FACTORS AFFECTING THE CONSTRUCTION OF LOW COST HOUSING PROJECTS IN URBAN AREAS: A CASE STUDY OF KENSUP KENYA

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DECLARATION

Declaration by the Student

This research project is my original work and has not been presented to any other examination body. No part of this work should be reproduced without my consent or that of University Of Nairobi.

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Declaration by the Supervisor

This research project has been submitted with my approval as of University Of Nairobi

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ABSTRACT

The purpose of the study was to determine factors affecting the implementation of low cost housing projects in urban areas in Kenya. The specific objectives were to; assess the effect of stakeholder participation, affordability, empowerment, leadership, and accountability on the implementation of low cost housing projects. The beneficiaries were; Cooperative Bank, the Government and other researchers.

The study design was descriptive in nature and the target population was 80. A stratified random sampling technique was used due to the heterogeneity of the population. The sample size was 50% of the target population which was 40. Questionnaires were used in the collection of data and analyzed through statistical packages for onward presentation and interpretation.

The findings of the study were; 95% of the total respondents indicated that Stakeholder Participation affected the implementation of low cost housing projects, 89% of the total respondents indicated that Affordability had an effect, 92% of the total respondents indicated that Empowerment affected the implementation of low cost housing projects, 86% of the total respondents indicated that Leadership had an effect on the implementation of low cost housing projects, and 58% of the total respondents indicated that Accountability had an effect on the implementation of low cost housing projects.

The recommendations were; that the participation of local communities should be encouraged for effective development, affordable upgraded structures be adopted for sustainability, more effort should be made to increase control by the low income groups over resources and regulative institutions in a given social situation, leadership-development programs should be encouraged for project holders so that they can effectively foster change within urban areas in line with the national and international development goals. The problems arising out of accountability are generally not due to lack of standards and codes of conduct, but follow-up, enforcement and sanctioning related to those standards that already exist. So a lot of emphasis should be laid on having in place effective assurance systems.