











The study could not ascertain whether this was true or not or whether the ownership documents were genuine. Those who claimed to own land indicated that they were allocated either by relatives, chiefs and elders, community, private individuals, government, had bought, were renting or land was vacant and they decided to settle. With devolution and shift focus to county governments countries more mandate for service delivery had been transferred. At the time of study the county government through county assembly had developed some laws and was still in the process of developing other county legislations but the study revealed the respondents or residents of the area of study were not directly involved. However the policy formulation process had involved other stakeholders and the respondents were hopeful their voices were going to be incorporated.

## 8. Conclusions

The study revealed lack of effectiveness in implementation of infrastructure related policies and strategies and particularly those related to water, roads in order to delivering results. Infrastructure development lies behind housing development just like in many other Africa countries. This is the direct opposite of the ideal or expected situation especially in the developed world. Infrastructure such as lighting, roads, drainage, sewage or means of sewage disposal is a necessary pre-requisite for good housing development. This governance factor had contributed to the deteriorating nature of housing in many urban low income settlements.

Adequate housing for the poor settlements had not been a core area of government interest. The government had not been driving or guiding on housing and the lack of attempt to implement the housing policy and integrate it with wider economic, social and environmental goals in itself showed the lack of commitments to solving the housing crisis. There is also lack of effective implementation strategies on other housing initiatives as well as inadequate planning though the laws on planning are in existent. Housing provision was instead being driven by the private sector for the upper and middle class. Similarly individuals, especially the same mentioned groups were being involved in construction of their homes and thus the poor were left with no choice but to live in unplanned settlements and poor living conditions.

Security of tenure still ranks high in terms of being a hindrance in housing provision. The study revealed that there were enormous land related challenges relating to land ownership and management practices. In previous years, it hasn't been easy dealing with land grabbing and the squatter problems. This has continued to affect government efforts in service delivery such as construction of roads and other infrastructure and others facilities. On the other hand the land is owned by private developed or government and efforts to regularize the land hasn't been easy. Coupled with several land laws before the current 2010 constitution, land cases had taken years to be sorted in courts. Without security of tenure, people were reluctant to develop quality housing, no approval can be given for construction with clear and financing is a challenge since the land cannot be used as security to access loans.

The study revealed that there were robust efforts to deal with land issues through established of the NLC and legislation of several land laws; a merger of the previous conflicting laws. Similarly county government had taken steps to develop relevant laws and it's remarkable to note how fast the laws were being develop and passed by the county assemblies unlike the time it has been taking the national assembly to pass the Bills. The county government of Mombasa being one of such counties, had started initiatives in collaboration with the national government and the NLC to compensate private owners of the land in some settlements such as Likien, Bolo and others in order to settle residents and improve housing.

## 9. Recommendations

The following recommendations were made based on the study findings; this include finalization of the review of the current national housing policy and passing of the Housing bill and other pending laws, improvement on implementation strategies for sector policies as well as those related to financing ,infrastructure and provision and services. Likewise is regularization of land and operationalization of land laws to improve on land management systems to solve land tenure issues. Similarly is the adoption of more inclusive and participatory housing approaches, devolution of social and public housing programmes and increase in budgetary allocation to the sector.

## 10. Areas for Further Research

Further research could be carried out to establish the impact of devolution and the establishment of devolved units on provision of housing in low income areas through county level policy legislations and strategies.

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