quantitative techniques is not generally explanatory only but rather utilized in constructing rich descriptions and explanations of human phenomena (Blance et al 2006). The researcher is going to use different materials that empowers him to gather the required information and analyze data as different instruments for information collection supplement and complement each other.

Jankomicz (2002) defined descriptive survey method is whereby a sample of respondents are asked questions through questionnaires or interviews. . The researcher was able to capture results necessary for analysis of data because aspects of behavior can be described rather than discussed.

For the goals of the study to be achieved, the researcher used the qualitative method as a part of which real events of study are reported, settlers responses were recorded and their conduct. The use of this study enables the researcher capture perception using people who partake in the interviews and their responses helped in the compiling and explanation of statistics.

3.2 Qualitative research design

According to Kumar (2011) “qualitative research is a research which is based upon philosophy of empiricism, follows an unstructured, flexible and open approach to enquiry, aims to describe than measure, believes in-depth understanding and small sections and explores perceptions and feelings than facts and figures”. Qualitative research brings about the expected reactions and humanize the research process by method of raising the role played of the respondents to be equal to that of the researcher, thus is it inevitable, Swelnam (2000). The researcher got into the settlements discussing with the settlers in both ward six and seven, targeting key informants did interviews, examination as well as semi-structured interviewing. Snatcher (2012) noted that the approach is extensively used in research for the purpose of study richness, texture and filling gaps left through quantitative methods. Hancock et al (2009) defined qualitative research as concentrating on the ways groups or people can have numerous ways of looking at reality and emphasis on experiences, reports or data which cannot be conveyed statistically. By the qualitative method, the researcher used focus group discussion and interviews as it is important in describing and explaining the causes and consequences caused by the growth of the informal settlements.

3.3 Target Population

Population is a group of people who have some characteristics in common that is of interest to the researcher. According to Bhattacharjee (2012) population are people or unit of investigation with the features that the researcher wishes to study. The identification of targeted population is

important to ensure that it consist of people who have relevant information sought by the researcher, Lincoln and Guba (1995). Relating to this, targeted population were settlers in ward six and seven, ELB staff officials, settlers and MSF staff who causes or have an impact or influence in these informal settlements. Also not to be left out will be the councillors of these wards as they are the non-executive representatives of the wards in the council. All the mentioned individuals were part of the or have influence in ward six and seven from which samples were taken and they can points out in knowing what are the causes and consequences of the growth of informal settlements. Ward six and seven population is around 64 000 according to Zimstat (2012) and 60% are in the informal settlements of these two wards.

3.4 Sampling

According to Kothari (2000), sampling is the range of some part of an aggregate or totality on the foundation of which a conclusion or intervention about the aggregate is made. Gummesson (1991) is of the view that, sampling refers to a method of picking a small portion from the overall population that the researcher wishes to study. Chikoko and Mhloyi (1995) as cited in Ngwandingwa (2016) refers to a smaller number of a greater population that is any group or subset of the greater population whose characteristics resemble characteristics of the particular population. In other words, the sample chosen in a research should be representative of the greater population.

3.5 Sample size

The sample size to be used in this research will comprise of 30 participants from the populace. The reason for having coming up with the sample size is because the researcher cannot and it is impossible to have the whole ward six and seven population of a population of around 60 000 plus according to ZimStat (2012) taking part in a research as it required more time and resources than

that which the researcher have. The sample will be composed of settlers in ward six and seven, ELB council officials and representative of the NGO operating in both wards.

3.6 Sampling technique

Purposive sampling technique and systematic sampling are going to be used during the process to combine the quantitative methodology which the researcher`s aims. Williams (2012) is of the view that a sampling technique alludes to the techniques used in depicting samples commencing targeted populace, in such a way that assist in coming up with answers pre-determined research targets. Purposive sampling was used to in choosing the participants by the researcher and there were considerations made which are the location, relevance, population and where correspondence were accessible to help in making qualitative research. Convenience random sampling was used on a bigger randomly drawn sample to select participants in ward six, seven, council official and other relevant organization from the sample.

3.6.1 Convenience sampling

“This is a method were participants are picked by availability or nearness in a range and willing to participate for instance in a class or a shopping centre” McNealy (2003). This kind of sampling has been alluded to as accidental sampling by Frey (2000). This is ideal for the settlers as the researcher interviewed those who were available on their homesteads on that time of carrying out the research in the informal settlements and those who will be available in the offices for different above mentioned organization.

3.6.2 Purposive sampling

This is mostly used when targeting expects in the area of study and in this research these can be town planners. Personal judgement was used in purposive sampling and the researcher chooses the elements to be part of the sample. This sampling method was mainly used when targeting

expects in the field of the research and in this can they were local governance expects, local authorities, urban planners and key informants. With this the researcher had full knowledge of the populace under study and being familiar with the characteristics and this produce the required relevant information. Purposive sampling in a non-probability method and according to O`Leary this is handpicking sampling where the researcher select a sample for a particular purpose. Sampling was conducted in the areas the researcher knew the respondents had influence or roles in this informal settlements. The researcher used the technique as accurate data would be obtained timely. However caution should be taken for this technique as sampling wrong groups may produce wrong information to the researcher.

3.7 Data collection instruments

Data collection is a process of gathering information from different sources which are either primary or secondary source. Primary sources is data collected using the first approach and the data is gathered purposively for a specific study Kumar (2011). The researcher also used secondary data obtained from different sources such as newspapers, council records and council minutes. Secondary is information obtained for used of the research but originally not intended for the research at hand, Kumar (2011). The researcher used interviews, questionnaires and observations to collect information from respondents and these cover up the loopholes of the other technique.

3.7.1 Interviews

This is a type of discussion initiated by the interviewer for the purpose of acquiring qualitative research information. Annum (2014) noted that an interview is an interaction between an interviewer and interviewee which the interviewer using a guideline orally asks and interviewee questions to obtain data. Annum (2014) further noted that there are two kinds of interviews which are structured and unstructured interviews. Interviews vary from formal to informal interviews.

Formal interviews are those which the researcher uses a set of questions often referred to as interviews questionnaires and they are posed to interviewees and the responses or discussion is recorded on a schedule. Structured interview follows a pattern and adheres to prescribed order as the researcher go by the process of conducting the interviews while unstructured interviews are informal where set of questions may be followed by not in chronological order and flexible enough for adjustments to the phrasing of question to make respondents understand. In this case the researcher used both systems to collect data from the respondents. Interviews can be conducted on individuals or a group of individuals with something in common and this case the researcher did conducted interviews in both ward six and seven to the settlers on a convenience sampling.

Interviews are associated with a number of advantages and these are:

- There was direct involvement and response rate was 95%.
- The researcher had twist the some of the questions to suit the prevailing situation or discussion in a better way.
- Interviews made it possible for the research to be inclusive as the physically challenged or illiterate people took part and this reduced sampling errors where everyone was represented in the research.
- There was room for the researcher to ask follow up questions which ushered in more information which was of value to the research.

However there were also challenges with interviews

- There were difficulties to analyse data generated through interviews as some of the respondents when asked to clarify they couldn't do so leaving some answers hanging. For

this the researcher had to complement the responses with the literature and other sources of information to come up with results and analyses.

- Failure to strictness and focus on the topic during interviews was a challenge as some the informal settlers interviewed ended up divating and discussing other issues which had nothing to do with the topic and the researcher couldn't ignore as the researcher still wanted more information. The researcher had to constantly refer back to the interview research questions and objectives to stay on track.
- Interviews were time consuming and consumed more resources as the researcher had to move from ward to ward and only a few interviews were carried out in a day. For this, the researcher had to combine both interviews and observation at the same time.
- The use of vernacular language during the in interviews which was mostly understood by the respondents was a challenge and labourous and the researcher sometimes wrongly interpreted the questions to vernacular as there are shona speakers, Ndebele and partly Portuguese speakers resulting in gathering incorrect information and facts. The research had to use both languages for the interview to be successful with some respondents.

3.7.2 Questionnaires.

This is a document containing questionnaires designed to gather information required for analysis in the research. According to Annum (2014), questionnaire is a document that is methodically planned having a set of questions intentionally made to obtain answers from research informants mainly for collection of data. Khan and Best (2004) described questionnaire as an instrument which attract responses on similar subjects and when the reasecher needs precise information. Due to advancement in information communication and technology distributing questionnaires was

easier as the researcher used various platforms such as email, postal, social media and group chats. Birmingham and Wilkinson (2003) noted that there are three types of questionnaires which are:

- Mail survey – delivered via mail and response also via mail back.
- Group administered questionnaires – groups are used in collecting data
- Household drop – questionnaires delivered by hand by the researcher to the identified respondents and then collected after a short period of time.

Annum (2014) also noted that there are basically two types of questionnaire which are closed ended and open ended questionnaires. Closed ended questionnaires are answered in short and the answers mostly will be provided requiring just to tick on the appropriate relevant answer according to the respondents view. Open-ended question are those which allow respondents to provide answers in their own expression and opinions and can make their inputs on the spaces provided on the questionnaires. For this research both open ended and closed questionnaires were used for this research.

Advantages of using questionnaires

- Vast amount of data was collected from a number of respondents with less efforts.
- Helped in the anonymity of the respondents as the questionnaires were distributed secretly without anyone identifying the informants.
- It was less time consuming to analyse data thereby reduced errors as the researcher properly coded them.
- Identification of the relationship between data was managed well and it was easier as it was well designed.
- There was less or no dialogues between researcher and respondents thereby saving time.

- Questionnaires were easier to collect as there were various different ways of collecting them.

Disadvantage using questionnaires

- Due to easy distribution there was gathering of too much information resulting in failure by researcher to fully analyse the data and some important information and the researcher generated and distributed manageable questionnaires and only picked up relevant information.
- Some questionnaire were not returned, some half-filled due to other commitments by respondents by the time the research was carried out though distribution of questionnaires done on time to counter the challenge as the respondents required enough time to respond.
- It was costly to print the questionnaires and the researcher printed inadequate questionnaires. The researcher had to gather enough resources for the research and compliment with other research instruments. .
- The collection of the questionnaires was costly as the reasecher sometimes had to do follow up by way of travelling, phone calls and these required more financial resources.
- Less room was provided for direct interaction with the respondents and the researcher wasnt able to seek clarity on some of the answered or issues which were provided by respondents? The researcher had to compliment with other data collection instruments like interviews.
- Questionnaire were not applicable to all members of the society as there were those who are illiterate and some physically challenges and couldn't answers the questionnaires.The researcher had to compliment with other data collection instruments like interviews.

3.7.3 Observations

Observation is a primary tool used to collect data and it is a qualitative approach. According to Bogdan (1972) cited in Birmingham and Wilkinson (2003), observation is an instrument characterised by a prolonged time of social interaction between the researcher and the area under study, during which data in the form of observation notes are collected without asking questions. It is more focused on the researcher watching (viewing) and listening study elements while taking down notes. The method enables the researcher to describe the existing situation under study thus learning through exposure in the researcher's setting, Rossman (2013). In this case the researcher had to go into the settlements to see for himself especially on the part of challenges caused by the growth of informal settlements.

Advantages of observations

- The researcher was able to obtain sensitive information that the settlers wouldn't want to disclose reducing data bias.
- First-hand information was obtained from the informants.
- Observation can also go hand in hand with other research approaches such interviews and questionnaires and this save time and resources.
- The research used technological methods like taking pictures and videos and this saves time and can be referred to in the long run and future references.

Disadvantages of observations

- The method consumed more time and it is inconvenient and demanding. The researcher con-currently carried out the observation with other activities such as interviews in the two wards.

- Issues like race, sex or age had a negative effect on observing the informants as some of the community members rejected researcher`s activities in the community. Clarification of the research to the respondents by the researcher was done.
- The researcher felt that respondents did not release all the information to the research as they thought that the researcher has/have other hidden agendas. Clarification of the research to the respondents by the researcher was done.
- The researcher felt that some settlers pretended after noticing that they were being observed to impress the researcher or exgerated their situation and there was likely mirrored the data collected. The researcher did a thorough explanation of research significance to the respondents.

3.8 Secondary Data Sources

Secondary sources of information also play a pivotal role in research as they help in validating information gathered (Gay 1987). According to Livesey (2006), understanding secondary sources of data includes the researcher using the already available data which had been produced by other researchers. In this research, the researcher used journals, past and current newspapers, reports and council minutes which had necessary information for this research and they were compared so as to come up with ideas, analyses and recommendations. For these research, the researcher used secondary data and acknowledged it and it helped to understand the gathered primary data. Secondary data therefore is less expensive as it found on one place and these can be in an organisation that is council minutes, library or on regularly updated websites.

3.9 Pretesting.

Kumar (2011) noted that after the researcher is done with designing the research instruments the researcher need to test them prior to the actual data collection. This is pilot study conducted in

Epworth ward 6 and 7 and a few council officials to see the feasibility and effectiveness of the study. This helped in coming up with adjustments to the questionnaires and interview guides that is simplifying them and identifying vagueness on the research instruments. Also help to reduce chances of the questionnaires not being answered by respondents. Kumar (2011) further noted that pre-testing is a process that entails preliminary and critical examination of getting to understand aspects in research instrument and the meaning as understood by the respondents. Observation, interviews and questionnaires designed for this research did go under pre-test and the following were observed:

- Helped to determine if the research was successful or not and the reasons for it to be successful or not.
- Helped to come up with estimated time, budget and resources which were required for the research.
- Determination of the validity, effectiveness and reliability of the study.
- Helped in the establishment of research procedure and workability.
- Preliminary information was gathered and the measurement to the proposed analyses techniques of data was done.
- Necessary adjustment were made after the identification of ambiguities and irregularities in the research instruments.

3.10 Data presentation and analysis

Raw data collected in the field was classified, editing and classified according to the data similarity characteristics like responses so that the research have a meaningful information. The raw data have to be coded and it is presented in form of pie charts, percentages and graphs so as to come up descriptions for the purpose of the research.

3.11 Ethical issues

Ethics are set of rules, standards and norms that guide the moral conduct. The researcher in research should be ethically upright for the research to be credible, reliable and valid. The researcher promised to honest, display integrity, respect and reliability, loyalty and fairness. With reference to this the researcher acknowledged information taken from other sources so as not violate the issues like copyright act. Ethical research standards helped to promote the aims of the research which include truth, knowledge and avoiding errors as they prohibit against misrepresentation of information, fabrication and falsification. Ethical standards have promoted accountability, trust, fairness and mutual respect in this research through norms like maintaining confidentiality and adhering to copyright acts and policies.

3.12 Summary

Research methodology, sample size, research design, sampling techniques to be used to carry out the research were discussed in this chapter. Three different data collection methods were also discussed in length bringing out their advantages and disadvantages and the reason for having than two method was that they will cover up for the other`s loopholes or weakness helping in coming up with unbiased data. Sampling techniques such as purposive and others were deliberated in detail. Ethics in conducting the research were also discussed as it is one of the important aspect which needs to observe in the research process. The next chapter will focus on presentation and analysing data collected and the findings obtained through research methodology in form of graphs, charts and others.

CHAPTER IV:

DATA ANALYSES AND PRESENTATION

4.0 Introduction

Data analyses and presentation will be the main focus of this chapter. Research instruments that were used to collect raw data were observation of the wards, interviewing the residents and questionnaire to the council officials and other non-governmental organisation working in the area. The researcher will use summaries, graphs, pictures and tables to present data collected in the research and will be constant in the chapter with descriptive interpretations so as to derive meanings and conclusion. Findings and responses are also going to be expressed in form of percentages that measures them in a standardized manner. Data analyses furthermore helps assessing the significance of the findings of the causes and consequences of the growth of informal settlements. The importance of this chapter is that it look the range of trends, rating of observed and gathered data in percentage and proportions for the research additional analyses and coming up with recommendations that will be presented in chapter five.

4.1 Data Collection Process

Observations and interviews were administered in both ward six and seven, with the council officials and NGOs working in these informal answering questionnaires. The set up was purposively chosen for a number of reasons so as to come up with the much needed information of the causes and consequences of the growth of informal settlement from the differently selected sample size.

4.1.1 Questionnaire response rate

The response rate is the actual number of participants that took part in the research against the sample size. One of the research instrument which was used are questionnaires in data collection and the researcher self-administered them. This resulted in less time been taken to answer the questionnaires from the respondents and also made it possible for them to ask for clarity on some of questions when they were completing the questionnaires. High response rate minimised risk of being biased and increased the reliability and validity of the research results. ELB staff from housing, finance and engineering department where among those who answered the questionnaires. Table below illustrate the response rate of the questionnaires:

Table 4. 1 Questionnaire response rate

Department/ Organisation	Target size	Participation	Response %
ELB Staff			
Housing	2	2	100%
Engineering	2	2	100%
Finance	1	1	100%
Other Organisations	5	3	60%

Source: Primary Data 2016

Table 4.1 summarises the response rate for the questionnaires the researcher distributed to the ELB staff who were found at the board offices the time the questionnaire were distributed and those distributed to other organisations working in the area. From the table it can be noted that 10 questionnaires were disbursed. Out of the 10 distributed, 8 were returned and 2 were not answered

due to a number of reasons like other work commitments but however this was sufficient for the study purpose.

4.1.2 Interviews response rate.

Interviews were also conducted in both ward six and seven to gather information for the research. Primary data was obtained in an effective and less time was taken to do the interviews. In depth information was also obtained from the settlers as the interviews give the researcher time and opportunity to ask more questions and seek clarity so as to gather the relevant information. Through interviews there was also possibility of attaining different perspective from the interviewee responses. Convenience sampling was used in conducting interviews. The researcher had a sample size for the interviews of twenty settlers. Settler found on their homesteads at that time where the ones who were interviewed by the researcher. The table below shows interview response rate:

Table 4. 2 Interview response rate

Grouping	Targeted size	Participants	Response %
Ward 6	10	10	100%
Ward 7	10	9	90%

Source: Primary Data 2016

From the table above the researcher had a sample size of 10 settlers per ward translating to 20 participants representing the two wards population. The response rate for ward six was 100 percent where all the selected participants took part in the interview. For ward seven 9 people turned up for the interview and only 1 turned down reasons best known to the settler. Among those interviewed were the councillors of the two wards.

4.1.3 Overall response rate for interviews and questionnaires.

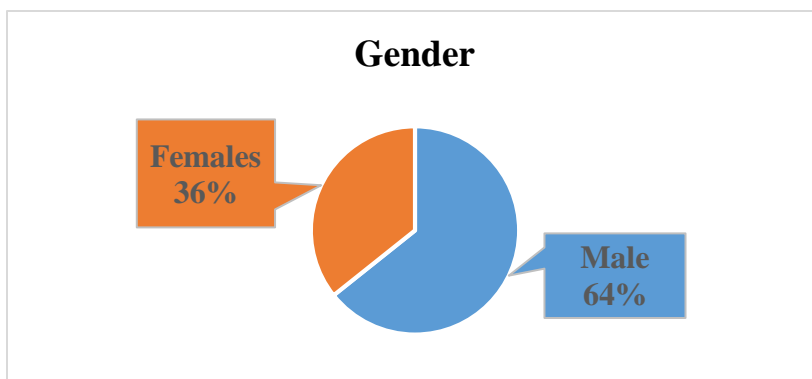
The overall response rate for both interviews and questionnaires was 90%. The entire populace for the study from different sections that is the wards, council officials and other organisations was 30. Therefore this response rate is valuable and justifiable as the percentage rate above 50% and the gathered data can be applied to signify and envisage findings for the whole sample.

4.2 Demographic data presentation

Pie charts and bar graphs are going to be used to present the distribution of gender, period one has stayed in Epworth, education level and other aspects to present the statistics. 30 was the sample size with 20 being the settlers and were the ones interviewed by the researcher in ward six and seven and 5 from the council and 5 from different organisations where questionnaires were used. On interviews 13 were males and 7 were female and from both local authorities and organisations were questionnaires were distributed 5 were males and 3 were females.

4.2.3 Gender

Fig 4. 1 Sex demographic



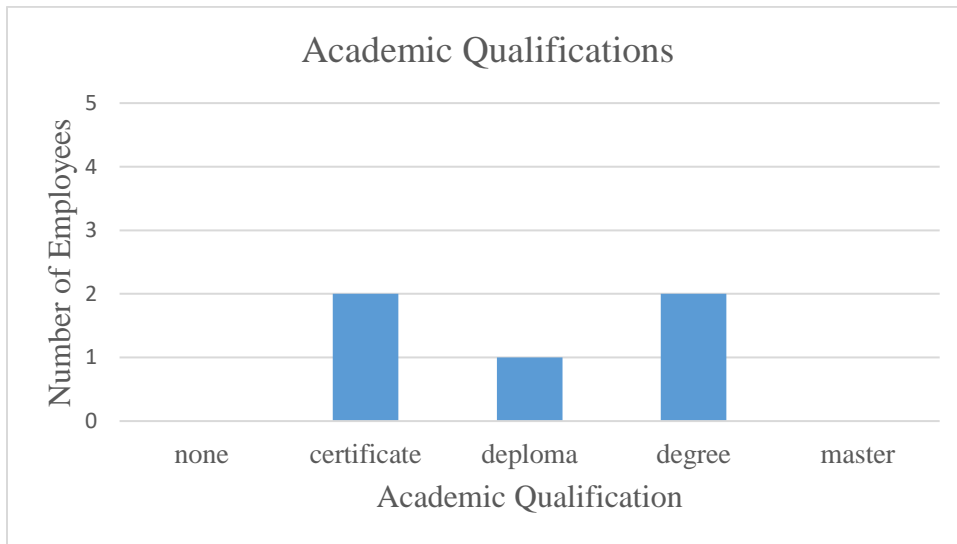
Source: Primary Data

From **Fig 4.1**, gender distribution in the research with 64% being males and 36% were females of the 28 participants.

The reason why there was more males than females was that in most households where interviews were conducted, males were in the forefront and women would surrender to men to partake in the interviews. Also at ELB there are more males employees than females. The participation of women showed that they are also affected or have an influence on the causes and consequences of the growth of informal settlements. It can be noted that patriarchy is still existing and strong within our communities and there is need for empowerment of women for them to also to take a leading role in all aspects of life.

4.3 Education Level for council officials.

Fig 4. 2 Academic qualification for council officials



Source: Primary Data (2016)

There seems to be educated council officials who took part in the research as resembled by fig 4.2. 20% attained degree, 20% have certificates and 10% have diplomas. This shows that the council

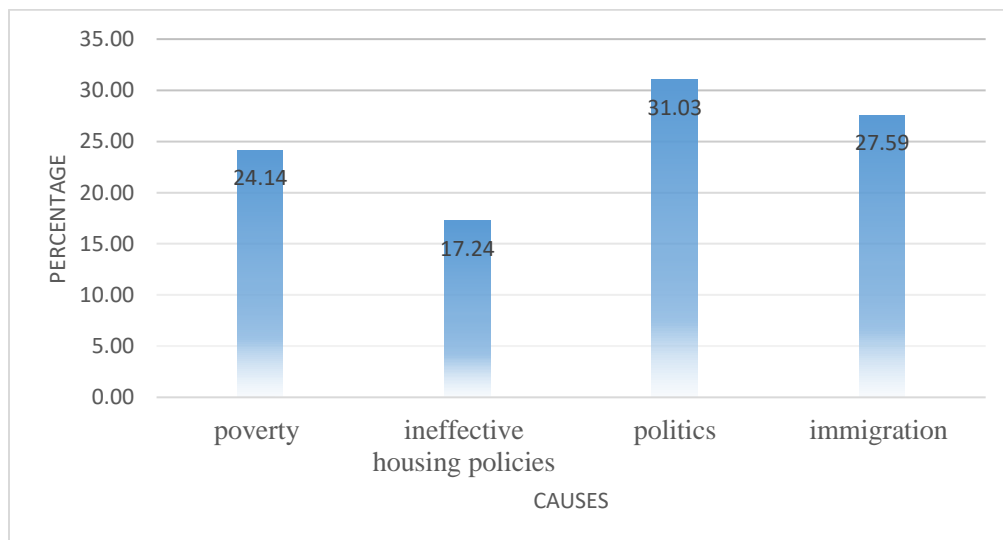
employees are in a better position to identify the challenges faced in the informal settlements and are key in addressing the challenges faced in the informal settlements. One of the gap identified in literature showed that councils were also causing the growth of informal settlements indirectly by not being able to be pro-active in housing provision. Also it can be noted that councils have the human resources who have skills to deal with causes and consequences of the growth of informal settlements but the challenge as noted by Mukonoweshuro (2014), was of lack of financial resources to role of capital project like housing provision.

4.4 Causes of the growth of informal settlement findings.

Reasons why settling in the informal settlements from the interviews.

Interviews were carried out in both ward six and seven informal settlements and the graphs below shows the results for both wards.

Fig 4. 3 Causes of the growth of informal settlement



Source: Primary Data (2016)

From the interviews conducted by the researcher it was noted that poverty was the major cause for the growth of informal settlements. Responses from the interviewees were classified into poverty, ineffective housing policies, immigration and politics. Of the 29 interviews, 24% responded that the reason why they settled in the informal settlements was poverty, with 17% the reason being because of ineffective housing policies and politics contributing 31%. Lastly immigration contributing 28%. Therefore it can be noted that the major cause of the growth of informal settlement is politics and the researcher from interviewees noted that most settlers were allocated the “stands” by a political party and it was a campaigning strategy toward 2008 and 2013 elections Chirisa et al (2014). The invasions where done illegally without the council approval and up to now the council haven’t initiated development plan to improve the living conditions in these settlements.

4.4.1 Immigration

Immigration has also led to the growth of the informal settlements according the research results. Immigration contributed around 28% as shown in Fig 4.3 interviewed responses. People have migrated to Epworth in search what they termed “cheap life” and according to them living costs are low as compared to Harare and other areas around, Sigauke N (2012). It was noted that from the interviews according to **Table 4.3** that both urban origin which have 47% and origin from other settlements which is 37% was as a result of Operation Murambatsvina in 2005 and according to UN Report 2005, 76% of the respondents as per the report were in need for shelter as they had nowhere to go as a result of the destruction of their “homes”.

Table 4. 3 Origin of the settlers

Origin		%
Rural origin	3	16
Urban origin	9	47
Origin from other informal settlements	7	37

Source: Primary Data (2016)

Indication from the research also noted that origin from other informal settlement which is 37% were from Porta Farm and Hatcliffe Extension where squatter settlements were destroyed by government and the reasons they gave was that from history it seemed Epworth was the only informal settlement which the government tolerated and thought that the government won't destroy them. According to Payne (1994), high urbanisation has resulted in urban housing mismatching with the demand of shelter in most urban areas. It can be noted from the research process of immigration is associated with housing problems, stiff competition for jobs between locals and foreigners. It has also culminated into extreme housing crisis with consequences that range from awful housing conditions, lack of basic services, socio-economic ills to conflict and confrontation.

4.4.2 Ineffective housing policies

Ineffective housing policies contributes 24% according to the research. Policies like Garikai / Hlalani Khule was also partly implemented in Epworth but from the respondents understanding those who benefit were not even people from their informal settlements. From the literature reviewed, according to Moyo (2014), the ineffectiveness of housing policies like Garikai/Hlalani Khule is evidenced by the continued growth of informal settlements on the peripheries of major cities. *The current housing that is largely produced by the working class individuals and private*

players through various channels, mostly by the once-off capital subsidies, is primarily unaffordable for the urban poor. One of the respondent even noted that the process was mired by corruption by council or MoLGPNH officials and those who benefited had connections or paid facilitation fees to benefit from the policy. The failure of this policy was also as a result of prior to the commencement of the policy no budget had been provided for by the government, UN Report (2005).

It can be concluded from interviewees` responses that residential stands in properly serviced land were beyond their reach. The average income for the settlers according to the researcher`s results from those interviewed was US\$104.47 and this is below the poverty datum line US\$522 according to Central Statistical Office (2009). Table below shows the prices of serviced council stands which are beyond the settlers reach and not affordable:

Table 4. 4 Price list for Council Serviced Stands

	200sqm	300sqm	400sqm	600sqm
Adelaide Park	US\$8600	US\$12000	US\$16000	US\$18000

Source: ELB Housing Department (2015)

The table above shows the council prices for serviced land in Epworth. The need for shelter for have forced home seekers to settle in the informal settlement though their desire is have decent housing Tibaijuka (2005) but from the prices in table 4.4 most of them cannot afford them as the lowest stand is going for US\$8600. Most of their income in these settlements is spent on food, health and school fees, transport and these have made them not to be able to afford the high up-front costs of investment in housing, Fawcett, B et al (2004). Council have partnered with private

developers in a PPP to service the above stands but it seems like this housing initiative will only benefit a few who can afford them. According to Tskikotshi (2014) privatization of services mostly limits service delivery to low income households. Of those interviewed 100% knew of these stands being offered by the council but couldn't do anything about them.

4.5 Poverty

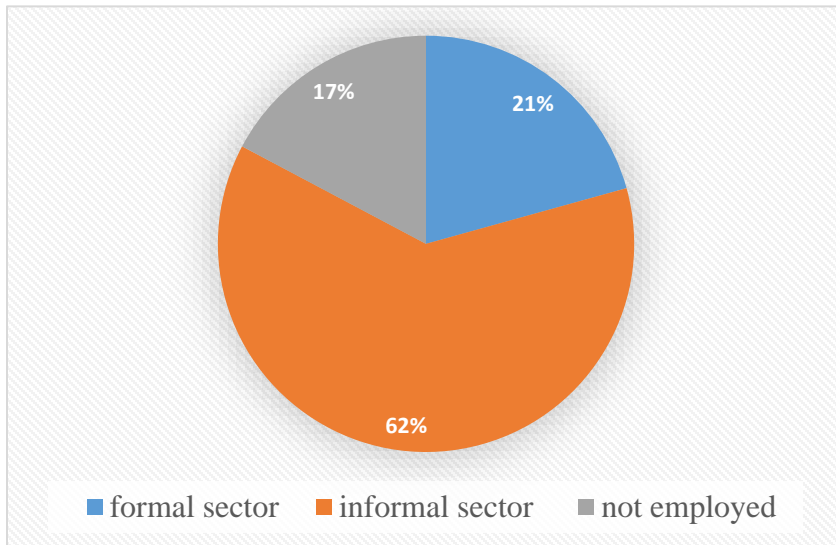
Ward six and seven have high poverty prevalence rate as compared to other wards in Epworth which is 65.5% and 66.6% respectively, ZimStat (2012). One of the reasons for these high prevalence is because of low incomes, unemployment and the economic challenges being faced by the country and this is supported by UN Report (2003) poverty is absence of opportunities accompanied by high levels of malnourishment, illiteracy, hunger, lack of education and social instability and this is characterised by a chronic shortage of economic, social and political participation, relegating individuals to exclusion as social beings. From the interviews one of the respondents noted that they have resorted to adopt immoral livelihood for them to be able to put food on the table and in this study they were classified under those employed in the informal sector.

Informal settlements have encouraged people to generate their own livelihoods by giving aspiring entrepreneur new-found confidence and capabilities and this was noted when the researcher conducted interviews. Prostitution and criminal activities came out in the interviews and they have been on the increase in the informal settlements as there is overcrowding and a number of unemployed people and they have resorted to these for a living. According to Thomas and Ambert (2006) because of the mobility of urban settlers there are more opportunities social networking and multi-sexual relations leading to strong frequency of the HIV/AIDS pandemic. "It was noted that local social network and lack of red tap have made it possible to have sustainable livelihoods approach as there is no regulatory authorities which oversees the activities taking place in these

informal settlements” UN Report (2003) The average income of the settlers interviewed is US\$104.47 with the lowest earning being US\$30.

4.6 Levels and form of employment in the informal settlements.

Fig 4. 0 Statistics for levels and form of employment in ward six and seven.



Source: Primary Data (2016)

Fig 4.4 shows the levels of employment and most of the settlers are in the informal sector as a result of the economic challenges being faced by the country contributing to 62%. 21% are in the formal sectors and 17% are unemployed and depends on hand outs from well-wishers.

The researcher established that the majority of the population within the settlements are functional not well educated. Low levels of education usually constrain chances of the urban indigents to secure decent and well-paying employment to uphold their livelihoods in urban areas. Lack of socio-economic amenities like schools perhaps impact on them and the next generation. As a result residents do not have required skills to be employed in better paying positions in the informal sector. The area reflects serious concentration of urban poverty.

The informal sector recently have become the largest employer as a result of poor performance by industries and the government. Of those in informal sector, the interviewees most opted to settle in Epworth as they noted that their form of employment was not stable or fixed and the income of most of them are not constant. In Epworth, the settlers in these informal settlement do not pay taxes to council neither do they pay monthly rental fees or use charges as they view themselves as “landlord” and the council doesn’t provide any services as they are viewed as illegal. Those in the formal sector, they noted that they came to these settlements as a result of low income and cannot afford the decent housing in planned settlements as land cost are too high. According to Sigauke N (2003) most of the people who stay in Epworth work in the informal sectors and most of them are self-employed making them leave in poverty as their incomes are below the poverty datum line. From the research settlers claimed that they are not able to make savings from their incomes because they are low and not consistence with the average income from those interviewed being US\$104.47 per month.

4.7 Politics

In recent years due to failure by council to avail housing, land has been used as a campaigning strategy by different political parties as it is on demand. In Epworth, towards 2008 and 2013 election unoccupied land reserved for future development were invaded by a political party giving to loyal members as vote buying. From the research, 31% cited politics as one of the major cause of these informal settlements. Politicians have been interfering with the technical work of urban planners in the development of towns and a number of homeless people have been forced to join politically controlled and sponsored housing co-operatives, Kadirire, (2016). In ward seven land was parceled out in areas which were meant to construct a sewer disposal facility by ELB and the researcher even observed some precast pipes which had been placed on the site but these was

jeopardized by the invasion on that lands. Of the 19 settlers interviewed, 31% admitted that they did get the “stand” as they had ties with Zanu Pf and even claimed allegiance to it.

During an interview with one of the settler he said “had it not been Zanu pf which empowered us by giving us stands for building houses, who else could have given us this land”. From the statement it can noted that politics have taken over the planning and management of urban planning from local authorities and it have led to chaos in Epworth and other urban areas. There has been clientilism in these informal settlements where politicians have been providing goods and services targeted to individuals or groups in exchange for votes to get into political offices, Chirisa el at (2014). Some interviewees noted that there are forced to attend ward development meeting but most of them have been turned to be coccus meeting for Zanu Pf and they fear that failure to attend one would not know what tomorrow will hold as security of tenure is very low. This is support by literature reviewed were land reserved for future development have most of it been invaded as people set up structures not approved by the responsible authorities, Golden and Min (2013). The researcher came to a conclusion that desperate home seeker have seen joining Zanu Pf and becoming a loyal member can be easier and cheaper way of getting “stands” and of the interviewed settlers, they expressed hope that in the future council was going to recognize and regularize them. Muderere (2010) further noted that the urban poor have been mired in patronage politics, which distributes access to residential stands along partisan lines.

4.8 Consequences of the growth of informal settlement.

From information gathered by the researcher, there are a number of challenges being faced in these informal settlements of ward six and seven. According to Fawcett, B et al (2004), informal settlements are characterized by inadequate infrastructure, poor access to basic services, unsuitable environments, uncontrolled and unhealthy population densities, inadequate dwellings, poor access

to health and education facilities and lack of effective administration by the local authority as the area is regarded as informal and they are illegal settlers. Data to be presented will be in form of pictures, pie chart, histogram and others and there will be analyses.

4.8.1 Water and Sanitation

From the questionnaires and interviews 100% of the respondents and observations indicated that there was a serious challenge of water and sanitation in the informal settlements. Most residents in this informal settlements depends on unprotected wells which most of them are dug in the back yard which have high risk of contamination for domestic consumption, Mulenga, M. (2003). Unwittingly, inhabitants of informal settlements lack capacity to deal with housing-related illnesses such as diarrhoea, tuberculosis Leigh-Joseph, (2009) as cited in Marx, (2003).

Plate 4. 1 Water source in ward seven



Source: Primary Data (2016)

Plate 4.1 shows an unprotected well in ward 6. Of the interviewed settlers 90% depend on these wells for water and they have been helped by organisation such as MSF and EFZ for home water treatment chemicals to make the water safe to consume. The remaining 10% of the interviewed took the advantage of being very close to a borehole and depend on it. Some of the wells were properly constructed with bricks and cement and some are of low quality wells which will be covered with things such as plastics, sheets of asbestos or tins. To worsen the situation the researcher observed that these wells are too close about five meter to their toilets posing a health hazard though underground seepages and flooding, Nhapi and Manase et al (2009). From the observation toilets were constructed using grass, reed with timber frames and most of them have no roofs. Fig below shows a toilet in ward seven.

Plate 4. 2 Sub-standard toilets in Ward 7



Source: Primary Data (2016)

4.8.2 Substandard housing and poor infrastructure

With Epworth informal settlement being recognised as illegal, there hasn't been no direct intervention of ELB in term of provision of basic services like basic infrastructures. Settlers have opted to construct their own infrastructure like toilet on their "stands" and most are poorly constructed as evidenced in the plate 4.2. With the help of NGO basics such as water provisions have been made accessible through the drilling of boreholes. Of the interviewed 100% responded that their main challenges was that council haven't forwarded any development plan to alleviate their problems neither have they engaged them to map the way forward. The researcher observed that settlers have formed their community groups to try and map out their own roads so as to make the accessible with vehicles as stated on the observation checklist. One of the respondent went to say that they had decided to do so to make it easy for volunteer organisation who want to help to have access to the areas.

Plate 4. 3 Poorly built houses with green bricks in Epworth ward six.



Source: Primary Data (2016)

Because of the poor infrastructure, disaster have not spared them. “Rain season spell doom for them” one of the respondents said this in an interview. Their home have been destroyed several times in the rain seasons especially when there is heavy rainfalls. Diseases such as cholera have become a common feature with 90% acknowledging that they have been infected or affected by cholera and other water borne diseases at one time and the infections are high in the rainy seasons.

4.9 Security of tenure.

Some of the settlers felt not secure and there are fears that the ELB may evict them so as to carry on with their plans on some areas which had been reserved for future developments. Interviewed settlers pointed out that they will only be secure when they are protected from intermittent evictions from the land. Protection of settlers from evictions was noted as a requirement for the inclusion of informal settlements. However, of the interviewed, it can be deduced that hope for security of tenure has been weakened by the decline in the revenue of many urban families, and growing economic hardships which they fear they might fail to pay the regularisation fees to ELB. The challenge of informal settlers has led to the increased social exclusion and spatial segregation from the whole community.

4.10 Increase in inequality gap and social exclusion.

The researcher also observed inequalities existed in these informal settlements in terms of resource allocations, service provisions and other spectrums. Inequality has been largely as a result zoning laws such as town and country planning act, urban council act and others which had distinguished high density areas, middle density to low density. This has caused division in families and communities and the way one is treated will be different as a result of where one comes from. Because they come from informal settlements where there are no addresses, having access for assistance like bank loans haven't been easy. As cited by Tskikotshi (2014) the problem of illegal

occupants has also led to the increased social exclusion and spatial segregation and this can be evidenced from the results obtained from the research. Through interviews one of the respondents noted that they were once almost failed to vote in the general election as they had no proof of residence which is a clear example of social exclusion. Because they are informal settlement there is neither government nor ELB direct intervention yet to address the inequality or social exclusion by provide basic services and social amenities.

4.11 Responses concerning investment attractiveness.

Council noted that the informal settlement had negatively affected long term plans in those areas which have been invaded. Through questionnaires, 100% did noted that council plans have been affected negatively and have even cited the invasion of land which had been set aside for the construction of a multi-function stadium and a sewer treatment plant. “The investor Olympic Africa pulled out after the land for the stadium was invaded and the council noted that this was a great loss to both the community and ELB at large, Mhlanga (2015). From the interviewees, they acknowledged that the land they had settled was meant for the above projects but their reason was that they had nowhere to go and the local board cannot priorities such projects when people do not have housing. However from the ELB staff, they noted that they were going to use right channel to remove them from such areas.

It was also noted from the responses that the picture portrayed by the settlement have led to less investments attractiveness in the area because of the informal settlement as there is no security of tenure on the land. One of the interviewed settler said that:

“we are afraid to build up to standard planned houses because sooner or later we can be moved and it would be waste of resources which would have been invested”

Tshikotsi (2009) is of the view that investors shun informal settlement as the areas lack basic infrastructure like roads and there is no security of tenure and they would want to put their investment at risk. The haphazardly built structures in the area have made it hard for formal businesses and service providers to be set up in both wards under study. It was noted from the questionnaires that even ELB doesn't have any plans to invest in services in the area though there have been calls by settlers for the council to regularise them.

4.12 Anti-social behaviour in the settlements

Due to high levels of poverty, moral decadence have been on an increase in the informal settlements and according to one of the settlers interviewed in these informal settlements, prostitution, gambling, theft have been on the increase. UNICEF (2015) clearly noted that half of the teenagers in Epworth are married which shows that there are high cases of child marriages. Zimstat (2012) estimated that Epworth 41, 9% percent female teenagers are married, 17,7 % are child mothers and it is ranked number 1 in Harare province.

The main cause of anti-social activities in the settlement is high as a result of high poverty prevalence rate. The need for a livelihood have made especially the youths to engage in these activities and there have been on an increase due to the economic hardships. One of the respondents noted that they now fear to move after six in the evening as there are a number of cases of robbery. On the other side young girls as early as fourteen years have joined prostitution profession as they are dropping out school as a result of economic hardships and influence in these informal settlements and this has led to the spread of HIV/AIDS epidemic. The frequency of HIV/AIDS endemic is certainly strong in informal settlements because of the mobility of the urban people which often results in 'more opportunities for sexual networking and elevated partner-change rates' (Ambert, 2006). From the interviews, the researcher found out that youths are influenced by

people who are migrating to Epworth who survive on such activities looking for “cheap life” which they can afford though there are other factors which are contributing such as stated above.

4.13 Possible suggested solutions at council level and from the settlers and their effectiveness.

4.13.1 Regularisation of informal settlements

According to Martin (1983), upgrading of informal settlements is the transformation of illegal structures into legal ones. Regularisation from the research seemed to be the best solution suggested by 72% of the respondents as shows in **fig 4.8** below. During interviews the settlers express concern over the need for ELB to recognise them by regularising the settlements. Regularising the settlement help settlers to have security of tenure and open up avenues for development of the area. According to McLaughlin and Wilson (1996), the advantage of land formalising and titling is increased tenure security and access to formal credit system, increase in land values and property, increase in tax revenue base for the ELB and establishment of the comprehensive land register.

More over another benefit of settlement upgrading according to Tshikotsi (2009), is that settlers of these settlements would have invested their time, skills and money already in the informal house construction and upgrading cost less to execute that eradicating that informal settlement and 72% were of this idea when this research ws conducted. The ELB noted that in situ upgrading is on the cards noting that the settlers have been coming suggesting to partner with them and look for private surveyors to do surveying of the areas so as to bring order and sanity to the area.

ELB from the questionnaires cited that though they had plans to regularise and upgrade the settlements, they were facing financial constrains to embark on such a capital project unless there

was going to be partner or an NGO to finance the program. As cited by Mhlanga (2015) the reluctance accompanied by inadequate resources in most local authorities have been cited as the reason why homeseeker have resorted to help themselves by invading open council land and build houses as councils have been failing to fulfil the residents needs. From the response of the council there seemed to be no wide participation and consultations with the settlers as from the settlers' side they noted that they were willing to meet the cost so as to bring sanity in their settlements. Inadequate financial resource according to **table 4.5** below is one the major reason as it have 72% from the respondents.

However from the settlers view through questionnaires, they noted there have been suggestion to engage a private surveyor as noted above. The settlers noted that each house in the area was going to contribute certain fee towards engaging a private surveyor. But from the interviews some of the settler noted that the fees of US\$200 and US\$100 (survey and regularisation respectively) were too high and cannot afford them. According to Chome (2002), the formalisation of property tends to increase property values and with them rents, leading to the poor who cannot afford cost of living being displaced. They expressed fear that by failure to pay surveying and regularising fees to the surveyor and ELB respectively, they were going to be displaced and lose their stands. Financial constrains from the research has 72% as challenges in trying to regularise the settlements.

Also the settlers noted that the initiative have been politicised. Meetings about the program had been politicised and being used to campaign for the ruling party. From the literature reviewed land and regime type whether democracy or authoritative has become distributive politics and clientilism in the housing sector of urban low income groups in the past years, Mutsindikwa el at (2015). One of the interviewed settler expressed that they have been sometimes threatened to lose their "stands" if they fail to attend the meetings by the ward development committees. This

enforced form of participation seems not to produce the desired goals as one of the respondent noted that “I don’t have time to attend to these Zanu Pf meetings purported to be development meetings”. This can led to ineffective policy formulations according to Mutsindikwa el at (2015) and and in this case not all views will be taken into account and in these can there have been accusation by interviewed settlers that they gazetted their own fees as the development committee and they were not going to pay the fees for regularisation and surveys. Settlers’ resistance from the research has 76% as challenges in trying to regularise the settlements with politics having 44%.

Table 4. 5 Summary of the challenges faced in regularisation of informal settlement.

insufficient financial resources	unavailability of land for housing development	inadequate planning skills	lack of political will	resistance from settlers
5	2	1	1	4
5	1	1	5	5
3	1	4	4	5
5	1	2	1	5
18	5	8	11	19
72%	20%	32%	44%	76%

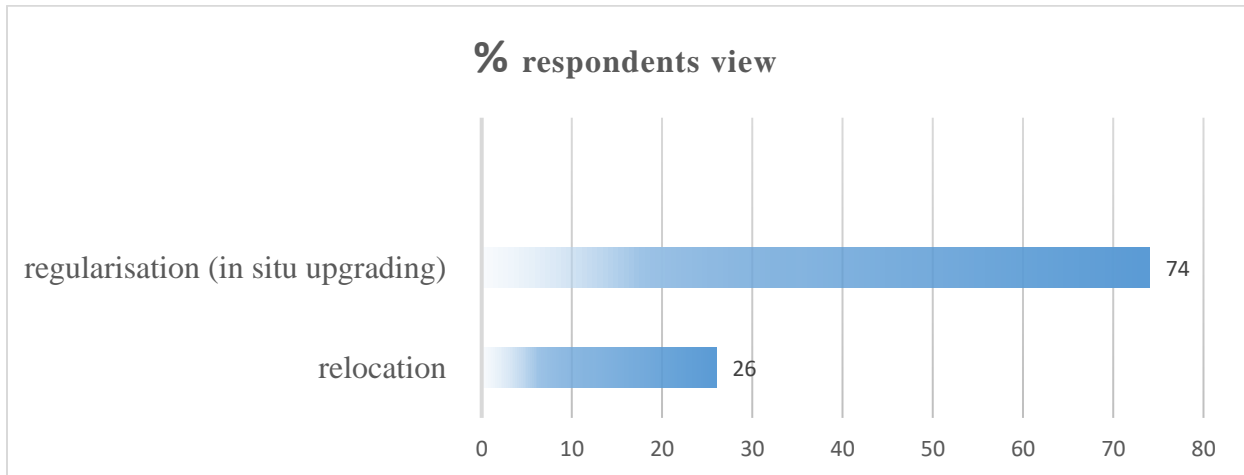
Source: Primary Data (2016)

4.13.2 Relocation

Relocation can be an alternative to solve informal settlements though from the research conducted less respondents supported the idea. ELB noted that they had no land to relocate the informal settlers in the wards affected by informal settlements. The settlers on the other side noted that if it

is about relocation, ELB should first provide the land to relocate and the land should be serviced with all basic services in place which the local board due to a number of reasons cannot meet.

Fig 4.8 Possible solutions from respondents.



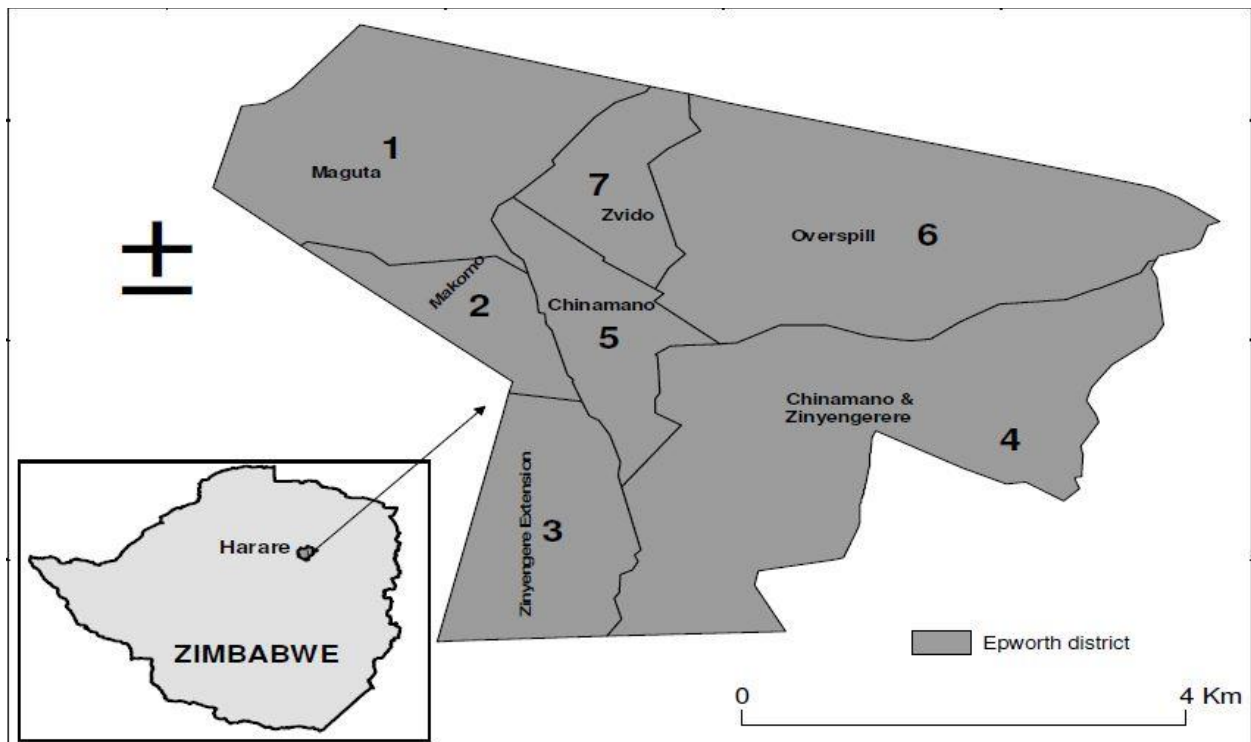
Source: Primary Data (2016)

From **Fig 4.8**, 26% of the respondents suggested relocation as a solution to the informal settlement. The researcher found out that those who suggested for relocation were the ones who had their stands on inhabitable areas in ward 7 where there are some areas which are wetlands. They expressed hope that if the council was going to relocate them they were going to maybe by coincidence get better stands. One of the respondents said that in an interview “I came here as it was only the vacant piece of land as people had shunned it because it is swampy and in rainy season, the areas become flooded with water posing health hazard.

ELB reaction on relocation was that they do not have the resources to relocate the settlers as the process requires more resources such as unoccupied land, financial resources to service the land before relocation people which they do not have. As noted by Tskikotshi (2014) there will be high chances of improved livelihoods, good governance, security of tenure, and sustainability if

relocation processes of informal settlements are done in a transparency manner as peripheral relocations present a range of economic, social, environmental; and political concerns, thus reinforcing the concentration of poverty. However one of the respondents in the informal settlement noted the council was not being considerate to their plight as the council had land which it had sold to a private developer and the stands were not affordable to them.

4.14 Epworth Map



4.15 Summary

In this chapter the researcher presented data collected from the field in different forms as evidenced by graphs, tables and pictures in these chapter. The above were the finding on the causes and consequences of the growth of informal settlement in ward six and seven of Epworth, with politics being the major cause followed by poverty and immigration. Data presented in this chapter was

gathered using questionnaires, observation and interviews and there was analyses of the information. The overall response rate for both questionnaires and interviews was 90% with only 2 the respondents not returning questionnaires and one turning down the interview. The challenges as a result were also discussed in this chapter with the researcher able to observe challenges and also observing new problems which are not yet in the literature. The next chapter will be the summary of the research conclusion and presentation of recommendations and suggested solutions.

CHAPTER V

Summary, Conclusion and Recommendation.

5.0 Introduction

The study focused on the causes and consequences of the growth of informal settlements in Epworth. The focus of this chapter is to summarise all the preceding chapters of this research. Also there is going to be presentation of recommendations that have been devised to address the causes and consequences of the settlements from empirical findings and how best they can be solved.

5.1 Summary of the study

The main focus of the research was to find out what are the major causes of the growth of informal settlement in major cities and towns and the focus was on Epworth which is satellite town 15 km south of Harare. The first chapter of the study was the introduction of the background of the study, problem statement, objectives and research question which were key in guiding the study. Statement of the problem noted that the increased urban population not matching with housing and other services delivery have led to the growth of the informal settlements and this has affected most of the major cities and satellite towns. Establishment of the causes of informal settlements in Epworth for the past ten years, problems and consequences associated with these informal settlements and determining the role of responsible authorities in controlling their growth were the research objectives with the causes of informal and consequences being the main one. A brief background of the area, justification of the study, hypothesis assumption, definition of key terms delimitations and limitations were looked at in chapter one.

This was followed by chapter two. It was a review of the literature on the causes and consequences of the growth of informal settlements. The theoretical framework on the causes and consequences

of the growth of these settlement were looked and informal settlements were defined as illegal and spontaneous shanty towns lacking decent services and infrastructure. There are a number of causes of these settlements discussed in the literature which a number of scholars identifying urbanisation, poverty, immigration, politics and other discussed in this research.

Also chapter two looked at the consequences of these informal settlements. Literature was also referred to identify a number of problem which are associated with informal settlements with the major reason being that they are not recognised by responsible authorities and no services are offered as they are viewed as illegal. There is social exclusion for these settlements in terms of resource allocations, service provisions and other spectrums. A reflection of the link between the challenges faced and unrecognition of informal settlements has been presented well basing on theoretical perspectives. From empirical evidence the challenges range from insecure tenure of security, poor health and sanitation facilities, sub-standard housing and poor infrastructure and others discussed in reference to informal settlements in Zanzibar.

However from the literature reviewed it was discovered after analyses of the available literature that local authorities were also contributing to the growth of informal settlements but no scholars had discussed about it and it became a literature gap. Failure by councils to make housing affordable have made people to locate themselves on the peripheries of the most cities as they cannot afford the high rental fees neither do they afford or meet the available housing terms and costs within the cities. The regulatory framework in place concerning housing is also to blame as the cause of the growth of the settlements as it excludes the poor from accessing decent shelter. This was noted in literature review were statutes such as Urban Council Act and Regional 29:15, Town and Country Planning Act 29:12 favoured the working class and not considerate to poor

class. They have brought about zoning in urban area and those who does not fit in the three urban zones which are low density, middle density and high density end up forming informal settlements.

In chapter 3 of the study, the researcher highlighted the research design which was used in the study to plan structure of information to be gathered in the research field. The qualitative research design was used in the study. For data gathering the researcher used interviews, questionnaires and observations as research instrument tools and the strength and weaknesses of these were discussed and this made up primary data. Secondary data was collected from council reports and publications by other scholars in this field. 30 was the sample size chosen with participants being chosen using purposive and convenience sampling. Pilot tests were also carried out to ensure that data collection instruments would be a success when used in actual research field. Lastly ethical research standards helped to promote the aims of the research which include truth, knowledge and avoiding errors as they prohibit against misrepresentation of information, fabrication and falsification.

Data presentation and analysis made up chapter four. Data presentation was made using graphs, table and pictures to show information collected from the field in a way that is presentable with explanations of the diagrams. The overall response rate for both interviews and questionnaires was 90%. The entire populace for the study from different sections that is the wards, council officials and other organisations was 30. Therefore this response rate is valuable and justifiable as the percentage rate above 50% and the gathered data can be applied to signify and envisage findings for the whole sample. Respondents greatly noted that they were a number of reasons why they opted to settle in informal settlements and also facing a lot of challenges in these informal settlements. However there were a number of solutions suggested by the respondents so as to eradicate the settlements and bring sanity such as regularization, relocation and others so as they

will be on the same level with those living in formal settlements and these were presented in this chapter.

5.2 Conclusion

Taking into account the area of study, the researcher managed to establish the causes of the continued growth of informal settlements in Epworth ward six and seven were mainly poverty. Epworth have been experiencing the increasing influx of people from Harare and other areas and ELB has not been able to provide housing to these people. There are a number of reasons which have made people to form informal settlement and the study focused on ward six seven where there are more informal settlements than other wards and it the peripheries of Epworth. People due to a number of reasons have been left with no option but to accommodate themselves and by whatever means which is less bureaucratic and “affordable”.

There are a lot of challenges associated with the growth of informal settlements. Housing development on the edge of cities often presents many environmental, social, economic and political problems to settlers as discussed in the research. Also the challenges have been as a result of being segregated from others as they are considered as illegal occupants by urban planning authorities. ELB as responsible authorities is incapacitated to fully control their growth as some factors which causes the settlement are beyond their control. Because they are informal settlement, the ELB does not recognize the settlement though they are in their area of jurisdiction. No services are provided by the ELB to the areas and these have created a lot of problems to the area. Lack of basic services such water, sewer system, roads and other are absent in the settlements with NGO such as MSF, EFZ and others coming in alleviate the challenges faced by providing humanitarian aid. The least available basic services in these settlement are boreholes for clean source of water, mobile clinic for primary health all being provided by these NGOs. The community have come

together to make and are now making their roads and other services for themselves so as to make the areas accessible thus creating avenues for future development.

The current statutes which govern human settlements in Zimbabwe are also to blame as the causes of informal settlement and this was noted in the research during data collection and analysis. From the research, administration of land and planning policies are rigid and not enough to meet and accommodate the increasing housing demand by the poor and therefore leading to mushrooming of informal settlements in most urban areas. Housing policies have been initiated by government and on paper it looked good and they looked as solutions to eradicate the informal settlements but due to corruption and poor policy implementation, no meaningful benefit can be pointed to from these policies. Such policies included Garakia/Hlalani Khuhle and recently ZIMASSET.

It can be noted that the settlers have been trying to engage the responsible authority for them to be regularized but it seemed that the local authorities have been reluctant and also coming up with excuses for them to be regularized. The ELB officials cited that they do not have financial resources to carry out such capital projects of surveying and servicing the stands. However from research results, settlers interviewed noted that they were willing to meet the costs so as to bring sanity to their settlements. Relocation is another option which was discussed in length in the research for the informal settlers but from research those who advocated for the relocation were mainly the ones who were on inhabitable areas such as swamps areas.

5.3 Recommendations

- Regularisation of the settlements is needed to eradicate the informal settlements. Responsible authorities and government departments should recognise the informal settlements as forms of human settlement and make basic services like water, health available to the people in these settlements so as to improve their quality of lives.

- There is need for review of statutes which governs housing delivery as it is one of the cause of the growth of informal settlements to suite all different income levels of people within communities. The statutes are not in favour of the poor and indirectly eliminate them from accessing decent accommodation. This is through zoning of urban areas into low, middle and high density suburbs but due to reasons such as poverty, the poor are not even able afford the rental fees in high density areas. They have created social exclusion.
- There is need for economic reform from the central government so as to improve the living standard of the general populace. Most of the causes of informal settlement seemed to be centered on the economic problems being faced in Zimbabwe with causes such as immigration into Epworth, is as a result of seeking cheap accommodation which is deemed to be found in Epworth.
- Legislation review will also open door for those in the informal sector to access funding and resources to embark on capital projects like housing. Most of the settlers in these informal settlement are in the informal sector and it have taken centre stage in the recent years, employing large numbers of people. Formal rules need to be changed to address societal problem of housing in informal settlements.
- There is need for proper monitoring and evaluation of the future housing policies for them to achieve their goals. Before embarking on a policy, funding should be there unlike what transpired on Garikai/Hlalani Khule which was not budgeted for and close monitoring and evaluation should be done regularly so as to reach its intended beneficiaries and reduce cases of corruption. Recently the country adopted the ZIMASSET policy and fully

implemented with proper monitoring and evaluation it can play a big role in reducing the settlements through its social services and amenities cluster.

- Wide consultation should be done in the process of formulating and enforcing directives. Cases like Operation Murambatsvina of 2005 caused a number of home evictions and evictions should not result in individuals being rendered homeless or vulnerable to violations of other human rights. Where those affected are unable to provide for themselves, the state must take all appropriate measures, to the maximum of its resources, to ensure that adequate housing, re-settlement, or access to productive land, as the case may be, is available.
- Housing cooperatives within the settlements should be encouraged so that settlers would mobilise themselves to advocate for their regularisation from responsible authorities and also mobilise their own resources to upgrade the settlements. Engaging land surveyors on their own seemed to be the most suggested solution which came out during this research as it will counter the excuse of ELB that of not having financial resources to do *in situ* upgrading.
- Local authorities should be pro-active and have proper land management systems so as to encounter land invasions which have used to gain political mileage by land barons. With the increase in demand for housing local authorities should come up with initiatives which accommodate everyone within the community to access housing within properly planned, serviced areas and in a non-partisan manner.

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Introductory Letter



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Introductory Letter

To whom it may concern

RE: RESEARCH BY MASIMBA JULIANOS

My name is Masimba Julianos, a fourth year student at Midlands State University undertaking BSC Local Governance Studies. I am conducting a research on “**The causes and consequences of the growth of informal settlement in Epworth: Case study of Ward Six and Seven**”.

I hereby kindly request for support in the field research of the above topic. Your views and comments are greatly appreciated and it will help the Local Board and other stakeholders in eradicating informal settlements in Epworth and also the nation at large.

This research is going to base on your responses for validity and views and comments will be used only for academic purposes only. Therefore your confidentiality needs will be upheld and respected and kindly ask you to participate in this research to enrich the study.

For more information you may contact the Department of Local Governance Studies on the above mentioned address. My contact detail are +263777272582/+263772485189.

Your assistance will be greatly appreciated

Yours faithfully

Masimba Julianos

Appendix A: Questionnaires

Questionnaire for the Epworth Local Board

My name is Masimba Julianos. I m a student at Midlands State University undertaking a Bsc in Local Governance Studies and I'm carrying out research on the “**The causes and consequences of the growth of informal settlement in Epworth: Case study of Ward Six and Seven**”. . This questionnaire is aimed at gathering relevant data for the research topic. You are kindly asked to assist in this research by providing your ideas. The information you provide will strictly be used for academic purposes only. Please be free to answer the questions on spaces provided and tick answers where necessary.

Part A: Personal Information

(Please tick the appropriate box)

1. Gender

Female	Male
<input type="checkbox"/>	<input type="checkbox"/>

2. How long have you stayed in Epworth?

0-4	<input type="checkbox"/>
5-9	<input type="checkbox"/>
10-14	<input type="checkbox"/>
15-19	<input type="checkbox"/>
20 and above	<input type="checkbox"/>

3. What is your level of your academic qualification?

None	<input type="checkbox"/>
Certificate	<input type="checkbox"/>
Diploma	<input type="checkbox"/>
Degree	<input type="checkbox"/>
Masters	<input type="checkbox"/>

4. In your own opinion what do you understand by the words informal settlements?

These are unplanned structures	
These are found at the peri-urban	
These are for the impoverished, made from green bricks, plywood and not having basic services	
Settlement formed as a result of political campaigns	

5. In your view how important is urban growth

Extremely important	Important	Not sure	Not important

6. Are there any organisations which you have partnered or working in these informal settlements to improve living standards?

Yes	
No	

If yes which category do they fall?

Non-governmental organisations	Government Departments	Corporate Organisation	Church Organisations

7. Is there any services which you or in partnership with other stakeholders providing to these informal settlements?

Yes	
No	

If yes what are they?

	Examples	Always	Not always
Water and sanitation	Boreholes		
Hard Infrastructure	Roads		
Health	Clinics		
Social amenities	Schools		
Others (<i>specify</i>)			

8. Are there any plans from the Local Board to upgrade these settlements?

Yes	
No	

If **yes** what is the plan(s)?

.....

.....

If **no** what is the reason(s)?

.....

9. Are there any development strategies or housing provision policies which or in partnership have you initiated for the provision of decent housing and other services delivery to these settlers

Yes	
No	

If **yes** what is the strategy(s)?

.....

.....

 If **no** what is the reason(s)?

	Strongly agree	Agree	Not sure	Disagree	Strongly disagree
Insufficient financial resources					
Lack of affordable land for housing development					
Inadequate planning skills					
Lack of political will					
Resistance from the settlers					

10. Are there any challenges faced by Epworth Local Board as a result of the growth of the informal settlement.

Yes	
No	

If **yes** what are the problems?

.....

11. What can you attribute to be the major cause of the growth of informal settlements?

	5	4	3	2	1
Poverty					
ineffective housing policies					
Immigration					
Politics					

12. What measures can be put in place to address the challenges?

.....

.....

.....

Thank you for your time and co-operation.

Appendix B: Interviews

Interview guide questions to the informal settlers in Ward 6 and 7 of Epworth on

“The causes and consequences of the growth of informal settlement in Epworth: Case study of Ward Six and Seven”.

1. For how long have you been in Epworth?
2. What made you to choose to come to Epworth?
3. Where you allocated this stand or you settled on your own?
4. Are you formal or informal employment?
5. What are your livelihood strategies?
6. If you are willing what is your monthly income?
7. What types of bricks did you use to construct your house?
8. Are there any clean sources of water close to your home?
9. What is your nearest health facilities and how far is it??
10. Are there schools close by or other social amenities?
11. Are there any disaster which have taken place and how have they affected you?
12. Are there any service being provided by the Local Board or other organisation?
13. What are the challenges your need to be addressed by both Local Board and the government?
14. What measures can be put in place to address the challenges?

Thank you for your time and co-operation.