

**EMERGING TRENDS SHAPING GROWTH OF INFORMAL SETTLEMENTS
AT KWA BULO, MOMBASA COUNTY**

RAHAB OWINYI MUKOLWE

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UNIVERSITY OF MOMBASA**

DECLARATION

This thesis is my original work and has not been presented for award of a degree in any other university.

Signature

Date

Rahab Owinyi Mukolwe

MDS/0006/2017

This thesis has been submitted with our approval as university supervisors.

Signature

Date

Dr. Fathima Azmiya Badurden, Ph.D.

Department of Social Sciences

Technical University of Mombasa.

Signature

Date

Dr. Madiha Salim Khamis, Ph.D.

Department of Social Sciences

Technical University of Mombasa.

DEDICATION

I dedicate this work first and foremost to God, whose grace, guidance, and unending love have been my strength throughout this journey. In moments of doubt and difficulty, your presence was my anchor and my light.

To my beloved family, thank you for your unwavering support, prayers, and encouragement. Your sacrifices, love, and belief in me gave me the courage to persevere. This achievement is as much yours as it is mine.

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ABSTRACT

The rapid urban growth experienced by Kenya alongside developing countries has caused informal settlements to spread toward metropolitan areas' edges. These settlements exist without proper infrastructure and basic services which create major economic as well as social problems. The authors conduct an investigation of Kwa Bulu's Mombasa County informal settlement evolution and analyze its factors including urbanization and employment patterns alongside social beliefs and state initiatives. A mixed methodology was employed to study 280 participants whose sample number was determined using Taro Yamane's formula. The research relied on questionnaire alongside interviews and participant observation to obtain both quantitative and qualitative data. The quantitative data analysis took place through Statistical Package for Social Sciences (SPSS) and thematic analysis handled the qualitative data assessment. The research findings indicate that 52% of the development of slums is attributable to urbanization based on land price appreciation, industrialization, and migration. Unemployment is contributing to 73% growth in settlement with a high correlation ($R = 0.81$) between job insecurity and dependency on slums. The study also found that informal economic activities, such as street vending, serve as key coping mechanisms for residents facing employment challenges. Public perception emerged as a significant factor influencing informal settlement development. Negative stereotypes and social stigma ($M = 4.85$) have reinforced marginalization, limiting Government action and resource allocation. Government intervention was found to have a limited impact due to poor policy implementation, financial barriers, and inadequate access to social housing. While respondents acknowledged efforts to improve tenure security (72% agreed), the actual impact remains low due to weak enforcement. Additionally, financial constraints and high lending rates have hindered residents from upgrading their housing or transitioning to formal settlements. The study concludes that informal settlement growth in Kwa Bulu is driven by a complex interaction of economic, social, and policy factors. It recommends urban planning reforms, job creation programs, improved public awareness, secure land tenure, and enhanced financial accessibility as key strategies for sustainable informal settlement management. These findings add to the current research by highlighting the importance of public perception and government policy gaps in driving informal settlement patterns in Mombasa County.

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ACRONYMS AND ABBREVIATIONS

ANOVA	Analysis of Variance
CDC	Community Development Committee
FGM	Focus Group Discussion
EPCO	Engineering Product Company
GLTN	Global Land Tenure Network
IIED	International Institute for Environment and Development
MCA	Member of County Assembly
MP	Member of Parliament
NGOs	Non-Governmental Organizations
NACOSTI	National Commission for Social Science
SMEs	Small and Medium Size Enterprise
SPSS	Statistical Package for the Social Science
STDM	Social Tenure Domain Model
TPB	Theory of Planned Behavior
TUM-ERC	Technical University of Mombasa - Ethical Review Committee
UN	United Nations
UN - HABITAT	United Nations Habitat

DEFINITION OF TERMS

Sustainable development

It refers to the upgrading of the living standards and the infrastructure in the slums in a manner that meets contemporary social, environmental, and economic needs without compromising the capacity of the upcoming generations to meet needs of their own (Ruggerio, 2021).

Tenant at Will

This refers to a person who is renting land without a title to build or erect a structure, and is required to pay a monthly rent to the landlord (Scheba & Turok, 2020).

Urbanization

The phenomena of urbanization encompass more than just the growing proportion of people living in urban areas; it also includes other elements including social, economic, and geographical changes (Tarok, 2023)