

MIDLANDS STATE UNIVERSITY



FACULTY OF ARTS

DEPARTMENT OF DEVELOPMENT STUDIES

**THE IMPACT OF HARARE CITY COUNCIL'S SLUM REHABILITATION
ACTIVITIES ON SOCIO-ECONOMIC DEVELOPMENT OF HOPLEY ZONE**

BY

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**DISSERTATION SUBMITTED TO THE MIDLANDS STATE UNIVERSITY
DEPARTMENT OF DEVELOPMENT STUDIES IN PARTIAL FULFILLMENT OF
THE REQUIREMENTS OF BACHELOR OF ARTS HONORS DEGREE IN
DEVELOPMENT STUDIES**

SUPERVISED BY: MS MUKUHLANI

2018

DEDICATION

To my beloved family, who have made the completion of this project feasible, I thank you for the support and encouragement. I would like to appreciate both financial and material support that you gave me throughout my schooling era. In conclusion I would like to give infinite thanks to God the Almighty for the gift of precious life.

ACKNOWLEDGEMENTS

I would like to thank my family for their unconditional love. To my beloved Shingirai Chafudzika my academic life could have been in vain without you, thank you for your unwavering support. This research will have not been comprehensive without the support of my supervisor Ms T. Mukhlani. Her unwavering support and commitment to make the completion of this dissertation a success was phenomenal. Finally and above all, I would like to thank the Almighty God for imparting the courage and strength to prosper even in toughest times of my studies.

ABSTRACT

The research analyses the major causes and proliferation of Hopley slum settlement in the capital city of Harare. It is discussed that slum settlement in the capital is subjected to various factors such as government policies, rural-urban migration, unemployment, rapid urbanisation, poverty and other discussed factors. Challenges associated in Hopley slum settlement have direct impact on the environment and on human lives as highlighted in the research, such as shortage of space, destruction of flora and fauna, land degradation, rapid spread of diseases and loss of lives. The adopted measures in addressing Hopley Zone settlement by Harare City Council together with other stakeholders, encompasses the role played by the Council in Operation Garikai/Hlalani Kuhle, implementation of the Bottom-up Approach, development projects undertaken under Public Private Partnerships, introduction of low costing housing schemes, developments through Aided Self-Help Method, the Internal-External development model, the Incremental Approach and the introduction of housing co-operatives, regularization in slum settlement and undertaking partnerships with Non-Governmental Organizations. Thus, the successes of the rehabilitation intervention comprises of public private partnerships, the external assistance, housing paying schemes and the introduction of housing cooperatives. On the other hand, the challenges consist of financial challenges, a poor legal framework, political factors and the economic meltdown, corruption, lack of government grants, lack of donor funding, marginalization of slum dwellers, lack of security systems in the settlement, the shortfalls of the top bottom approach among others largely contributed to the failure of slum upgrading interventions by Harare City Council in Hopley settlement. Recommendations drawn from the study advocates for the effective and efficient stakeholder involvement, encourage reconciliation in communities for progress, communication between Council and the local people, encourage local economic development and the policy to improve provision of basic services to urban poor community.

ACRONYMS

CABS	Central African Building Society
D.O.S.H.Z.T	Dialogue on Shelter for the Homeless in Zimbabwe Trust
D.C.S.H	Department Corporate Services and Housing
H.S.U.P	Harare Slum Upgrading Programming
H.C.C	Harare City Council
NGO s	Non-Governmental Organisation
S.D.I	Slum Dwellers International
U.N	United Nations
S.D.G	Sustainable Development Goals
Z.P.H.F	Zimbabwe Homeless People's Federation

Table of Contents

DEDICATION.....	i
ACKNOWLEDGEMENTS.....	ii
ABSTRACT.....	iii
ACRONYMS.....	iv
Table of Contents.....	v
1.1 INTRODUCTION.....	1
1.2 Background to the study.....	2
1.3 Statement of the problem.....	6
1.4 Theoretical Framework: The Basic Needs Approach.....	7
1.5 Conceptual Framework: Slums.....	8
1.6 Research Objectives.....	9
1.7 Research Questions.....	9
1.8 Significance of the Study.....	9
1.9 Literature Review.....	10
1.10 Research Design and Methodology.....	11
1.10.1 Research Design: Qualitative Research.....	11
1.10.2 Population.....	12
1.10.3 Sample and Sampling Strategies.....	12
1.10.4 Data Collection Instruments.....	13
1.10.5 Primary Source.....	13
1.10.6 Secondary Source.....	13
1.11 Ethical Considerations.....	14
1. Seek Permission.....	14
2. Voluntariness.....	14
3. Consent.....	15
4. Privacy and Confidentiality.....	15
Chapter 1.....	16
1.0 An Overview of Socio-Economic Status of Hopley Zone Slum Settlement.....	16
1.1 Introduction.....	16
1.2 Brief Background of Hopley.....	16
1.3 Description of Study Area.....	17

1.3.1 Location of Hopely Zone Slum settlement	17
1.3.2 Population Composition in Hopely Zone Slum Settlement	17
1.4 Major causes for the creation of Hopely Zone slum settlement	18
1.4.1 Role of Operation Murambatsvina (Restore Order)	19
1.4.2 Poverty	19
1.4.3 The housing problem in Zimbabwe	20
1.4.4 Rapid urban population growth	22
1.4.5 Unemployment.....	23
1.5 Challenges and risks in Hopely Zone Slum Settlement.....	23
1.5.1 Lack of basic services	24
1.5.2 Spread of diseases	25
1.5.3 Anti-social behaviours.....	25
1.5.4 Pollution.....	25
1.5.5 HIV/AIDS in Hopely Zone Slum Settlement	26
1.6 Impact of Hopely Slum Settlement on the Capital	27
1.6.1 Environmental effects of slum settlements	27
1.6.2 Contradictions of planned projects	27
1.6.3 Insufficient formal land distribution	27
1.6.4 Straining of resources	28
1.6.5 Impact of slum settlements on attaining Sustainable Development Goals.....	28
1.6.5.1 SDG 3 Target 2	28
1.6.5.2 SDG 3 Target 1	29
1.6.5.3 SDG 15:	29
1.7 Nature of infrastructure development of Hopely	30
1.7.1 Housing	30
1.7.2 Sanitation	31
1.7.3 Health Services	31
1.8 Chapter Summary	32
Chapter 2.....	33
2.0 Slum Rehabilitation Activities by Harare City Council	33
2.1 Introduction.....	33
2. 2 Role played by Harare City Council in Operation Garikai.....	33
2.3 Bottom up Approach.....	34
2. 4 Public Private Partnership (PPPs).....	35
2.5 Low Cost Housing Schemes	35

2.6 Aided Self Help Method	36
2.7 The Internal –External Development Model	36
2.8 The Incremental Approach	37
2.9 Introduction of Housing Co-operatives	37
2.10 Regularisation in Slum Settlements	38
2.11 Partnerships with Non –Governmental Organisations.....	39
2.12 Home Ownership Scheme of 1981	41
2.13 Conclusion	41
Chapter 3.....	42
Successes and Challenges of Slum Rehabilitations	42
3.0 Introduction.....	42
3.1 Successes.....	42
3.1.1 Public Private Partnerships	42
3.1.2 External assistance	43
3.1.3 Housing Paying schemes	43
3.1.4 Introduction of Housing Cooperatives.....	43
3.2 Challenges.....	44
3.2.1 Financial challenges.....	44
3.2.2 Poor Legal Framework	44
3.2.4 Top bottom approach	45
3.2.5 Economic Challenges.....	46
3.2.6 Corruption.....	46
3.2.7 Lack of Government Grants.....	47
3.2.8 International Relations between Zimbabwe and other Countries	47
3.2.9 Lack of Donor Funding.....	48
3.2.10 Council Budgets.....	48
3.2.11 Marginalisation of slum dwellers.....	49
3.2.12 Lack of Security Systems.....	49
3.2.13 Lack of Specific Laws to address the Issue of Slums	50
3.2.14 Poor Coordination and Planning.....	50
3.2.15 Failure to Curb of Rural-Urban Migration.....	50
3.2.16 the Fast Track Land Resettlement Programme	51
3.3 Chapter Summary	51
CHAPTER 4	53
CONCLUSION AND RECOMMENDATIONS	53

4.0 Introduction.....	53
4.1 Conclusion	53
4.2 Recommendations.....	55
4.2.1 Encourage reconciliation in the community for progress	55
4.2.2 Communication between the City Council and the local people	55
4.2.3 Effective and Efficient use of Result Based Management Approach (RBM)	55
4.2.3 Local Economy Development Strategies	56
4.2.4 ZIM -ASSET.....	56
4.3 CONCLUSION.....	56
References.....	59

1.1 INTRODUCTION

The emergency of slums or informal settlements in Zimbabwe activated by various factors has shown the need for slum upgrading or rehabilitation by the local authorities. There are various contributing factors leading to the creation of slum settlements in the country such as high unemployment levels with the country's unemployment rate standing at 90% (Zimbabwe Congress of Trade Unions, 2017), high levels of poverty in urban areas, high rates of rural to urban migration and some retrogressive government policies like Operation Murambatsvina of 2005. Slum settlements have their associated problems which exacerbate the rapid spread of pandemic diseases causing health deterioration, high mortality rates amongst infants and the general public. To address problems posed by slum settlements the City of Harare embarked on slum rehabilitation projects. However, the projects are facing a multiplicity of challenges such as corruption manifesting itself in bribery, embezzlement, fraud, payoffs, and politics of patronage and lack of adequate funding among others.

The rapid population growth in Zimbabwean urban areas due to rural-urban migration, together with the forced resettlement of people rendered homeless through what the government termed Operation Murambatsvina ('Restore Order') also led to the proliferation of Harare's informal settlements. The Operation Restore Order was a nationwide campaign of mass demolition and forced eviction that resulted in hundreds of thousands civilians being homeless without access to food, water, sanitation or health care (Tibaijuka, 2005). Over 36,000 families were affected in Harare alone, many of whom were resettled to subserviced transit camps located in Caledonia farm on the city's outskirts (Tibaijuka, 2005). This quotation serves to show how some government policies have aided slum proliferation in urban areas overstressing the already stretched resources. Further, the implementation of a haphazard and Fast-Track Land Reform Programme by the ZANU-PF dominated government

which began in 2000 led to the shutdown of many agro-based and other related industries in the city, and the consequent pulling out of foreign investors. WHO and UNICEF (2000) pointed out that the growth of informal settlements in Zimbabwe continued at a fast rate in the early 2000 with the proportion of people living in these types of settlements increasing from 10 per cent in 1990 to 17 per cent in 2000. The study seeks to explore and understand the policy and institutional challenges to slum settlement rehabilitation in places selected home to informal settlements in Harare such as in Hatcliffe Extension, Mbare and Hopley.

A major challenge facing slum settlements is the lack of access to adequate sanitation in comparison to formal settlements which are serviced by local authorities (Marongwe, 2004). The explicit and implicit costs of limited or no access to sanitation in informal settlements in Harare in terms of illness are substantial, as evidenced by the 2008-2009 cholera epidemic that killed more than 4,000 people in Zimbabwe (Brocklehurst et al., 2013). While barriers to provision of basic services are many, this study was driven by the need to understand the range of impacting factors which act as barriers to the provision of basic needs in the selected informal settlements. The research also aims at enhancing an understanding in the continuously changing relationships between local and central government in decision-making processes and how politics impact or perpetuate problems in slum settlements. Of certain interest is the impact of non-state actors and their increasing involvement in responding to issues of service provision in informal settlements. Such Actors include the United Nations Agencies, National and International Non-Governmental Organizations and the related private sector players

1.2 Background to the study

The emergency of slum settlements is traced back to the period under the colonial regime in Africa. The colonial administrators segregated African cities by demarcating and separating

areas into European and African areas, this is evidenced regionally in South Africa, there was proliferation of slum settlements from 300 in 1994 to over 2 600 in 2010(South African Department Of Human Settlements, 2010).This means that the slums originated during the colonization era and increased as time goes on. Also the capital of Zimbabwe, Harare formerly Salisbury was founded on racial segregation lines as commercial and holiday habitation of the white population, causing restrictions on the movement of the Africans to the city. The restrictions were later removed with the transition to majority rule in 1980. As a result the African majority were granted the right to migrate to the city. According to Raftopoulos et al (2009), noted that, this resulted in rapid rise in urban population of Zimbabwe from 23% in 1982 to 30% by early 1990s. Despite the rapid rise of the population in the city, they was no space created in terms of housing, economic occupation and facilities to accommodate the immigrants. This rise in the urban poor serves as one of the reasons which led to the creation and the consequent proliferation of slums with sources such as the World Bank (1980) noting that by the end of 1980 more than half of the people will be living in the urban areas. More so, land in Harare was privately owned which starved the urban newly immigrants to public land. Irrespectively the city of Harare became populated by small scale traders who used streets, back lanes and pavements to erect their stalls and sell their goods. This shows that slum dwellers were not only newly arrived migrants who have moved to the city to seek their fortunes and return home if conditions are rough enough, but however they were committed urban dwellers who were forced to endure this life style because they had nowhere else to go and no other option. However this resulted in the evolution of slums in the city peripheries and deserted farms which were Churu farm, Kilanry farm, Mbare trading stalls, Epworth, Chitungwiza and Hatcliffie among others.

Furthermore, the role played by government programs under the ZANU-PF rule which include Operation Murambatsvina (Restore Order) in the creation of slums can never be

undermined. The government programme was introduced in 2005. The policy advocated for local cleanliness in Zimbabwean urban local authorities through eliminating all illegal structures in the cities and this left a large number of people homeless. Among the negatively affected by the policy are the marginalized urban poor in areas such as Hopely Township, Mbare and Hatcliffe extension. The so-called harsh measures and conditions exercised in the program contributed to the proliferation of slum settlements in the city of Harare.

The available legal provisions in the Zimbabwean context provide for destruction of existing informal settlements, (Chikweshe, 2014). However, the City of Harare did not bring about any solution for the welfare of the urban poor rendered homeless due to this. The ever increasing number of urban dwellers, implies the high demand for urban basic services such as basic shelter services (Rondinelli 1981). The City of Harare, Federation of Home Seekers and the Dialogue on Shelter Slum Upgrading Profile's Report (2012), noted that the significance of upgrading the living conditions of the urban poor can be attained through partnering with different stakeholders incorporating the disadvantaged group in the society to attain sustainable development.

The financial constraints encountered in the country has resulted in slum settlements in the capital. Since 2000 up to date the economy has been struggling, composed of devaluation of the national currency, sky rocketing of basic commodity prices, lack of basic commodities and industrial shutdown. Such situations also led to unemployment in different parts of the country which resulted in many people flocking or moving to the capital to seek employment, contributing to large population numbers which the capital carrying capacity cannot contain. The events paved way for the proliferation of slum settlements in the capital which demanded basic service provision in different dimensions.

The Harare City Council has a long unending waiting list for housing stands which is renewed yearly and some new applicants are registered on daily basis. This is an illustration that the city council as the serviced land provider is facing challenges on the provision of houses, serviced land and the provision of basic services. A number of people in the capital are desperate home seekers in need of decent accommodation and basic services. According to HCC records, accessed (2014) noted that the HCC, ceased to provide serviced land and houses in 1993 which illustrates that there is a lot of attention needed in slum settlements for the failure to provide housing stands has compelled some residences to reside in informal settlements.

The development of a country is also shown through the urban poor being able to access basic rights such as housing as noted by the UN (2010). The urban poor who dominates the population in slum settlements are deprived rights to basic services, which they are supposed to access through slum upgrading but rather over the years, the service provider mandated with the provision of such services the HCC has been focusing on creating new residential areas at the expense of upgrading the existing ones (slum settlements) as noted by Chitekwe (2014). Sustainable Development Goal number 11 is aimed at slum upgrading in the cities since no development can be achieved without looking at the poor class in the urban society and how they access the basic services.

The repeal of repressive legislation and other policy reforms contributed to the migration of people to urban areas to escape poverty from rural areas (Zinyama, 1992). Such that most of the urban poor are found in unpleasant residences where they are diseases and poor sanitation, lack of educational and health facilities for example in Hatcliffe Extension, Mbare slum settlements among others. Frik De Beer Hennie Swan Pole (2000) noted that urban poverty manifests itself through lack of job opportunities, housing and other services. These reasons serve to illustrate that poverty at its peak contributes to the creation of informal or

illegal settlements in urban areas. Therefore slum upgrading process in the city of Harare seek to enhance the living standards of the marginalized society in the community.

Uneven distribution of resources has also influenced swift growth of slum settlements. As it is an indisputable fact that the country is rich in valuable minerals such as diamonds, platinum, gold, recreational areas which attract tourists and other sources of finance. Given the position of these valuable resources utilization, slum settlement maybe history in the country. Zimbabwe being a multi –party composed country, disputes on the distribution of scarce resources is inevitable due to diverging political affiliations and interests. The politically deprived and disadvantaged group in the Zimbabwean society are found in slum settlements.

1.3 Statement of the problem

The outbreak of diseases particularly waterborne diseases like cholera, diarrhoea and typhoid in the city due to poor substandard living conditions and a degraded environment shows the need of slum rehabilitation. According to WHO, (2014) health care services are generally difficult to access in these situations (slums) or are sometimes nowhere to be found surrounding the settlements. There has been an outcry from residents and lobby groups that nothing has been done to improve the livelihoods of the poverty stricken, the low income earners and the victims of some government programs such as Operation Murambatsvina. According to the City of Harare ‘Housing for all policy’ housing cooperatives have risen, rent to buy schemes have emerged, partnerships with private sectors and Non-governmental organizations increase. However challenges in the projects remain a problem in the success of Slum Rehabilitation as a result of the economic meltdown and financial instability in Zimbabwe. Therefore, the aim of the study is to access the challenges faced by urban local authorities in slum rehabilitation.

1.4 Theoretical Framework: The Basic Needs Approach

Slums are an indication of serious poverty. They are the most deprived and excluded form of informal settlements characterized by poverty and large groups of poor housing. According to WHO, (2014) the dwellers live in overcrowded, poorly constructed structures, often with insecure land tenures. Thus, this research is guided by the Basic Needs Approach. Basic Needs Approach is concerned with removing mass deprivation. Thus, the primary concerns of the approach include provision of food, shelter and clothing which is, however, the opposite of the way of life lived by slum dwellers. The approach alludes that proper housing is a necessary component of human livelihood for without proper shelter people cannot meet their basic needs and participate adequately in society.

Slum settlements in the city of Harare mushroomed as a result of economic meltdown leading to rural to urban migration, unemployment and poverty among others. This is complemented by, Dialogue on Shelter, City of Harare and Zimbabwe Homeless Peoples' Federation (2014), which noted that shortage of land for low-costing housing in cities is evidenced by 62 slums in the city of Harare. The City of Harare is failing to provide basic needs and to upgrade slum settlements because of corruption in the form of fraud, embezzlement and bribery, and lack proper funding. As a result of this, communities such as Mbare, Hatcliffe extension and Hopely consist of inhabitants who experience multiple deprivations not only in lack of adequate and proper housing but also lack of adequate food, education, health, basic infrastructure and services and they are constantly exposed to diseases leading to death.

In Mbare hostels particularly Matererini and Nyenere flats people are being deprived of these basic needs. This is because water and sanitation is a huge challenge in the hostels, the residents use communal toilets and taps which are not sufficient considering the number and capacity in which as a result is a health time bomb. In Hopely the community is being disadvantaged from basic needs because the water and sanitation system is a nightmare, they

is no sewer or reticulated water system and the inhabitants use bush as a relieving centre leading to diseases like cholera and diarrhoea. Hatcliffe extension is being deprived of basic needs in the sense that, the shacks are planted among the rubbish and litter indicating no caution to hygiene hence, the inhabitants are vulnerable to diseases like cholera and diarrhoea. Turok (2015) noted that informal settlements remain detached from the rest of the city. Insecure household incomes discourage the building of private houses and loans from banks, so few manage to advance to the step of the housing ladder. As a result slum rehabilitation exercises will be easily implemented by the HCC should the country industrialize, stabilize government policies among other interventions.

1.5 Conceptual Framework: Slums

Definition of slums varies or differs from country to country and depends on variety of defining parameters. Slums can be described as illegal or informal human settlements in the cities or towns, (Hanstad, 2014). These settlements are often small areas, overpopulated composed of structures of incompetent materials such as plastics, polls and card boxes. Satterwaite (2013), noted that, slum settlements are deprived of basic services such as clean water, sewer reticulation, street lights, roads and other social facilities. In slum settlements there is no infrastructure such as schools, hospitals and clinics.

Satterwaite (2014), is of the view that, slum shelter on illegal settlements are not legally recognized, the occupants are denied the right to formally or legally own the property. This illustrates that the slums are not documented for their dwellers have no papers of ownership to the properties, which makes them nothing but just mere unrecognized cabins or shacks.

Swilling et al (2009) noted that slums are a critical socio –economic challenge. U.N Habitat (2010), noted that, “about 828 million people are living in slums, or 33% of the urban population, of the developing countries resides in slums.” This elaborates that slum

rehabilitation is a need for the wellbeing of the slum dwellers who constitute such a large number of the urban poor.

The U.N (2012), described slums as “Sharing of poor structural quality or durability of housing, insufficient living area, (more than three people sharing a room), lack of secure tenure, poor access to water and poor sanitation facility.” This implies that slums can be viewed as very poor living conditions deprived of all basic facilities.

1.6 Research Objectives

- To assess strategies taken by Harare City Council to address the slum settlements.
- To examine the major challenges faced by Harare City Council on slum rehabilitation.
- To examine the contributing factors to the slum human settlement in Harare.

1.7 Research Questions

1. What are the contributing factors to the formation of slums /shacks in Harare?
2. What are the impacts of slums in the city of Harare?
3. What are major challenges faced by City of Harare to enhance slum rehabilitation in the city?
4. What can be recommended to enhance the strategies to slum rehabilitation in the city of Harare?

1.8 Significance of the Study

The public sector has always been the biggest service provider in all dimensions of basic services. Serviced land delivery has always been mandated to the ministry of local governance together with the line local authorities. Housing roads schools and clinics are major, basic services which when people are deprived of, can be highly visible dimension of poverty. This research examines the negative effects of poverty, urbanization and population

growth in urban areas as result of rural urban migration on struggling or deteriorating local economic development in Zimbabwe. The research and findings should provide recommendations which can provide working strategies for slum rehabilitations, thus the findings and recommendations will be significant for free treatment, justice and a positive attitudes towards the poor, marginalized, vulnerable group in the society ,with special reference to slum dwellers. The paper will also provide insights to various implementing partners and stakeholders to accommodate effectiveness and efficiency on the ongoing project.

1.9 Literature Review

Chauhan (1996) noted that Slums as structures that are both physically and structurally deficient due to various factors such as lack of funding or unemployment or even poverty itself. The Researcher made use of the available causes of slum settlements on the subject Slum Rehabilitation in urban local authorities in Zimbabwe. Literature review is composed by work done by other scholars on causes of slums, problems associated with slums, need for slum upgrading and challenges faced by local authorities on Slum Rehabilitation. The local authorities faced challenges in trying to upgrade slum settlements which as a result of poverty, slowed service delivery, lack of adequate investment for housing delivery, lack of adequate investment for housing delivery, corruption in places like Nigerian .Corruption is the root causes of slum. The international NGO Transparency International (2007) noted that Nigeria is one of the World most corrupt countries. This symbolizes that slums in Nigeria are a result of uneven distribution or resources ,since Nigeria is one of the world top oil producers ,therefore resources were unevenly distributed the problem of slum in the country should have been manageable, also enhancing the livelihoods of the fellow citizen ,and also the problem of accommodating gaps in the regulatory systems and also the role of operation Murambatsvina (Restore Order) in slums, as it destroyed homes, assets and means of

livelihood for a number of people who were already suffering economic challenges in fuelled by ESAP, as noted by the Harare Slum Profile Report of (2012).The operation left vulnerable and homeless also caused serious erosion of local government ability in terms of planning ,environmental management and basic service provision to the people, Harare Slum Profile Report (2012).Therefore the operation results in creation of slum settlement and also the Natural population growth results in slum settlements.

1.10 Research Design and Methodology

A qualitative research methodology was used in this research. Qualitative research is the generic word to investigate methodologies described as ethnographic, anthropological and field or participant observation research (James, 1997). The researcher selected this method because it gives detailed and well explained description of information on the issue in question. Campbell, (1987) argues that, the qualitative methodology make use of collecting data based on social scenario and does not incorporate the use of calculations or graphs. To buttress its advantages over quantitative methodology, Smith (1983) argues that qualitative is different from quantitative research which attempts to gather data by objective methods where the relationship between the researcher and the respondents are that of the researcher and the object. In this research interviews, questioners, observation, targeted population, random sampling and judgmental sampling are the methods which were used in data collection and analysis by the researcher. The researcher's targeted population are the residents (Hopley Zone slum dwellers), City Council Officials and The Federation of the Home Seek officials.

1.10.1 Research Design: Qualitative Research

Creswell (2009), defined research designs as plans and procedures used for research that span the decisions from broad assumptions to detailed methods of data collection and analysis.

Research design involves making several decisions and the overall decision contains which design should be used to study a topic. Heppner (1992) noted that research design is a set of plans and procedures that reduces error and simultaneously help the researcher obtain empirical evidence (data) about isolated variables of interest. Put simply, the research design must be viewed as a scheme of action that provides glue to the entire research project whilst at the same time providing the framework for answering research questions. For the purpose of the study the researcher used case study as the research design to elaborate personal experience by individuals, accommodates relations between the researcher and the participant which gives room to explore of information valid to the study as the researcher will be using the qualitative research design. The researcher used descriptive research design in trying to describe the real situation on the ground and providing descriptions concerning service delivery in slums or programmes aimed at rehabilitation. The researcher also provided information about living conditions of slum communities or describes the attitudes towards the issue under study.

1.10.2 Population

The population in research methodology refers to the total group of subjects that would need to be assessed if the views of everyone in a particular situation were to be measured (Saunders, 2008). In this research study, 30 were total number of the population consisted Hopley Zone settlers.

1.10.3 Sample and Sampling Strategies

The researcher used the random sampling and judgmental sampling when collecting data. In random sampling Copper (2008) noted that, each element of the population has an equal chance of selection. Thus any slum settler has a chance to be selected to complete the questionnaires provided by the researcher or to be interviewed by the researcher. Also

judgmental sampling is when one prefers a sample basically on whom they think will be significant of the research. Basically, considering, various factors such as specialist knowledge of the study, it emphasizes the depth of data to be obtained. Overall the researcher will reach people from Hopely slum settlement in the capital.

1.10.4 Data Collection Instruments

Data gathering is the way, one gathers information that comes from a range of sources. There are a variety of techniques to use when gathering data. The research was conducted using primary and secondary methods of data collection. Secondary data is research data that has previously been gathered and can be accessed by researchers, whereas primary data is data collected directly from its source.

1.10.5 Primary Source

According to Kadam et al (2000) primary data consists of information contracted from the area of study, monitoring of the researcher. A primary data source is an original data source that is the data collected first hand by the researcher for a specific research can be used for future studies in the field .Therefore, the researcher conducted interviews and questionnaires to collect primary data from the intended groups which include slum dwellers, Harare City Council and the Federation for Home Seekers.

1.10.6 Secondary Source

Secondary data is the data or information that already exists in the field of research. The researcher sourced data from the City Council Registry Office, the Ministry of Local Governance Registry as well as the University Library. Hence the researcher used observation as a method of data collection which is composed of recording, taking notes, commenting, assessments and giving judgmental conclusions on what is happening on the

ground after site visit. The researcher also visited Hopley Zone to assess slum rehabilitation programmes in the areas, and gave her own analysis after assessing what is happening on the real ground.

1.11 Ethical Considerations

Conducting a research in any given area comes with ethical considerations. Creswell (2009) contends that; ethics are codes or rules which govern the practices of a profession. They also detects how information and subjects should be used. Strydom (1998) defined ethics as a set of moral principles which are suggested by an individual or group and are subsequently accepted and which offer rules and behavioural expectations about the most correct conduct towards research respondents. In this study, the researcher obliged to principles of confidentiality, no injuries or unnecessary physical and mental suffering and also participation of people was done voluntarily. Respect was awarded to participants by the researcher, that is when they feel uncomfortable to continue with interviews or not. Below are the listed ethical considerations which the researcher used for the purpose of the study.

1. Seek Permission

Each and every society is governed by a set of rules and regulations that everyone visiting or already a resident of that particular area should know and consider, Babbie and Mouton (2001). Therefore in order for the researcher to carry out the study effectively, the researcher shall seek permission from the District Administrator first.

2. Voluntariness

Every participant who will be a part of the research should do so voluntarily in the absence of coercion or force. The researcher also allowed a responded to withdraw from the interview whenever the responded wills to do so.

3. Consent

Informed consent is also a vital ethic when conducting a research .There is need for the participants to know that the researcher is doing a research on them. It is entirely up to the participants to decide whether or not they want to be a part of that research .It is thus important to make sure that there is a clear agreement between the researcher and the respondent before the interview commences.

4. Privacy and Confidentiality

The researcher ensured confidentiality and the participant's anonymity. Some participants do not want to be published their problems, anonymity is a way of protecting them against abusive press. It is was the researcher's duty to make sure that the participants who agree to give out information were protect

Chapter 1

1.0 An Overview of Socio-Economic Status of Hopley Zone Slum Settlement

1.1 Introduction

The City of Harare embarked on slum rehabilitation projects so as to address problems posed by such settlements. This is because slum settlements have their associated problems which exacerbate the rapid spread of pandemic diseases causing health deterioration, high mortality rates amongst infants and the general public. However, the projects are facing a multiplicity of challenges such as corruption manifesting itself in bribery, embezzlement, fraud, payoffs, and politics of patronage and lack of adequate funding among others. The emergency of slums or informal settlements in Zimbabwe brought about by various factors has shown the need for slum upgrading or rehabilitation by the local authorities as the responsible service providers. The study seeks to unpack the policy and institutional challenges to slum settlement rehabilitation in places selected home to informal settlements in Harare such as Hopley Zone Slum settlement. This study was driven by the need to understand the range of impacting factors which act as barriers to the provision of basic needs in the selected informal settlement.

1.2 Brief Background of Hopley

Hopley settlement was established by the Government of Zimbabwe within the framework of Operation Garikai/Hlalani Kuhle which aimed to resettle displaced people affected by Operation Murambatsvina about 10 km south of Zimbabwe's capital, Harare. Initially people relocated to Hopley Farm came from temporary shelters in Caledonia and Porta Farms where they had initially been resettled after Operation Murambatsvina but the numbers of

inhabitants have continued to swell due to economic and other pull factors of slums. Amnesty International (2010) estimates that the settlement has a population of 25 000 people and has five zones.

1.3 Description of Study Area

1.3.1 Location of Hopely Zone Slum settlement

The slum settlements of Hopely were established in 2005 as a result of the Zimbabwean government's initiatives to do away with the informal settlements and illegal buildings in the urban areas (ZESN 2008, Nhapi 2009 and Amnesty International 2010). The residents of Hopely farm slum settlements are evictees who were drawn from areas which include Hatcliffe Extension, Porta farm and Mbare (Nyama, 2013). The settlement is located ten kilometres south of Harare's Central Business District and has a population of about 15 000 people (ZIMSTAT, 2012). Hopely settlement is predominantly residential and is surrounded by Waterfalls residential suburb, Irvine's Chicken Poultry Farm, Derbyshire Farm, Boka Tobacco Sales Floor, Stoneridge residential suburb, Granville Mbudzi cemetery and South View Park residential area. The majority of housing in Hopely settlement constitutes temporary to semi-permanent shacks that range from plastic shacks to unplanned structures built with "green" bricks (Nyama, 2013). A few houses have been built using approved plans and a large part of these structures were constructed by the Ministry of Local Governance and Urban Development (Nyama, 2013).

1.3.2 Population Composition in Hopely Zone Slum Settlement

Harare has the highest proportion of Zimbabwe's urban population currently standing at 2, 09 8,967 people in 2012 (ZIMSTAT, 2012). A population density of 2, 4 people per square kilometres was reported in 2012 according to the Zimbabwean Census (ZIMSTAT, 2012).

Harare's population growth rate due to natural increase and rural to urban migration was 1,0% from 2002 to 2012, and there was increase in the number of households from 490,000 to 530,000 households during the same period with Hopley settlement only having a population of about 15,000 people (ZIMSTAT, 2012).

1.4 Major causes for the creation of Hopley Zone slum settlement

There are various factors which have contributed to the creation and proliferation of Hopley Zone slums settlements in the capital. Such factors encompass the role of Operation Murambatsvina (Restore Order), poverty compounded by the Economic Adjustment Programme, the burgeoning housing problem in the country in which the supply of housing and the associated settlement services delivery continued to lag behind, high rates of rural to urban migration which resulted in overstretching of the scarce accommodation resources in the capital as well as high unemployment rates brought about by a poorly performing economy of the country. Such factors led to the decline and or to the outstripping of resources available for accommodation which compelled the majority of the urban poor to resort to slum settlements as their only source of accommodation. The table below is a summary of reasons for the creation of Hopley Zone settlement mentioned as stated by the respondents.

Table 1: Summary of the causes of the creation of Hopley Zone slum settlement

Reason	Number
Eviction by Operation Murambatsvina	12
Housing problem in the country	4
Poverty	6
Unemployment	5
Rural-urban migration	3
Total	30

1.4.1 Role of Operation Murambatsvina (Restore Order)

The 2005 Operation Murambatsvina (Restore Order), destroyed homes, assets and a means of livelihood for a number of people who were already suffering economic challenges fuelled by ESAP, as noted by the Harare Slum Profile Report of 2012. The exercise left 7000 people vulnerable and homeless and, also, caused serious erosion of local government's ability in terms of planning, environmental management basic service provision to the people, (Harare Slum Profile Report, 2012). Operation Murambatsvina played a significant role in the creation of slum settlements in the city since it destroyed the structures which were homes to the majority of the urban poor but did not immediately cater for the affected households by providing adequate housing leading to internal displacement of people and their relocation to un-serviced land such as Hopely Zone.

Photograph 1 shows Porta Farm after demolition of houses in June 2005



1.4.2 Poverty

Harare Slum Profile Report (2012), noted that poverty in Zimbabwe arises due to inter-related phenomenon, chief among them, failed attempt at Economic Structural Adjustment in the period 1991 to 1995 which contributed to unemployment and economic vulnerability of

the people. Woods (2008) is of the view that poverty disadvantages a number of people of their certain rights, such as right to adequate shelter this caused by uneven distribution of scarce resources. The majority of the impoverished poor Zimbabweans cannot afford adequate housing so as a result they resort to residing in shacks as forms of shelter they could afford in particular in areas which include Hopley farm.

1.4.3 The housing problem in Zimbabwe

Available evidence shows that the supply of housing and the associated settlement service delivery lag behind. This has resulted in long waiting lists and straining of existing settlement facilities. For instance, in the 1990s annual supply of housing units was less than 10% of targets at 12 000 to 14 000 units per year versus a target of 162 500 units (Auret 1995).

Three decades after independence it is fair to argue that both colonial and post-colonial housing policies have proved inadequate as evidenced by serious under-provision and decaying neighbourhoods (Chatiza and Mlalazi, 2009). Between 1992 and 1994 the annual housing supply rose to over 20 000 units but the deficit continued to grow and by 2000 it had risen to over 1, 000, 000 units (Government of Zimbabwe, 2005). Since 1980, the government has generally taken the lead in low cost housing delivery, with the private sector concentrating on medium and high cost housing delivery. This was done through the different policy and programmed initiatives instituted in the period 1980 to 2000.

The Government of Zimbabwe (2005) noted that over 460 000 housing units were constructed throughout the country between 1980 and 2005 apart from introducing new home ownership structures. These measures made it possible for the black population to access housing properties throughout the first and second decades after independence. Changes in housing standards were also introduced in 2004 in an endeavour to improve the housing standards of low-cost housing properties. However, government acknowledges that the quantitative housing needs of the urban population have not been met for three main reasons:

Firstly, levels of output have been very low in comparison to the housing shortage which was being fuelled by the rapid rate of urbanization estimated at between 4.6 and 7 per cent per annum, secondly, problems with regard to the acquisition of land have been identified as one of the main reasons for the failure of site and services programmed which had been seen as a panacea to Zimbabwe's housing problem and thirdly, the bad location of many projects on cheap peripheral land and inadequate transport facilities still caused problems of access for settlers to places of jobs in the cities resulting in many of them not taking up the offer, (Soliman, 1986).

The National Housing Policy (2012), implies that lack of adequate investment by both the private and public sector in the housing field, is another contributing factor in the creation of slum settlements in the urban areas. Currently both the private and the public sector are running short of funds to fund slum rehabilitation projects due to lack of adequate sources of revenue and efficient income generating projects. For example, the current state of Harare City Council, which is suffering from lack of revenue has seen it resorting to basic service provision rather than land delivery. Lack of adequate funding relegates land and housing provision to grossly underfunded and incompetent urban local authorities, which are unable to cater for housing needs for the poorest group in the society, thereby, relegating them to poor unhygienic slum settlements.

The National Housing Policy (2012), noted that slowed land provision in local authorities is another major cause for the creation and proliferation of slum settlements. Slow land delivery by local authorities is caused by different factors such as politics, and lack of economic resources. The Zimbabwean local authorities are obliged to provide serviced land, thus basic services such as sewer, water, roads network amongst others must be put into special consideration before land is allocated to the citizens. Due to the economic constraints being faced by the public sector at the moment as noted by the Harare Residents Trust (2014), it has

been, in actual fact a challenge for the local authorities to effectively and efficiently provide basic services such as refuse collection, safe and clean water to the local people. What is more, serviced land delivery provision which requires a lot of funds remains out of reach for the poor citizens whom then resort to slum settlements of particular Hopely Zone.

The United Nations Committee on Economic and Cultural Rights (UNCECR, 2017) noted that, the right to adequate housing should not be undermined but, however, put into special consideration the Committee also highlighted that, the right must be considered as an opportunity to live peacefully, with dignity, and with security. This stresses out the real need for slum upgrading projects in the city, since about one billion people (U.N Habitat Agenda 2012) in the world are living in slum and are entitled to those rights.

Some of the provisions of the right to adequate housing include, protection from evictions and destruction of one's home and property, (UNCECR, 200). The Slum Profile Report of 2012, noted that, the 2005 Operation Murambatsvina destroyed sources of livelihoods, homes and assets and left 7000 people displaced and homeless. This evidence serves to illustrate that the policy violated the right of adequate housing which affected many people in different dimensions.

In similar case, this provision also implies that a human being is obliged to be free from arbitrary interventions to his or her home privacy and family, (UNCECR 200). Slum dwellers are victims of deprivation, they live in very small rooms where they live in fours, fives or above thereby depriving them their rights to privacy, for example in a family residing in one room only children are at risk of sexual, physical or mental abuse.

1.4.4 Rapid urban population growth

Also rural to urban migration and natural increase in Zimbabwe is causing rapid population growth in urban areas. According to City Alliance (2014) more than half of the world's

population resides in towns and cities. In Zimbabwe the population in urban areas is growing rapidly such that city councils cannot manage the populations in terms of housing provision. Thus, slums have mushroomed in order to accommodate such huge volumes of a growing urban population.

1.4.5 Unemployment

Unemployment is another factor leading to the creation of slums in urban areas. People migrate from rural to urban areas in search of employment or even means to make ends meet. In Nigeria people migrated from different parts of the country to Lagos for fishing in Makoko, (IRIN

Humanitarian News Online 11 Mar 2015). A number of people flocked to Makoko intending to fish, however when the intended business fails or when they fail to find employment they do not return to their villages of origins compelling them to stay in illegal slum settlements. Similarly, in Zimbabwe people have the belief of getting employment in the capital Harare. Therefore, many people migrate from different areas of the country hoping to find employment in the city, however when their plans and wishes fail to come to fruition they lack the courage of going back home in the rural areas empty handed. They, therefore, resort to staying in slum settlements and in the case of Zimbabwe in Hopely Slum settlements since they cannot afford adequate and proper shelter rentals.

1.5 Challenges and risks in Hopely Zone Slum Settlement

Rapid population growth in cities causes imbalance between available resources and population growth. Hopely accommodates the largest number of slum residents in the country. There are too few or no basic services such as water, sewer reticulation, roads, clinics, schools and shopping centres. This symbolizes the housing backlog in the capital,

since the city fathers are failing to provide adequate housing, as the service providers to the fellow citizens.

Dalvi (1997) and Giridharadas, (2008) noted that the development of low costing houses could not accommodate all migrants which also show the development of slums settlements in the city. Harare City Council which is currently bankrupt is in a position that it cannot accommodate thousands of citizens on the housing waiting list. Currently the city is accommodating housing cooperatives and pay schemes in which the very low income earners remain unattended to.

1.5.1 Lack of basic services

Most slum settlements lack access to 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 Hopley Farm. The increase in household sizes associated with the Operation Murambatsvina where internal displaced persons 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.

1.5.2 Spread of diseases

The crowded neighbourhoods of city of Harare and the poor sanitary conditions and inadequate sewer reticulation, refuse collection, create conditions favourable to the spread of infectious, deadly pandemic diseases such as cholera, diarrheal and others which takes lives in numbers (Harare Slum Profile Report 2012). Food outlets in Hopley slum do not have appropriate facilities to adequately cater for the services also contributing to the rapid spread of pandemic diseases in the areas, like the 2008 cholera outbreak in the country which claimed thousands lives including in Hopley.

1.5.3 Anti-social behaviours

Also, slum settlements are prone to anti-social behaviours. The Social Window of India (2013) noted that that the slum dwellers remain isolated from the urban society which makes them suffer from social effects such as, drug abuse, vandalism, alcoholism and deviant behaviour .For example, in Hopley deviant behaviour which is composed of selling drugs such as marijuana and glue is now the order of the day. Also, theft and robbery are major anti-social behaviours in the settlement. The Social Window of India (2013) also denotes that, “Lack of slum dwellers integration with the urban area reflects both lack of ability and culture barriers”.

1.5.4 Pollution

Inconsistence of waste man agemen t in the City of Harare is one of the fun damen tal problems faced by slum dwellers of Hopley Farm. The en viron men tal an d health problems have originated from the poor solid an d liquid waste man agemen t. The informal

settlement have not established refuse collection and liquid waste disposal points and this have resulted in pile of garbage scattered around in those informal settlements ,as noted by (Ziblim,2013). 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 are mostly inevitable. 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. This led to rapid outbreak of waterborne diseases like dysentery, typhoid and cholera due to drinking water contamination .

1.5.5 HIV/AIDS in Hopely Zone Slum Settlement

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 HIV/ AIDS, (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 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 care to their health needs. (Ambert, 2006).

1.6 Impact of Hopley Slum Settlement on the Capital

1.6.1 Environmental effects of slum settlements

Slum settlements, are also hindering attainability of Sustainable Development Goal 7. The Goal is focused on environmental sustainability, which is composed of protecting flora and fauna from any dangers. Excessive destruction of forests in the capital has contributed to lack of space in the city as noted in the Slum profile report (2012). This has also been associated with stream bank cultivation which contributes to rivers or streams siltation. For example Hopley due to use of Mukuvisi River is contributing to outbreak of diseases such as cholera due to use of bush toilets and also stream bank cultivation by the dwellers is affecting river flows.

1.6.2 Contradictions of planned projects

The mushrooming of slum settlements has led to contradictions of planned projects and a serious deviation of planning procedures. Land reserved for future development have most of it been invaded by slum settlers build unplanned structures. This is evidenced by the case of Hopley in which a portion of the farm was given to the Child Survival Foundation For Street Kids ,but as a result of the Operation Murambatsvina(Clean The Filth),Hopley was the resettled by Operation evictees. 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.

1.6.3 Insufficient formal land distribution

The responsible authorities in City of Harare has been failing to provide adequate residential stands to the ever increasing growth of the urban population. Azzan etal (2005) cited that there is perception that the urban dwellers have virtually no possibility of getting residential

standards from the responsible authorities. The residents have resorted to settle in informal settlements.

1.6.4 Straining of resources

A combination of economic decline and rapid urbanization on both the central government and local governments lead to lack of financial resources to develop the areas so that they can have social amenities. The Harare City Council has a long unending waiting list which is renewed yearly, and some new applicants are registered on daily basis. This is an illustration that the City Council as the serviced land provider is facing challenges on the provision of houses, serviced land and the provision of basic services. A number of people in the capital are desperate home seekers in need of decent accommodation and basic services. According to HCC records, accessed (2014) noted that the HCC, ceased to provide serviced land and houses in 1993, which illustrates that there is a lot of attention needed in slum settlements which are inevitable given the situation discussed above.

1.6.5 Impact of slum settlements on attaining Sustainable Development Goals

1.6.5.1 SDG 3 Target 2

Sustainable development goal aims at preventable deaths of new born and under five children. In Zimbabwe about one in 15 children dies before his or her fifth birthday and about 70% of these deaths occur during infancy (Zimbabwe Demographic Health Survey, 2015). This is as a result of lack of funds to access proper health facilities, poverty, poor sanitation the under-five death toll remains at high percentages in slum settlements and Hopley being one of them. The living conditions in Hopley settlement in Zimbabwe is not

conducive for children below the age of five contributing to high infant mortality rate in the country.

1.6.5.2 SDG 3 Target 1

It aims at reducing maternal mortality. In slum settlements in a number of countries, lack basic services such as clinics, roads, street lights, sewer and sanitation which have a major contribution in maternal mortality. A number of pregnant mothers are dying, transferring mother to child diseases during birth and children are even dyeing during birth in slum settlements due to lack of proper health services. An estimated 3000 women die every year in Zimbabwe during child birth and at least 1,23 of Gross Domestic Product is lost annually due to maternal complications(UN,2013). In Hopley zone, the clinic has no maternity delivery and manages to offer pre-natal services that include child birth registration, blood pressure check-ups and weighing only leading to an increasing maternal mortality rate in the area.

1.6.5.3 SDG 15:

SDG 15 is aimed at attaining sustainable development and loss of natural resources. During the creation of slum settlements, there is rapid cutting down of trees and excessive disturbance of the ecosystem. There are no any other sources of energy other than fire, so there is also destruction of forests to attain energy. This implies that slum settlements have a negative impact on the environment which threatens the attainment of SDG15.

1.7 Nature of infrastructure development of Hopley

1.7.1 Housing

The houses built under the Operation Garikai / HlalaniKuhle were built with cement blocks bricks and comprise of two rooms on each plot and most of the houses do not have concrete floors. The rest of the houses are built by the residents. Of the most of the houses are made of farm bricks which were moulded in the vicinity as evidenced by large ditches and bricks ovens around empty spaces at Hopley. In a lot of houses, the gaps left for windows and air vents during the constructions of Operation Garikai houses were patched up with bricks and cement effectively affecting the ventilation of the rooms. Some of the houses are made up of plastic

Photograph 2 shows plastic shacks which are some of major housing structures in Hopley Zone



1.7.2 Sanitation

Infrastructural facilities for water and sanitation in Hopley settlement were developed by organisations like UNICEF on a communal basis that is boreholes and stand-pipes (Nyama, 2013). In addition to these facilities, most of the dwellers also have wells since tapped water supplies on an individual household level are lacking. The communal boreholes and stand pipes cannot meet the water demands of the inhabitants, as a result the settlers use wells and boreholes as the main source of drinking water.

The slum dwellers of Hopley in Harare have built structures on un-serviced land hence development is taking place without adequate water and sanitation support infrastructure as noted by Charisa (2014). The predominant forms of sanitation are pit latrines which are used throughout the settlement. The stands in Hopley settlement are small to accommodate pit latrines on each and every household. Furthermore, UNICEF has also supported the slum settlement with the construction of EcoSan toilets and more than half of the resident have them. The management and final disposal of EcoSan toilets contents have often posed a great challenge to the residents who have opted the use of the pit latrines. Some households rely on septic tanks that are often poorly maintained or undersize (Nyatsanza and Chaminuka, 2013).

1.7.3 Health Services

Hopley is one of the few slum settlements in Harare where human health is heavily compromised. A farm house at the camp has been turned into a clinic where residents are expected to access basic treatment. But concerns about the rapid growing population have overstretched health delivery service at the clinic. The clinic has no maternity delivery and manages to offer pre-natal services that include child birth registration, blood pressure check-ups and weighing only.

1.8 Chapter Summary

As discussed above, the chapter gave a detailed overview of Hopley settlement. The overview comprises of a brief historical background of Hopley, description of study which consist of the location and population composition. Also, major causes for the creation of the settlement which include the role of Operation Murambatsvina, high rates of poverty, housing problem, rapid urban population growth and high levels of unemployment in the capital. The major changes and risks in the settlement are other aspects highlighted in the chapter and these consist of rapid spread of diseases, lack of basic services, anti-social behaviours, pollution and rapid spread of HIV/AIDS in the settlement. The impact of slums in the capital is another aspect which was highlighted in the chapter which comprise of the effects of slums on the environment, interruptions of planned projects and straining of resources. Also the impact of slum settlement on attaining Sustainable Development Goal 3 on target 1, 2 and 15 was also articulated. Lastly, the nature of infrastructural development was also discussed in the chapter which highlighted the aspect of housing, sanitation and health services in Hopley settlement.

Chapter 2

2.0 Slum Rehabilitation Activities by Harare City Council

2.1 Introduction

The chapter is concerned with exploring slum rehabilitation activities undertaken by Harare City Council in Hopley Zone area. Such activities encompass the role played by HCC in the implementation of Operation Garikai, implementation of the Bottom-up Approach, development projects undertaken under Public Private Partnerships, introduction of low costing housing schemes, developments through Aided Self-Help Method, the Internal-External development model, the Incremental Approach and the introduction of housing co-operatives, regularization in slum settlement and undertaking partnerships with Non-Governmental Organisations. These are activities done by Harare City Council in a bid to rehabilitate the Hopley Zone area. In exploring the activities undertaken this study this chapter shall present the research findings gathered in data collection through interviews.

2. 2 Role played by Harare City Council in Operation Garikai

Operation Garikai (Operation Live Well) was a massive nationwide government intervention which was aimed at resettlement of people displaced by Operation Murambatsvina undertaken by the Government of Zimbabwe in conjunction with local authorities. The operation provided decent accommodation to people who had lost their homes and those who were on the municipal waiting list in towns and cities. In the case of Harare, under the operation the city of Harare and the Ministry of Local Governance and Urban Development resettled evictees which were drawn from Caledonia Holding Camp after Operation Murambatsvina. The evictees were people from Mbare, Hatcliffe Extension and Porta Farm were resettled in Hopley Farm. The evictees were given title deeds and approved plans with

large parts of structures constructed by the Ministry of Local Governance in conjunction with the City of Harare.

2.3 Bottom up Approach

Bottom up approach was used in drafting the National Housing Policy of 2012, which promoted the housing development strategies to assist slum settlers and enhanced public participation of slum dwellers. The National Housing Policy was drafted on the basis of consultative compilations from stakeholder meetings from February to May 2009, (The National Housing Policy, 2012). This serves to show that the policy was crafted to comprise of the real needs of the people from the grass roots level. Also, bottom up approach enhanced stakeholders' commitment, for example, in Hopley, the Harare City Council complimented the United Nations International Children's Emergency Fund in the development of Eco san toilet projects to improve sanitation in the area as a slum upgrading project. Also the International Training and Education Centre for Health in conjunction with the HCC is working in Hopley Zone in a bid to strengthen the community health, through the improvement of access to and quality to HIV prevention, HIV treatment by provision of ARVs and distribution, and transportation of drugs in the Community. Stakeholders are partakers in the projects, and involvement of the people at the grass roots enhances efficiency and effectiveness. This creates a sense of belonging to the project and, also, a sense of commitment in the community at large, a feeling in them will be created such that they have passion for the success of the project since they know that is their project. Also, cooperation and dialogue between government and its stakeholders enhances the success of projects, like what is currently taking place in Hopley Zone, upgrading project where every stakeholder including slum dwellers are involved. The Harare City Council (HCC), CABS's, Budiriro 5, Phase 1 project of 2014, is another success story fuelled by effective stakeholder involvement as the project is aimed at rehabilitation of slums in Harare Hopley Zone being part of the spill

over effects as such projects reduces the pressure over scarce accommodation resources in the slums as some of the dwellers resettled in Budiro 5.

2. 4 Public Private Partnership (PPPs)

The City of Harare as the serviced land delivery agent last produced serviced land in 1993 through the Budiro Housing Scheme (Harare City Records Registry, 2014). Since then the city of Harare has been using other modes through partnerships with the private sector such as financial institutions and private developers (HCC, 2015). The City of Harare partnered with CABS in the implementation of Budiro West housing development project and this is arguably an illustration of Public Private Partnership aimed at accommodating the first home seekers in the city, thereby, reducing pressure on already overstretched resources in slum settlements like Hopley Zone. However, such projects have failed to completely address accommodation challenges the capital faces as low income earners and the poor marginalized groups of the society are being left out and constantly relegated to poor living standards in slum settlements. This can be noted as evidence of PPPs as a success story in house provision in the country, which is addressing slum problems in the country.

2.5 Low Cost Housing Schemes

UN Habitat (2010), noted that, in an attempt to address housing problems faced by the low income earners and slum dwellers, the African governments through municipalities resorted to low cost houses. However, one of the respondents in an interview noted that, *“The systems left some cases unattended to, since they are a number of people living below the poverty datum line who cannot even meet the minimum capital requirements to acquire a proper home. For example, in the Zimbabwean capital where unemployment is now order of the day, a large number of people are informally employed while some are not even into*

entrepreneurship nor into any income generating projects thus relegating them to extreme poverty and slum shelter”

The public sector has been using cheques from the exchequer to provide the low income service housing scheme, (City of Harare, 2014). In an attempt to ameliorate the critical housing shortage in the capital which has indisputably contributed to the formation and proliferation of slum settlements as a result of various factors such as the upsurge of rural to urban migration the city of Harare used its land bank to create new high density suburbs, Warren Park, Kuwadzana and Glenview, (HCC Documentary, 2014).

2.6 Aided Self Help Method

The city council has undertaken in aided self-help methods as one of the ways aimed at slum rehabilitation. City of Harare was fairly liquid financially when the Aided Self Help method was introduced to reduce housing shortages which led to the creation of slums in the city (HCC Document, 2013). According to one of the interviewee *“The International Monetary Fund (I.M.F) and the United States of America Aid (USAID) mainly provided funding for the infrastructure both off site and on site. However when the international relations went cold, the nation turned to its local authorities, city of Harare included to provide serviced land and even houses for the community”*. As a result Harare City Council was on a compromising position of rehabilitation of slums in the city.

2.7 The Internal –External Development Model

This method is the most used currently in the country, particularly in the capital .The method was adopted from Pakistan. In the city of Harare the method is being used by housing cooperatives (HCC, 2014). The method involves bringing communities together to improve interpersonal relations thus makes services more affordable for the poor. This model has assisted in the deconstruction of the myth that service delivery is purely the domain for the

local authorities and private contractors. Under this model Harare City Council has assisted slum residents in Hopley to form co-operatives for parallel development in the area especially through servicing the area (Herald, 2014). Co-operatives such as TariroYevana Housing Scheme and Women Self Promotion Movement created a very responsible community that feels ownership of the development process, thus reducing vandalism of utilities and services. Also, this has upgraded the livelihoods of the slum dwellers and assisted in abolishing the dependency syndrome in the community. Under this model land was allocated to TariroYevana Scheme by the Ministry of Local Governance in which the scheme developed the area through surveying, installation of water and sewer reticulation and electricity in some part of Hopley Zone (Herald, 2016).

2.8 The Incremental Approach

This was formed by community networks such as the Zimbabwe Homeless People's Federation in handy for the poor marginalized people to improve their living conditions as noted by Mandizha (2011). Many of them had lived in squalor in holding camps such as Porta Farm, Hatcliffe Extension, backyard shacks and indecent lodgings. HCC teamed up with Dialogue on Shelter a non-governmental organization to lobby against homelessness and poverty, (HCC document, 2014).The model promotes co-operation of communities in the installation of services. It starts from an informal settlement, where the communities install services, seek regularization for the service in the same areas from the local authority and then install infrastructural services bit by bit until completion.

2.9 Introduction of Housing Co-operatives

In order to carter for the high demands of accommodation in the capital, to accommodate the low income earners and, also, to accommodate the slum dwellers in adequate housing, the Ministry of Local Government adopted the Housing Co-operatives Scheme. In Hopley the

TariroYevana Housing Scheme contributed to the development of the area through provision of sanitation and power through installation of boreholes and electricity in some parts of the area (Herald, 2016). A number of low income earners were accommodated by the policy. However, for the unemployed, poverty stricken slum dwellers the situation remained the same despite introduction of such policies.

2.10 Regularisation in Slum 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 UNHabitat (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 regularization were the settlers have to pay for the servicing of the stands to the council. An Economic Commission for Europe Report (2008) stated that 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 adopted in the formalisation of the informal settlements.

According to one of the respondents from the city council interviewed *“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 regularization and upgrading of informal settlements accentuates the importance of intervention at three different levels that is the people living in the informal settlements, the responsible authority of the area and in this case Hopley Local Board and lastly the government through Ministry of Local Government, Public Works and National Housing, and the city council.

McCallin et al (2014) noted that at community level interactions with local authorities, town planners, community organisations and individuals help in identifying and solving the immediate problems for the settlers in order to come up with definite solutions. However, one respondent in an interview commented that *“It can be noted that in the process of integration, conflicts are inevitable between local authorities, surveyors and local residents as the process is cumbersome and there maybe those trying to gain political mileage through the process.”* This interviewee’s is corroborated by the fact that there have 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 counter-accusations that the city 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 upgrading process.

2.11 Partnerships with Non –Governmental Organisations

Harare City Council has engaged in slum rehabilitation activities in Hopley through partnership with non-governmental organisations. Currently the city council is working tirelessly with a numerous number of NGOs to develop Hopley Zone. According to council

interviewee; *“HCC is complimenting Mavambo Trust in Hopley through the implementation of Orphans and Vulnerable Children Programme by paying school fees for orphaned children and establishment of nutrition gardens in Zone 2 and 3 of the area. Also, Population Services International is another NGO working in Hopley Zone, the NGO provides family planning services in the area and offers services like cervical cancer screening and male circumcision.”*

In addition to that another respondent from the city council interviewed added, *“Adventist Development and Relief Agency is another NGO which is working with the city council through provision of corn soya blend porridge to children in a bid to reduce malnutrition of children in the area. Also, Doctors without Borders is currently drilling boreholes in the area to prevent cholera and typhoid in the area and facilitates the provision of medicines to the council clinic. National Aids Council of Zimbabwe also works with community Health promoters which are Mbuyahutano and Sekuruhutano by assisting them with airtimes to communicate with victims of HIV and AIDS, also NAC provides detergents to Council clinic in Hopley.”*

Also, the Women Self-Promotion Movement in collaboration with Women Affairs , Gender and Community Development Ministry have offered women a chance to escape poverty through funding for starting up projects in which they have set up some of tuckshops and vegetable stalls in Hopley area. These projects are important because Hopley is one of the hot spots for anti-social behaviours such as prostitution, theft, teenage pregnancies, domestic violence and unemployment, as a result the project are escape routes for such challenges facing women in the area.

2.12 Home Ownership Scheme of 1981

The Land Tenure Act (1930/1) restricted the black majority the right of land property. Such legislation disempowered the black poor majority in terms of access to land especially in urban areas and so as to address such a challenge the government of Zimbabwe introduced policies like the Land Acquisition Act (1992) which granted land ownership rights to the fellow Zimbabwean. Local authorities, including Harare City Council were mandated to grant titles to the sitting tenants of the council rented residential properties they occupied. This was the 1981 Home Ownership Scheme where the majority were given the right to buy their dwellings at considerable discount (Rakondietal ,1995) .The deputy director of housing and community (2015) noted that seventy percent (70%) of the then rented houses are now under home ownership scheme. This, therefore, means even the slum settlers have the right to own urban land.

2.13 Conclusion

Through this research chapter it has been noted that the Harare City Council carried out quite a number of slum rehabilitation activities in the Hopley Zone area. Notable examples being the role by HCC in the implementation of Operation Garikai, the Bottom-up Approach, Aided Self-Help Method, Internal-External Development Model, the Incremental Approach, the introduction of housing co-operatives, Home Ownership Scheme of 1981, regularisation in the settlement and lastly, the partnership with Non-governmental organisations.

Chapter 3

Successes and Challenges of Slum Rehabilitations

3.0 Introduction

The chapter focused on successes and challenges of the Harare City Council rehabilitation exercises. The challenges outweigh the successes of the rehabilitation activities by Harare City Council as it is explained in the chapter. The successes of the rehabilitation intervention comprises of public private partnerships, the external assistance, housing paying schemes and the introduction of housing cooperatives. On the other hand, the challenges consist of financial challenges, a poor legal framework, political factors and the economic meltdown, corruption, lack of government grants, lack of donor funding, marginalisation of slum dwellers, lack of security systems in the settlement, the shortfalls of the top bottom approach among others largely contributed to the failure of slum upgrading interventions by Harare City Council in Hopley settlement.

3.1 Successes

3.1.1 Public Private Partnerships

The city council embarked on Public Private Partnerships, to enhance slum upgrading in the city, since the city fathers are suffering from lack of adequate funds to undertake some of the projects. Also, the city council attracted donors and private partners such as Bill and Melinda Gates and the Dialogue on Shelter Zimbabwe who are currently undertaking a slum upgrading project in Dzivarasekwa extension. Also, there is a partnership between the Dialogue on Shelter, Federation of Home Seekers Association and the Harare City Council in slum upgrading projects in the capital.

3.1.2 External assistance

The city council, also, seeks donor aid in slum rehabilitation projects and donors chip in projects such as construction of schools, clinics, boreholes supply and drilling. UNICEF, WHO, PLAN and World vision are some of the donors which usually assist in slum upgrading in the capital. The donations usually come in different ways such as monetary or in materials such as cements, bricks and boreholes. For example, UNICEF has constructed the EcoSan toilets in Hopley Zone thus assisting quite a number of people in the area.

3.1.3 Housing Paying schemes

The city council has also resorted to housing pay schemes, in which the companies has to pay for the land services ,and then offer the houses to the employees ,the terms and conditions of payment will apply between the employer and the employee. The collected data, in 2017 elaborated that residential areas such as Glaudina, Chadcombe are products of such schemes. In similar case, sources approached noted that, due to unemployment in the country which is a result of economic constraints faced by the country which are causing companies to retrench instead of recruiting. A number of people are left out of such programmes, and also companies are facing financial challenges such that they are failing to provide the services.

3.1.4 Introduction of Housing Cooperatives

In order to carter for the high demands of accommodation in the capital, to accommodate the low income earners and also to accommodate the slum dwellers in adequate housing, the Ministry of Local Government adopted the Housing Cooperatives Scheme. A number of low income earners were accommodated by the policy, however for the unemployed, poverty stricken slum dwellers the situation remained the same despite introduction of such policies.Mashoko (2012) stipulated that all the efforts of urban councils should be aimed at assisting the housing cooperative to succeed hence they play a role to ensure that the housing

cooperative model is effective in the provision of housing. Harare City Council (HCC) established a housing cooperative section at the Department of Housing and Social Development to bridge the gap between local authority and housing cooperatives and also to assist the local authority in the management of housing cooperatives.

3.2 Challenges

3.2.1 Financial challenges

Collected data, has highlighted that, the city council has ceased providing serviced land in 1993. Which is a reflection that, over the years the local authority has been financially struggling, due to various factors as was discussed by respondents. The factors include, corruption, theft, misplaced priorities amongst others as noted by the approached source in 2018. The Slum Profile Report of 2012 noted that, the stakeholders in the project allocated funds between themselves, however a source revealed that, Harare City Council was struggling to meet due dates on some cases due to lack of funds to cater for the project.

3.2.2 Poor Legal Framework

The legislative environment does not accommodate slum upgrading but rather demolition of slum settlements, as noted by Chitekwe B, (2014). Acts such as the Urban Council's Act, provide for the construction of new residential settlements rather than upgrading the existing settlements. Sources has also revealed that slum upgrading is not even prioritised in urban local authorities but is an alternative such that when funds are budgeted they are no allocations for such projects as was noted in data collection. This, therefore, is hindering slum upgrading by urban local authorities.

3.2.3 Political factors

Zimbabwean government is composed of multi parties, driven by different people with different affiliations and this has proved to be one of the major obstacles on some developmental projects. The approached sources, during data collection noted that, the slum rehabilitation project which is taking place in Dzivarasekwa extension, was targeted on Mbare

Hostels flats and Hopley, which are in an extreme state, however it is alleged that due to political factors the residents did not accept the offer since they assumed that the project was aligned to a certain party. Furthermore, the Operation Garikai/HlalaniKuhle which was aimed at providing shelter and improving the living conditions of evictees of Operation Murambatsvina of 2005 was a failure because it was a half-baked project and this serves to show that there is lack of political commitment towards genuine slum rehabilitation efforts. Moreover, the two roomed houses built by government per house hold were substandard as most of them had no floors, water, toilets or other requisite services. Tibaijuka (2005) observed that OperationGarikai/HlalaniKuhle shows hallmarks of a hastily put together and unsustainable development project. Instead of addressing the plight of the displaced people the Operation only succeeded in compounding unhealthy slum conditions in the created settlements like Hopley farm.

3.2.4 Top bottom approach

This a process whereby decisions and policies are formulated and implemented by management and other responsible authorities without reaching the recipients of the projects. Collected data has illustrated that, the real needs of the people at the ground are not met by some of the decisions which are made by the management. In the case of Harare City Council, the needs of the people are represented by the ward councillors who are supposed to

hold consultative meetings in their areas of jurisdiction. However, a source disclosed that, some of the raised matters by councillors are left unattended to. Further, the source mentioned that, the Budiriro 5 project which was aimed at enhancing the livelihoods of the low income earners and the urban poor. Statistics has, however, illustrated that the number of people who benefited from the project are average income earners, and high income earners in the country leaving the needs of the lower societal class unattended to.

3.2.5 Economic Challenges

In a similar case, the economic challenges faced by the country has been a stumbling block on slum rehabilitation projects in the capital. The HCC ceased providing serviced land in 1993, which implies lack of financial resources. It can be denoted that, since provision of new houses and basic services in the capital has become a major challenge due to lack of funds, the HCC should have resorted to upgrading the existing settlements as noted by Chitekwe B. (2014). Poor revenue collection and sources in the city has also strained financial resources in the capital which are dragging slum upgrading progress in the city. Harare City Council reported that it was owed US\$405 million in unpaid bills from other public entities and businesses (Public Finance International News, 2016)

3.2.6 Corruption

Rampant corruption has also negatively affected the slum upgrading projects in the capital. The unethical behaviour in the local authority, has left the coffers empty and bankrupt leading to poor service provision. George Mililo the then Permanent Secretary at the Ministry of Local Governance, Public Works and National Housing stated that 90% of revenues are being spend on salaries (Public Finance International News, 2016). As result this means that a small amount of revenues are left for service delivery, therefore, undermining slum rehabilitation exercises. Rate payers have been reluctant in paying their dues to council which

has compounded the problem of lack of revenue to run projects in the capital. Also embezzlement of funds at Harare City Council resulted in lack of funds to rehabilitate Hopley Zone and other surrounding slums. Some senior management at Harare City Council have been accused of plundering at least US\$ 389 000 from Traditional Beer Levy Account which was used to buy personal vehicles as revealed by the Audit Report (My Zimbabwe News, 2017).

3.2.7 Lack of Government Grants

The Central Government grants to the city council used to come in two types before the economic meltdown and they included block grants and tied grants. The block grants were unconditional in that the Central Government would not specify the use of money and Council only accounted for the use. Whereas, tied grants were the money that would come with strings attached, that is they had to be spend on specific services indicated by the Central Government. The money was mostly used for financing services like education, health and roads. Zimbabwe Institute wrote that with a reduction in government grants and dwindling resources local authorities are struggling (Journal of Political Sciences and Public Affairs, 2015). Also, the government has ceased funding local authorities with funds for developmental projects. This has negatively affected revenue flow in the capital affecting developmental projects such as slum rehabilitation.

3.2.8 International Relations between Zimbabwe and other Countries

This section also, elaborates the implications of poor international relations between Zimbabwe and the Western countries who dominate the World Bank, the I.M.F which are hostile, (HCC documentary, 2014). Such a situation is not conducive for foreign investors from those countries, which is a stumbling block in slum upgrading projects. The sour relations resulted in economic sanctions being imposed on Zimbabwe such that it was and is

not allowed to borrow from the World Bank nor trade on the world market. This has negatively impacted on the economic system of the country which thus affecting capacity of local authorities as well as the citizens.

3.2.9 Lack of Donor Funding

Lack of donor funding is negatively affecting local authorities' capacity in Zimbabwe in terms of slum rehabilitation, as a case of interest. A source revealed, that it has become a norm in local authorities of incorporating donor funds which are not yet acquired on the budget which puts projects to be undertaken at risk .Which implies that failure of the donors to chip in will result in project failure due to lack of funds for its implementation. Basic service provision in slum settlements is then hardly attended to or even left out due to lack of adequate funding.

3.2.10 Council Budgets

The budget allocation continues to be skewed towards the development of middle class housing. Allocation for social housing remains largely negligible hence contributing to the proliferation of slum settlements that help address the demand of housing for the low income earners. Also, council's budget have also been skewed towards recurrent expenditure such as payment of salaries at the expense of capital investment and service delivery (National Report for Habitat III, 2015). Salaries have gobbled up most of the revenue. The 2018 budget was delayed on allegations that salaries and allowances together with Harare City Football club spent US\$5, 5 million in 2016 alone with the council nurses earning twice as their government counter parts (Newsday, 2017). This resulted in lack of funds towards slum rehabilitation exercises. Also another issue of concern is that of failure by Harare City Council to produce a report of consultative meetings before coming out with a proposed budget, resulting in lack of participation of the general population largely affected by the

budget. As a result compromising the rehabilitation activities. In Zimbabwe all local authorities are obliged to produce and submit their budgets to the Ministry of Local Governance, Public Works and National Housing for approval. The budget approval processes sometimes takes long hence this compromise on the objective of slum rehabilitation.

3.2.11 Marginalisation of slum dwellers

Slum dwellers are mostly discriminated from exercising any form of power and have minimal access to and control over resources as stated by Abelson (1996). The exclusion of slum dwellers is a direct manifestation of the current unequal power relations. These have been established by the existence of rules, structures, institutions, authorities and procedures, and processes that do not confer any formal recognition of the poor as key actors in the governance. This bore marginalisation of slum dwellers. Since slum dwellers have little power this in turn result in severe materials deprivation. Werlin (1990) argues that in reality, most relocation programmes in African countries hardly involve any meaningful dialogue with those evicted as they are devoid of careful planning and are hastily undertaken without proper coordination by the implementing agencies.

3.2.12 Lack of Security Systems

The dwellers also suffer from serious insecurity. Srivastava and Singh (1996) identify that security and safety issues are major problems in slums. People living and working in slums are exposed to numerous hostile security and safety issues that range from violence, rape, floods and fires among others. There is little or lack of formal security arrangements within the slums and informal settlements which leave the inhabitants to make their own informal arrangements or to be at the mercy of vigilante and other criminal gangs while these issues must be addressed to upgrade the living conditions of slum dwellers.

3.2.13 Lack of Specific Laws to address the Issue of Slums

There are no specific laws that address the issues of slums, the existing laws are mainly designed to address the issues of planning, comprehensive legal framework and development control. Land allocation is done in a haphazard manner by local authorities. The houses in Hopley are very small and overcrowded. In most of these households, there are no specific rooms used as kitchens and the multifunctional use of rooms makes it difficult to have clean kitchens as they switch from being kitchens to dining room and then to being bedrooms. It is therefore difficult to effectively deal with issues like tenure system, regulatory procedures and institutional management coordination and protection against forced evictions among others, (UN-HABITAT, 2003).

3.2.14 Poor Coordination and Planning

There are a number of actors involved in slum upgrading programmes in the country. These include the government, NGOs and other development partners. Agbola and Jinadu (1997) has it that, due to absence of single coordinating institutional structure this has often created duplication and lack of coherence in interventions, hence making it difficult to achieve the desired goals and consolidate , experience ,resources and knowledge. Planning in slums suffer from inequalities among municipalities. Classical approach to planning has further worsened the situation since slum dwellers are hardly or sometimes never consulted by planners. Ineffective development control mechanisms, lack of capacity to prepare and implementing plans has all contributed to challenges facing slum rehabilitation exercises by HCC.

3.2.15 Failure to Curb of Rural-Urban Migration

The advent of independence in 1980 saw many indigenous people moving to urban areas in attempt to escape high levels of poverty in search of better opportunities in cities. The

resultant urban growth easily outstripped the rate of industrialization and ability of municipalities to provide shelter for all people overstressing infrastructure and straining social services. Tibaijuka (2005) observes that Zimbabwe's housing woes were worsened by outdated laws specifically the Regional, Town and Country Planning Act and the Housing Standards Act which she describes as instruments of exclusion rather than inclusion which made provision of low income housing very expensive. She added that by 2000, the housing waiting list eclipsed 1 million and combined with the worsening economic environment, urban dwellers resorted to building illegal backyard structures within the plots of formal townships and slums mushroomed to provide the much needed shelter for the rapid urban population growth.

3.2.16 the Fast Track Land Resettlement Programme

The fast track resettlement opened a serious implementation problems to planning authorities. Firstly, the planning and demarcation of stands was not done following any planning standards making service delivery that is water, sewerage, roads, electricity among others, very difficult to provide. Secondly, the cost and expenditures of service delivery could not be met by both the Central Government and Harare City Council. Thirdly, the structures that were developed did not follow the Building Bye-Laws. Hence the settlers cannot at law submit any planning applications for approval by the Municipality, as they are not the titleholders of the land. As a result of this, it became illegal for the City Planners to advise the new occupiers on what they should do to ensure that their structures meet the planning standards.

3.3 Chapter Summary

As highlighted above the chapter presented an analysis of the successes and challenges of slum upgrading interventions by Harare City Council in Hopley settlement. The introduction

of public private partnerships, housing paying schemes, housing cooperatives and external assistance are slum upgrading interventions undertaken by Harare City Council in Hopley settlement which have arguably been success stories. Whereas, financial challenges, political factors, poor legal framework, shortfalls of the top to bottom approach, lack of government grants, sour relations between Zimbabwe and other countries, lack of donor funding, mis-prioritisation of council's budget, marginalisation of slum dwellers, lack of security systems, poor coordination and planning of projects, lack of specific laws to address the issue of slums, failure to curb rural-urban migration and the harp hazard fast track land resettlement programme contributed immensely to the failure of slum upgrading interventions by Harare City Council in Hopley settlement.

CHAPTER 4

CONCLUSION AND RECOMMENDATIONS

4.0 Introduction

The chapter is highlighting conclusion and recommendations on the research .In this chapter, the researcher gives recommendations that are common to Hopley and other slums in the country.

4.1 Conclusion

In the research the researcher noticed that the years 2005 and 2008 were the worst to almost all slum dwellers in Hopley. The 2005 era, come out tragedy composed of the Operation Restore order, (Murambatsvina) which according to the research findings left more than three quarters of the slum dwellers homeless and with livelihoods destructed and gave birth to Hopley Zone. Some sources revealed that that the policy was politically driven, however the researcher also observed that those can be allegations by devastated people with mixed feelings which they cannot express. Research also illustrates that 2008 was also a bad year, which was characterized by extreme poverty, hyperinflation, lack of basic and all commodities, in major shops, devaluation of currency, unemployment ,among other challenges, faced a developing country .The revealed factors, caused the proliferation of Hopley slum settlement and other slums in the Capital.

The researcher also noted that, slum settlers are surrounded by a number of struggles in their day to day lives. They lack basic services as discussed in the research, which makes life very difficult for them, however they are resorting to their own ways of getting the basic service to themselves such as prostitution, theft and selling of drugs as discussed in the research.

The city fathers are working tirelessly to address slum settlements through their upgrading projects. Despite an accommodating legislative environment which advocates for destruction of slum settlements and lobby for creation and construction of new residential sites and settlements. The city council has resort to slum rehabilitation such that the existing settlements are upgraded through the provision of basic services by the local authority as the service provider.

In such an attempt the City Council, embarked on Private Public Partnerships, stakeholder involvement, housing co-operatives, partnership with Non-governmental Organisations, Government interventions among other measures as once discussed in the research. The Government intervention after the 2005 Murambatsvina era can never be undermined , the government played a significant role in providing evictees from Calidonia holding Camp and PortaFam homes in Hopley Zone through Operation Garikai (Live well). The adopted measures and strategies used by Harare City Council can be measured as effective since they are yielding better positive results.

Given the adopted measures, policies and strategies in addressing slum upgrading, ignoring the challenges faced in the process can be a loophole in drawing a conclusion. The measures are surrounded by challenges in slum upgrading projects. The challenges comprises of corruption in the form of embezzlement of funds and fraud which limits resources to enhance slum upgrading projects, marginalisation of slum dwellers, lack of specific law to address the issue of slum in the Capital and among others .

Lastly, the researcher encourages the slum settlers to resort to small to medium enterprises as income generating projects. Also, the community has to have a sense of belonging to slum upgrading to avoid theft of the projects and to work hand and glove with stakeholders in slum upgrading exercises.

4.2 Recommendations

After the research, the following recommendations were drawn by the researcher basing on the findings, outcomes and conclusion of the study.

4.2.1 Encourage reconciliation in the community for progress

The study elaborates major causes of slum settlements from different dimensions. The researcher noted that some of the causes were caused by different political affiliations and diverging conflict. The unwillingness to unite and conquer the challenge, caused by blame and hate from past experiences were observed and noted by the researcher. Therefore, there is need for reconciliation and peace, as what is being done by some NGOs, in the country, for progress sake, in different projects.

4.2.2 Communication between the City Council and the local people

Findings, elaborates that, Harare city council, allocates some of the people residing in Hopely Zone and Dzivarasekwa extension. Similarly, it was noted that some of the people in Hopely Zone are employed by the city council. The settlers should have communicated with the service provider that they were not going to settle on serviced land; most probably the service provider should have derived strategies or even combined efforts with the people. So effective communication can enhance slum upgrading.

4.2.3 Effective and Efficient use of Result Based Management Approach (RBM)

To effectively and efficiently attain results R.B.M approach is recommended by the researcher. R.B.M, focus on analysing the problem and determining their causes and identifying measurable changes that are to be achieved basing on problem analysis as noted by A. Sithole (2013).Also RBM focuses on balancing expected results with available

resources .R.B.M has a number of implications such as Result Based Budgeting (RBB), Performance Based Contracts (PBC). If fully utilized in slum upgrading R.B.M can yield results.

4.2.3 Local Economy Development Strategies

Local Economy Development has various implications as noted by Mutema E. P (2014). Cash inflow must be applied in slum settlements. The cash owned in those areas must circulate several times in the area adding value before leaving the area. For example, there are hairdressers, shoe makers, vendors and others in the community. The income must rotate between them, several times between leaving the area. To enhance development of their local economy and community development. Activities done by the local people must attract foreign investors.

4.2.4 ZIM -ASSET

This is a government policy aimed at value addition through utilization of available resources. The slum dwellers must adopt small to medium business enterprises to address the ZimAsset cluster. The policy advocates for community engagement to attract foreign investors rather than government involvement. So the community must actively participate to add value to their livelihoods and their communities at large.

4.3 CONCLUSION

The problem of housing in slum settlements continues to grow with the mushrooming of new informal settlements in 2013 in Harare. The residents of slums settlements that were interviewed for this study described the sanitation situation as far from ideal when compared with residents in established residential locations in Harare. The general view was that the residents expected government to intervene by providing services solutions to minimize

potential health risks from unsafe sanitation practices and also to upgrade slum settlements. Zimbabwe's policy on slum settlements was fluid at the time that this study was carried out. Regardless of its capacity weaknesses, central government through this ministry exercised and enforced its power through rules and regulations that in some cases are now too outdated to respond to the situation and the upgrading in the slum settlements. The government's unwillingness to relax standards for services and upgrading of slums in urban areas clarifies this point. While rules and regulations on slum settlements exist on paper, the research findings demonstrated noncompliance with these rules, making policy intentions different from policy output. At most times, these rules were ignored, as happened when Hopley was established. The decision by political figures in local government to support the development of slum settlements without prior provision of sanitation services was in contrast to existing legislation. The implementers of policy, in this case the local authority, were reluctant to provide housing services to the slum settlements, citing the regulations and policies that prohibit them from doing so. There were emerging innovative and informal institutional arrangements in the absence of appropriate government support when Zimbabwe suffered from the cholera outbreak of in 2008-2009. However, once the crisis was over, the influence of NGOs was minimized. Whereas NGOs felt that they had relevance for action to protect human rights in the face of a crisis by providing humanitarian support in settlements, policy influence of civil society subsequently became relatively weak thereafter. The findings demonstrate the political influence of the ruling party on the decisions made regarding the delivery of sanitation services in the slum settlements. Also, the allocation of un-serviced land to potential voters was allowed by the Minister of Local Government using his ministerial powers. At the local level, ZANU-PF's controlling cooperatives in Retreat hip structures in Retreat have become tools for political struggle between rival political parties and interest groups. The research findings point at political contestation between local and

central government and the lack of autonomy of local government through the devolution of power. This could explain why the City of Harare council demonstrated resistance and non-commitment to responding to housing needs of slum settlements. This is in contrast to the regulations and rules, which specify that people must be allocated stands only when they have been serviced for water and sanitation. This nature of the policy of non-involvement therefore pushed people into self-service of water supply and sanitation. This situation has links with what occurs in the rural sector and the cooperative movement of housing provision in largely peri-urban areas especially Hopley being one of the settlement. Self-supply emerged in these areas because although the government would want compliance with the high standards it sets, it does not have the will or wherewithal to make this possible.

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QUESTIONNAIRE

I am a student of Bachelor of Arts Honours Degree in Development Studies from Midlands State University and I am carrying out a research on The Impact of Harare City Council's Slum Rehabilitation Activities on the Socio-Economic Development Hopley Zone. I am kindly asking you to provide relevant information. The information you are going to give us is going to be used in academic purposes and nothing else.

Confidentiality

No name is going to be published. The information that you will be giving is strictly private and confidential. Therefore do not hesitate to say what you are experiencing or what you have experienced.

SECTION A

1. Gender

Male

Female

2. Age

Schooling age

20-30 years

30-40 years

40-50 years

50-60 years

3. Zone Of Residence

1 2

3 4

5

4. Marital Status

single

Married

5. If married do you live with your family

Yes No

6. What is the size of your family

7. What is your employment status

Employed

Self employed

Not employed

SECTION B

8. What are the challenges that you are facing in your everyday life?

.....
.....
.....
.....

9. What are the sources of water in your community? Tape

Borehole

Wells: Protected

Unprotected

10. What type of toilets do you use?

Flash

Blair

Pit

Other specify.....

.....
.....

11. Are there any refuse collection systems in the area?

.....

12. If yes, how often?

.....

.....

13. If no, how do you dispose your waste?

.....
.....
.....

15. Is there any clinic nearby

Yes No

16. Is there any police station nearby

Yes No?

17. Are there any schools in your community: Primary

Yes No?

Interview Guide

Harare City Council officials on the major causes of slum settlements and measures adopted to address them?

1. What do you think about Hopley Zone settlement in the city?
2. What are the causes of slum settlements in the city?
3. What has been done by the ministry to upgrade Hopley settlement?
4. Are there any challenges faced by the Council in upgrading Hopley Zone? YES OR NO?
Explain your answer.
5. As an employee of the Council, what strategies do you think can be adopted to enhance effective slum rehabilitation projects in Hopley Zone?