

**INFLUENCE OF SOCIO-ECONOMIC FACTORS ON SUCCESS OF URBAN
RENEWAL PROJECTS IN KIAMBU COUNTY, KENYA.**

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DECLARATION AND APPROVAL

Declaration by the Student

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

Sign



Date: 31/5/2023

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Declaration by Supervisor

I confirm that the work reported in this thesis was carried out by the candidate under my supervision.

Sign:



Date: 13/7/2023

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Mount Kenya University.



DEDICATION

I dedicate this project to my family and friends for their support throughout my life and for their great investment in my education.



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ABSTRACT

The purpose of the study was to investigate the impact of socio-economic factors on the success of urban renewal projects in Kiambu County, recognizing the crucial role of understanding these elements for sustainable urban development. The objectives of the study were; To examine the relationship between income levels of the community and the success of urban_renewal_projects in the County, To investigate the impact of education levels on the success of urban_renewal_projects in the County, To assess the influence of access to financing on the success of urban_renewal_projects in the County and To determine the effect of employment opportunities on the success of urban_renewal_projects in the County. Using a mixed-methods approach, integrating qualitative and quantitative data collecting, the study targeted 300 respondents. A stratified sampling method was used to draw samples from urban regeneration project managers, citizens, and stakeholders. Primary data was collected using questionnaires. The questionnaires were self-administered to the respondents at their place of work. The analysis of the data was done with the help of excel and SPSS software. Qualitative data was analyzed by use of the content analysis. The data was presented in form of tables, frequency distributions, percentages, pie charts and bar charts. The qualitative component involved in-depth interviews with project managers and stakeholders to gain insights into their perspectives, experiences, and challenges related to urban renewal projects, while quantitative surveys were administered to residents to assess their socio-economic status, perceptions of urban renewal, and satisfaction with project outcomes. The findings revealed that there is substantial influence of socioeconomic factors on urban regeneration projects in Kiambu County. The study found that; 90% of the respondents agreed that income distribution can have a substantial impact on the success of these projects, 87% of the respondents agreed that

they could access adequate information, read and understand written information about the urban renewal projects and effectively participate in the project; 70% of the respondents agreed that financing options are available, appropriate, accessible, well-informed, and affordable for community members in Kiambu County and 87% of the respondents agreed that job creation, particularly through urban renewal projects, plays a significant role in the success of community development and participation. The study concluded that social economic factors have an effect on the success of urban renewal projects. The study recommends that key initiatives should be developed to address the effect of social factors such as Increased Community Engagement, Community Literacy Programs, Job Creation Initiatives and Targeted Income Support programmes. The findings of the study will be applicable to all urban project planners, National and County government as a policy maker and scholars.



Mount Kenya

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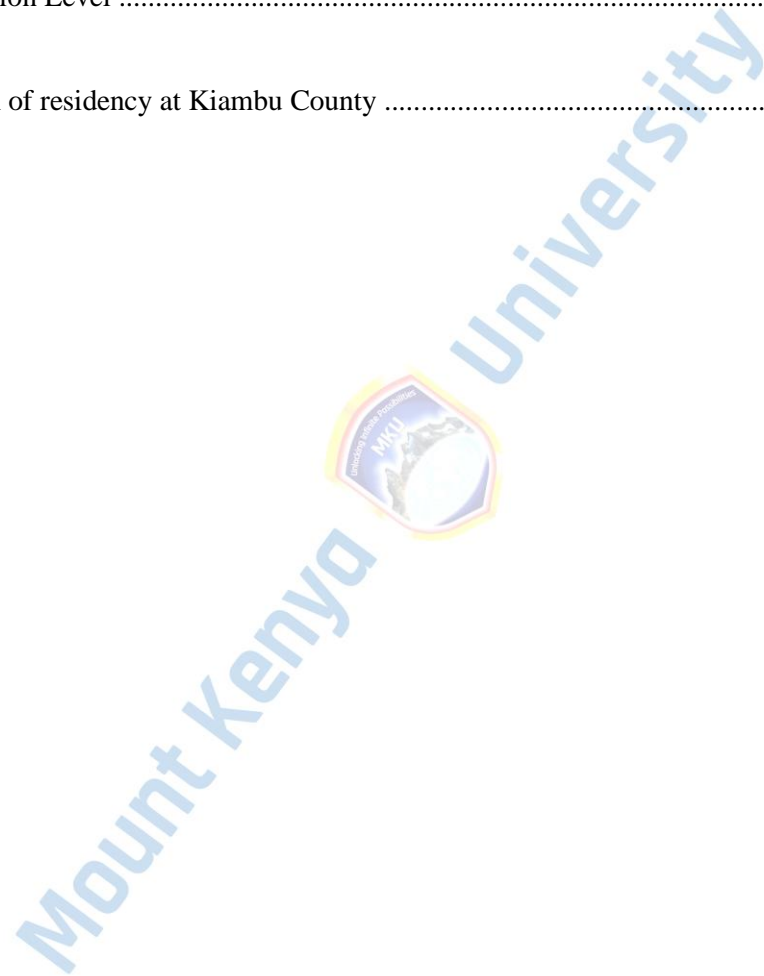
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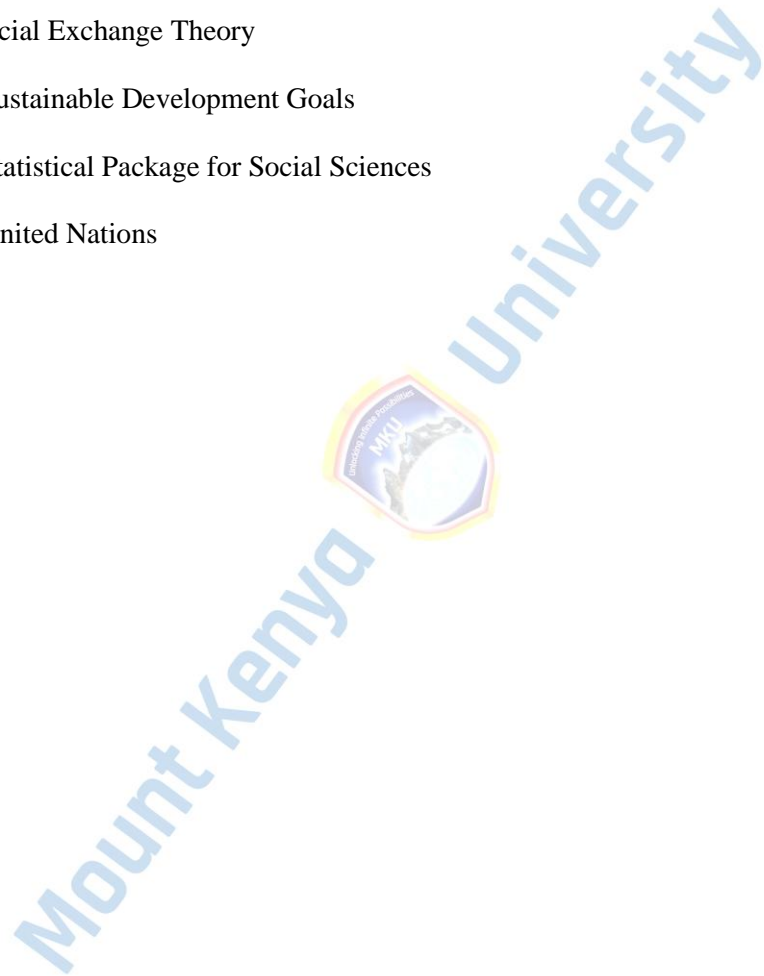


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LIST OF ABBREVIATIONS AND ACRONYMS

ANOVA	Analysis of Variance
CDT	Community Development Theory
ERC	Ethical Review Committee
ILO	International Labour Organisation
NACOSTI	Kenyan National Commission for Science, Technology, and Innovation
SET	Social Exchange Theory
SDG	Sustainable Development Goals
SPSS	Statistical Package for Social Sciences
UN	United Nations



CHAPTER ONE: INTRODUCTION

1.0. Background of the Study

Kiambu County, located in the central region of Kenya, is experiencing rapid urbanization, with a population of approximately 2.4 million people and covering an area of 2,500 square kilometers (Kenya National Bureau of Statistics- KNBS, 2019). The county's urban areas face numerous challenges, such as inadequate infrastructure, lack of affordable housing, and social issues such as crime, poverty, and unemployment (Mutheu, 2018). Urban renewal projects have become a popular solution worldwide to address the challenges facing urban areas. This project is designed to develop sustainable and livable urban areas that offer economic opportunities and improve the quality of life for residents (Gupta & Misra, 2015).

While urban_renewal_initiatives have been implemented globally, their success is influenced by several factors, including socio-economic factors. Depending on how they are addressed, socioeconomic factors like income, education, and employment can help or impede the effectiveness of urban regeneration efforts. (Makundi & Kaliba, 2016). Therefore, it is essential to consider the success perspective of projects at the global, regional, and local levels.

At the global level, the effectiveness of urban regeneration programs is often measured by their ability to meet the United Nations' Sustainable Development Goals (SDGs). The SDGs aim to address global challenges, such as poverty, inequality, and climate change, by providing a framework for sustainable

development (United Nations, 2015). Urban renewal projects that contribute to achieving the SDGs are considered successful.

Regionally, the achievements of urban_renewal_projects can be measured by their impact on regional development. Successful projects can create economic opportunities, attract investments, and improve the quality of life for residents in the region. In contrast, poorly planned or executed projects can have negative impacts on regional development, such as displacement of communities and increased poverty (Ouédraogo & Boly, 2020).

At the local level, the effectiveness of urban regeneration projects is measured by their ability to address the challenges facing the local community. Projects that improve the quality of life for residents, such as providing basic infrastructure, social amenities, and affordable housing, are considered successful. In contrast, projects that do not meet the needs of the local community or create negative impacts, such as gentrification or displacement, are considered unsuccessful (van der Voordt & Van Wijk, 2014).

Urban renewal projects have become a popular solution to address the challenges facing urban areas globally. However, their success is influenced by socio-economic factors and must be evaluated from a global, regional, and local perspective. In order to better develop and carry out future projects in the county and elsewhere, this study will look into how socioeconomic factors affect the success of urban renewal initiatives in Kiambu County.

1.2 Statement of the problem

Urban renewal projects are important in achieving sustainable growth and development in urban areas worldwide, particularly in developing countries confronted with rapid urbanization, which gives rise to various socioeconomic challenges such as poverty, slum formation, and environmental pollution and degradation (Baiocchi, 2014; Yigitcanlar et al., 2015). However, the success of these projects is often impeded by numerous socio-economic factors that hinder their implementation and effectiveness (Sekaran & Bougie, 2016).

Recent studies have emphasized how socioeconomic considerations have a substantial impact on the results of urban revitalization programs. (Glaeser et al., 2008). In many developing countries, including Kenya, low-income communities bear the brunt of inadequate housing, limited access to basic services, and restricted economic opportunities (Gulyani & Talukdar, 2008). These challenges restrict their ability to actively participate in urban renewal initiatives, thereby resulting in limited project success and, in some cases, even resistance towards such interventions (Harris et al., 2017).

Despite the existing evidence regarding the impact of socio-economic factors on urban renewal projects, there is a need for further research to comprehensively understand how these factors specifically affect the implementation of such projects within specific contexts (Piterou & Pugh, 2016). Thus, the study purposely investigates how socioeconomic factors affect the success of urban revitalization initiatives in Kiambu County, Kenya.

The study will concentrate on pinpointing the precise socioeconomic barriers to urban renewal project success and investigating how they directly affect project execution. This study aims to contribute to the existing body of knowledge on urban regeneration programs while also providing vital insights for policymakers and practitioners looking to plan and implement more effective efforts.

1.3. Purpose of Study

Urban renewal projects are a critical part of urban development, and understanding the socio-economic factors that contribute to their success is essential for policymakers and developers. The research attempts to shed light on the impact of socio-economic factors, such as income levels, education levels, and employment status, on the success of urban renewal projects. The findings of this study will inform future urban renewal policies and projects in Kiambu County and potentially other regions in Kenya. According to the United Nations (UN), 34% of Kenya's population lives in urban areas, and this percentage is expected to rise to 56% by 2050. Thus, it is crucial to ensure that urban renewal projects are successful and effective in addressing the needs of urban populations.

1.4. Research Objectives

The study's primary goal is to investigate the influence of socio-economic factors on the success of urban renewal projects in Kiambu County.

The specific objectives include:

- i. To examine the relationship between income levels of the community and the success of urban_renewal_projects in the County.
- ii. To investigate the impact of education levels on the success of urban_renewal_projects in the County.
- iii. To assess the influence of access to financing on the success of urban_renewal_projects in the County.
- iv. To determine the effect of employment opportunities on the success of urban_renewal_projects in the County.
- v. To identify the key socio-economic factors that significantly influence the success of urban_renewal_projects in the County.

1.5. Research Questions

This study seeks to ask the following questions;

- i. How does household income level influence the success of urban_renewal_projects in Kiambu County?
- ii. To what extent does access to financing affect the success of urban_renewal_projects in Kiambu County?
- iii. What is the relationship between education levels and the success of urban_renewal_projects in Kiambu County?
- iv. How do employment opportunities impact the success of urban_renewal_projects in Kiambu County?
- v. What is the overall effect of socio-economic factors on the success of urban_renewal_projects in Kiambu County?

1.6. Premises and Assumptions of the Study.

The research is based on several premises and assumptions, which are outlined below:

- Urban redevelopment projects are essential for tackling urbanization's problems and enhancing the living circumstances of urban dwellers in Kiambu County.
- Successful completion of urban regeneration initiatives is influenced by various socio-economic factors, such as income levels, education, access to basic services, and social networks.
- The perceptions of project stakeholders, including residents, local government officials, and private sector partners, are essential in determining the success of Urban redevelopment projects.
- Urban_renewal_projects require the cooperation and collaboration of several stakeholders to succeed, including government agencies, private sector partners, community-based organizations, and residents.
- There are significant challenges to the successful implementation of urban renewal projects in Kiambu County, including inadequate funding, political interference, and resistance from affected residents.

1.7. Justification of the Study

Urban renewal is a critical strategy for addressing the challenges of urbanization and improving the living conditions of residents in cities and towns. In Kiambu County, urban renewal projects have been initiated to revitalize degraded urban areas, promote economic development, and provide better social amenities to residents. However, the success of these projects is often hampered by various challenges, including inadequate funding, lack of community participation, and poor planning.

This study aims to ascertain how socioeconomic factors impact the effectiveness of urban_renewal_projects in Kiambu County. The study is significant because it addresses an important gap in the literature on urban renewal in the region. By exploring the factors that influence project success, the study will provide valuable insights into the challenges and opportunities facing urban renewal in the region and identify strategies that can be adopted to enhance project outcomes.

Moreover, the study will contribute to the academic discourse on urban renewal by providing a comprehensive understanding of the complex dynamics involved in the implementation of such projects. The results of the research will be useful to Kiambu County authorities and practitioners, providing them with practical recommendations for improving the effectiveness of urban_renewal_projects in the region.

1.8. Significance of the Study

This study's importance can be attributed to the fact that urban renewal is an important aspect of urban development, which contributes to economic growth, social cohesion, and environmental sustainability. Numerous elements influence urban regeneration projects' success, including socio-economic factors, which affect the outcomes of these projects. Therefore, it is crucial to understand how socio-economic factors influence the effectiveness of urban renewal projects in order to develop effective policies and strategies that can enhance the outcomes of these projects.

The research is important because the County is experiencing rapid urbanization and growth, which has led to various challenges such as inadequate housing, poor infrastructure, and environmental degradation. Furthermore, there is a need to revitalize and transform the County's urban areas to meet the needs and aspirations of its citizens, as well as attract investment and create employment opportunities.

The study is expected to provide valuable insights into the Factors influencing the effectiveness of urban renewal programs in Kiambu County, including the role of community participation, government policies, and the private sector. The study's findings will be helpful to legislators, urban planners, developers, as they seek to develop effective strategies and policies for urban renewal projects that can improve the quality of life of Kiambu County residents, stimulate economic growth, and encourage sustainable development.

Lastly, this research adds to the corpus of knowledge already available on urban renewal, especially when it comes to developing nations., where the challenges and opportunities for urban development are unique. The study provides a basis for future research on urban renewal projects in other parts of Kenya and beyond, and can inform the development of a theoretical framework for understanding the elements that influence the effectiveness of urban renewal projects.

1.9. Scope of the Study

The scope of this study involved employing a case approach to investigate the influence of socio-economic factors on the achievements of outcomes of urban_renewal_projects in Kiambu County. Specifically, the study selected several urban_regeneration_projects in the County and conducted an in-depth analysis of their success based on socio-economic factors.

The analysis encompassed a comprehensive review of project documents, reports, and relevant literature. Additionally, primary data was collected from key informants and households in the selected urban renewal programs through interviews and surveys.

The impact of the study's findings contributed to the development of a theoretical framework for understanding the factors influencing the achievements of outcomes of urban_renewal_projects. Moreover, the findings provided insights into the effectiveness of existing policies and strategies for urban renewal projects in Kiambu County. These insights have the potential to

inform future urban renewal endeavors in the County and other similar contexts. They also serve as valuable guidance for policymakers and urban planners in formulating strategies for promoting sustainable urban development.

By delving into the socio-economic dynamics of urban renewal initiatives, this study aimed to shed light on the intricate interplay between various factors influencing project outcomes. Through its methodical examination, the study aimed to offer practical recommendations for enhancing the efficacy and sustainability of urban renewal efforts, thereby contributing to the overall advancement of urban development practices in Kiambu County and beyond.

1.10. Limitations of the Study

The study encountered several limitations that warrant discussion:

- The findings of the study might have been influenced by sampling bias, as the selection of urban renewal projects may not have been fully representative of all such projects in Kiambu County. Moreover, the limited sample size could have compromised the generalizability of the findings.
- Secondly, the study's reliance on self-reported data from households made it susceptible to social desirability bias. This bias could have led respondents to provide responses that they perceived as socially acceptable rather than entirely truthful.
- Thirdly, the study's exclusive focus on socio-economic factors may have overlooked the broader spectrum of influences on urban renewal project success. Factors such as political dynamics, cultural nuances, and institutional arrangements could have also played significant roles.
- Finally, the applicability of the study's findings to contexts beyond Kiambu County

may be limited, as socio-economic landscapes and urban development challenges can vary significantly across regions and countries.

Despite these limitations, the study's results can serve as valuable pointers for future research endeavors in this domain. They provide insightful information on how socioeconomic factors shape the outcomes of urban redevelopment initiatives in Kiambu

County, offering a foundation for further exploration and analysis in this field.

1.11. Operational Definition of Key Terms

In this study, the operational definitions of key terms were crucial for establishing clear understandings and ensuring consistency in the interpretation of concepts. The following operational definitions were applied:

- ***Socio-economics:*** This term refers to the interdisciplinary study of the relationship between economic activities and social conditions. It examines how various social factors, including education, employment, income, and gender, influence economic outcomes within a given society. Socio-economics seeks to understand the complex interplay between economic processes and social structures, shedding light on issues such as inequality, poverty, and social mobility.
- ***Urban renewal projects:*** Urban renewal projects entail a coordinated and planned series of initiatives aimed at revitalizing specific urban areas. These projects typically involve the strategic demolition, reconstruction, or rehabilitation of existing buildings and infrastructure, coupled with the creation of new public spaces, housing, and commercial developments. The

overarching goal of urban_renewal_projects is to enhance the physical, economic, and social aspects of urban areas, thereby enhancing the quality of life for Kiambu County residents and stimulating economic growth.

- **Urban:** The term "urban" pertains to cities or towns, encompassing the characteristics, dynamics, and challenges associated with urban living. Urban areas are typically characterized by high population density, extensive infrastructure networks, and diverse economic activities. Urban environments present unique opportunities and challenges for residents, businesses, and policymakers alike.

- **Urban dwellers:** Urban dwellers are individuals or households residing within urban areas of a county. These individuals form part of the urban population and may reside in various settings, including densely populated neighborhoods, urban centers, or peri-urban areas. Urban dwellers have access to urban amenities and services, such as transportation, healthcare, education, and employment opportunities, which distinguish them from rural inhabitants.

- **Impact:** Impact refers to the effect or consequence of an action, event, policy, or phenomenon on a particular situation, system, or group of people. It encompasses both positive and negative outcomes and can be measured across various dimensions, including economic, social, environmental, and cultural impact. In the context of this study, impact specifically pertains to the influence that socio-economic factors exert on the success of urban renewal projects in Kiambu County.

- ***Influence:*** Influence denotes the effect, impact, or sway that one thing or entity has on another. It refers to the capacity of socio-economic considerations to shape or determine the outcomes of urban regeneration initiatives. In the context of this study, influence pertains to the role played by socio-economic factors in shaping the success or failure of urban renewal projects in Kiambu.



CHAPTER TWO: LITERATURE REVIEW

2.0 Introduction.

A literature review was conducted in this chapter, consisting of two main sections. The first section examines the empirical study and evaluates relevant previous studies. The second section focuses on the theoretical literature review, where the study's underlying theories are discussed. In addition, the chapter includes the presentation of the conceptual framework and research gaps. Finally, the chapter presents a summary of the literature review. The primary goal of the literature review is to provide a foundation of knowledge on the topic, identify prior scholarship, avoid duplication, credit other researchers, identify gaps and inconsistencies in previous studies, justify the need for additional research, establish the relationship between works in terms of their contribution to the topic, and explain why more research is needed.

2.1 Empirical Literature Review.

This section reviews previous studies that are relevant to urban renewal projects. Urban development and regeneration projects' success is influenced by socioeconomic considerations, The effect of socioeconomic elements on the performance of urban regeneration programs and possible enhancement measures towards that success. Moreover, the empirical literature is reviewed per objective.

2.1.1 Urban Renewal Projects.

Urban revitalization initiatives are essential for enhancing urban residents' quality of life. They are designed to address challenges related to social, economic, and environmental issues by creating sustainable and livable communities. Urban renewal projects involve the rehabilitation and redevelopment of dilapidated or underutilized buildings and areas in urban centers. This section provides a review of empirical literature on urban renewal projects, including their importance, previous studies conducted on this topic at a global, African, and Kenyan context.

Urban renewal projects are essential in enhancing urban development, reducing poverty, and improving the quality of life in urban areas. They provide an opportunity to revitalize distressed areas, create economic opportunities, and promote sustainable development. Urban renewal projects help in the creation of a sense of place and pride in neighborhoods, resulting in improved social cohesion and reduced crime rates (Saddik & Ho, 2020).

Previous studies have been carried out globally to investigate the effects of urban_renewal_projects on socio-economic development. A study conducted by Chiu, Yan, and He (2021) on the effects of urban_renewal_projects on housing costs found that the projects positively affected housing prices in the surrounding areas. In contrast, another study by Zhang, Wang, and Wu (2021) investigated the relationship between urban renewal projects and local economic development in China. The study found that urban renewal projects

had a positive impact on local economic development by stimulating new business ventures and creating job opportunities.

Previous research on urban regeneration initiatives in Africa concentrated on how they affected socioeconomic development and the alleviation of poverty. A study conducted by Nhemachena, Mudombi, and Matarira (2020) in Zimbabwe investigated the impact of urban renewal projects on poverty reduction. The study found that urban renewal projects contributed to poverty reduction through increased income-generating opportunities, improved access to basic services, and reduced crime rates. Similarly, a study by Ogbu, Nwabueze, and Ugwu (2020) in Nigeria examined the impact of urban renewal projects on social cohesion. The study found that urban renewal projects promoted social cohesion by fostering community participation and creating a sense of belonging.

In Kenya, urban renewal projects have gained momentum over the past few years. Previous research has looked at the opportunities and problems of urban regeneration projects in the nation. A study by Mwangi and Ng'ang'a (2019) examined the difficulties in carrying out urban regeneration initiatives in Nairobi. The study found that inadequate funding, lack of political will, and inadequate stakeholder participation were the main challenges. Another study by Njogu (2021) examined the effects of urban renewal projects on the housing market in Mombasa. The study discovered that by boosting the supply of affordable homes, urban regeneration initiatives had a favorable effect on the housing market.

2.1.2 Socio-economic factors that influence the success of urban renewal projects.

Socio-economic factors refer to the various social and economic conditions that can have an effect on urban revitalization initiatives' success. These factors can range from the availability of resources to the level of community participation in the project. Understanding these factors is important for achieving successful urban renewal projects.

Various studies have been conducted globally to determine the socio-economic factors can impact the outcome of urban renewal programs. For example, in their study on the revitalization of urban neighborhoods in New York City, Rohe and Gates (1985) found that income level, homeownership, and community participation were critical factors for success. Similarly, a study by Lucci and Santolini (2017) in Italy found that the involvement of local communities and the availability of funding were significant factors for success.

In the African context, studies have also been conducted on socio-economic factors that can impact the outcome of urban renewal programs. A study by Ogunsote and Olujimi (2017) in Lagos, Nigeria, found that community participation, leadership, and access to funding were crucial factors for the success of urban renewal projects. Additionally, the study revealed that factors such as lack of trust, corruption, and inadequate planning were significant challenges that could impede project success.

In Kenya, studies on socio-economic factors that can impact the outcome of

urban renewal programs are limited. However, a study by Oketch (2016) on the impact of urban_renewal_projects on socio-economic development in Nairobi identified various factors such as lack of community participation, poor leadership, inadequate funding, and corruption as significant challenges. Similarly, a study by Mutinda and Nyamwandho (2018) on the challenges of urban renewal projects in Nairobi revealed that socio-economic factors such as inadequate planning, lack of community participation, and corruption were significant challenges to the accomplishment of urban regeneration projects.

Overall, it can be summarized that socio-economic factors are important in the effectiveness of urban_renewal_projects globally. The availability of resources, community participation, leadership, and access to funding are some of the factors that significantly influence project success. However, challenges such as inadequate planning, corruption, and lack of trust can hinder the success of urban regeneration projects. In order to comprehend the socioeconomic aspects that affect the effectiveness of urban regeneration initiatives across the nation, additional research is required in this field.

2.1.3 Impact of socio-economic factors on the success of urban_renewal_projects.

Impact can be defined as the measure of effect or influence resulting from a particular action or event. In the context of urban_regeneration_projects, impact refers to the outcomes or consequences of socio-economic factors on the success of these projects. Various socio-economic factors have been identified to influence the success of urban growth projects, and understanding their impact is critical for effective implementation of such projects.

In a global context, studies have been carried out to study the effects of socioeconomic factors on the success of urban_regeneration_projects. For instance, Li and Li (2015) conducted a research on the impact of socioeconomic factors on the success of urban_renewal_projects in China. The study found that the availability of financial resources, public participation, and government support were crucial issues that influenced the achievement of urban renewal initiatives in China.

Similarly, a research by Seo and Cho (2017) investigated the impact of socioeconomic elements on the achievement of urban renewal initiatives in South Korea. The study revealed that community participation, government support, and economic conditions were significant factors that influenced the achievement of urban renewal initiatives in South Korea.

In an African context, studies have also been conducted to show the impact of socio-economic factors on the success of urban renewal projects. For example, a study by Ndhlovu and Oosthuizen (2015) examined the impact of socioeconomic factors on the success of urban growth and renewal projects in Johannesburg, South Africa. The study shows that community participation, availability of financial resources, and government support were significant factors that influenced the achievement of urban renewal initiatives in Johannesburg.

Similarly, a study by Lawanson and Animashaun (2016) investigated the impact of socio-economic elements on the achievement of urban renewal initiatives in Lagos, Nigeria. The study revealed that political will, public participation, and availability of financial resources were critical issues that influenced the success of urban growth and renewal projects in Lagos.

In a Kenyan context, limited studies have been conducted to show impact of socio-economic factors on the achievement of urban renewal initiatives. However, a study by Ngige and Muiruri (2016) investigated the effects of community participation on achievement of urban renewal initiatives in Nairobi, Kenya. The study found that community participation was a critical factor that influenced the completion of urban growth and renewal projects in Nairobi.

In summary, the impact of socio-economic elements and factors on the success of urban renewal projects has been extensively studied globally and in Africa. The availability of financial resources, community participation, government support, and economic conditions have been identified as critical issues that affect the achievement of urban renewal initiatives. However, more studies need to be conducted in a Kenyan context to identify other elements and factors that may affect the achievement of urban renewal initiatives in the country.

2.1.4 Strategies that can be adopted to enhance the success of urban_renewal_projects.

Urban projects are important in the socio-economic development of cities by improving the living conditions of the residents and facilitating economic growth. However, the success of these projects is influenced by various factors, including social and economic factors. To enhance the achievement of urban renewal initiatives, it is essential to adopt effective strategies that can mitigate the negative impacts of these factors. This empirical literature review section focuses on the strategies that can be adopted to enhance the achievement of urban renewal initiatives in relation to the influence of socioeconomic factors.

Community involvement is one of the strategies that may be used to improve the achievement of urban renewal initiatives. According to Chen and Xu (2019), community participation is critical in the execution of urban_renewal_initiatives as it ensures that the needs and aspirations of the residents are taken into consideration. The study further notes that community participation can be enhanced through the establishment of community-based organizations and the provision of training and education to the residents on the benefits of urban_renewal_initiatives.

In order to increase the success of urban regeneration programs, it is also possible to use public-private partnerships (PPP). Memon and Shah (2021) assert that PPP can provide additional resources and expertise that can help to mitigate the negative impacts of socio-economic factors on the effectiveness of urban_growth and renewal initiatives. The study further notes that PPP can facilitate the sharing of risks and rewards between the public and private sector,

leading to more efficient and effective implementation of urban renewal projects.

In addition, effective project management is crucial in enhancing the success of urban_renewal_projects. According to Alsharif et al. (2019), effective project management can ensure that the project is completed on time, within budget, and to the required standards. The study further notes that effective project management can mitigate the negative impacts of socio-economic factors, such as delays, cost overruns, and poor quality.

Moreover, the provision of adequate funding is essential in enhancing the effectiveness of urban_renewal_projects. Alsharif et al. (2019) note that lack of funding is one of the main challenges facing urban renewal projects, which can lead to delays, cost overruns, and poor quality. The study further notes that adequate funding can be obtained through various sources, such as government grants, private investments, and international aid.

Studies conducted in a global context have also identified other strategies that can be adopted to enhance the effectiveness of urban renewal projects. For instance, Li and Chen (2020) suggest the use of green technologies, such as renewable energy sources and sustainable building materials, to enhance the sustainability of urban projects. This study indicates that the use of green technologies can also reduce the negative impacts of socio-economic factors, such as pollution and energy consumption.

In the African context, studies have also identified various strategies that can be adopted to enhance the effectiveness of urban renewal projects. For example, Ayo-Yusuf and Oyedele (2019) suggest the use of social impact assessment (SIA) to ensure that the social impacts of urban renewal projects are taken into consideration. The study notes that SIA can help to identify potential negative impacts and develop strategies to mitigate them.

In the Kenyan context, studies have also identified strategies that can be adopted to enhance the effectiveness of urban projects. For instance, Kamau et al. (2021) suggest the use of public participation to enhance community involvement in urban renewal projects. The study notes that public participation can help to build trust between the residents and the project implementers, leading to better project outcomes.

2.2 Theoretical Review

This section is an important component of any research study as it provides a theoretical framework that guides the study. This section presents a synthesis of existing theories, concepts, and models that underpin the study. Theoretical review helps to establish the theoretical foundation that will guide the research design, data collection, and analysis. The selection of a theory depends on the research question, objectives, and methodology. The theory should be relevant, appropriate, and coherent to provide a clear understanding of the research problem. For this study, three main theories will guide the investigation: social exchange theory, community development theory, and the Systems Theory.

The social exchange theory will be used to understand how the socio-economic factors influence the effectiveness/success of urban_projects. The community development

theory will be used to explore the role of community participation in the effectiveness/success of urban_renewal_projects. Lastly, the Systems Theory provides a comprehensive framework for understanding the complex and interdependent relationships between different factors that affect urban projects.

2.2.1 Social Exchange Theory.

Social Exchange Theory (SET) is a widely studied sociological theory that examines the relationships between individuals and their environment, including their social networks, institutions, and cultural norms. Regarding the subject of urban renewal initiatives, SET can be used to explore the social and economic factors that influence the effectiveness/success of these projects.

SET proposes that people engage in social interactions with the expectation of gaining benefits and avoiding undesirable outcomes. Individuals evaluate the costs and rewards of their interactions and are likely to engage in those that result in the greatest benefits with the least costs. SET also emphasizes the importance of trust and reciprocity in social interactions, which can build and strengthen relationships over time.

In the context of urban renewal projects, SET can inform how stakeholders interact with one another and their perceptions of the benefits and costs of their involvement. For example, community members may be hesitant to engage with urban renewal projects if they do not trust the motives of project leaders or do not see clear benefits to their involvement. On the other hand, project

leaders may struggle to gain support from stakeholders if they are not able to provide clear and convincing benefits to the community.

Previous studies have applied SET to urban renewal projects with varying results. For instance, a study by Lam and Li (2019) found that trust and reciprocity among stakeholders significantly influenced the effectiveness/success of urban_regeneration_initiatives in Hong Kong. Another study by Aguiar and Soares (2019) applied SET to a Brazilian urban renewal project and found that the exchange of resources among stakeholders, including financial and social capital, played a significant role in project success. Thus, SET can be a useful theoretical framework for understanding the dynamics of stakeholder interactions and the social and economic issues that affect the achievements of urban_renewal_projects.

2.2.2 Community Development Theory.

Community Development Theory (CDT) is a theoretical framework that emphasizes the importance of community engagement in development initiatives. According to CDT, the community plays a vital role in identifying their needs, creating and implementing solutions to their problems, and evaluating project outcomes. In relation to urban renewal projects, CDT suggests that community participation is necessary for successful implementation and long-term sustainability of these projects.

Studies have shown that involving communities in the planning and implementation of urban_renewal_projects increases their sense of ownership

and commitment to the project, which in turn enhances project success (Munoz et al., 2020). Additionally, CDT emphasizes the importance of partnerships and collaboration between different stakeholders, including government, community members and non-governmental organizations in ensuring the success of development initiatives (Kumar & Nair, 2021).

CDT informs this study by highlighting the need for community engagement in the planning, evaluation and implementation, of urban renewal initiatives. It suggests that involving communities and other stakeholders in decisionmaking processes increases the likelihood of project success and long-term sustainability. As such, this study will explore the extent to which community involvement and collaboration with different stakeholders impact the effectiveness/success of urban renewal projects in Kiambu County. It will also examine strategies that can be adopted to enhance community participation and stakeholder collaboration in urban renewal projects.

2.2.3 Systems Theory.

Systems Theory is a holistic approach that emphasizes the interconnectedness of components in a system and how these components interact to achieve a common goal (Bertalanffy, 2018). In the context of urban renewal initiatives, Systems Theory provides a framework for understanding how different socioeconomic factors are interconnected and affect the overall success of the project.

According to the Systems Theory, a system is composed of different parts that are interdependent and work together to achieve a common goal (Senge, 2006).

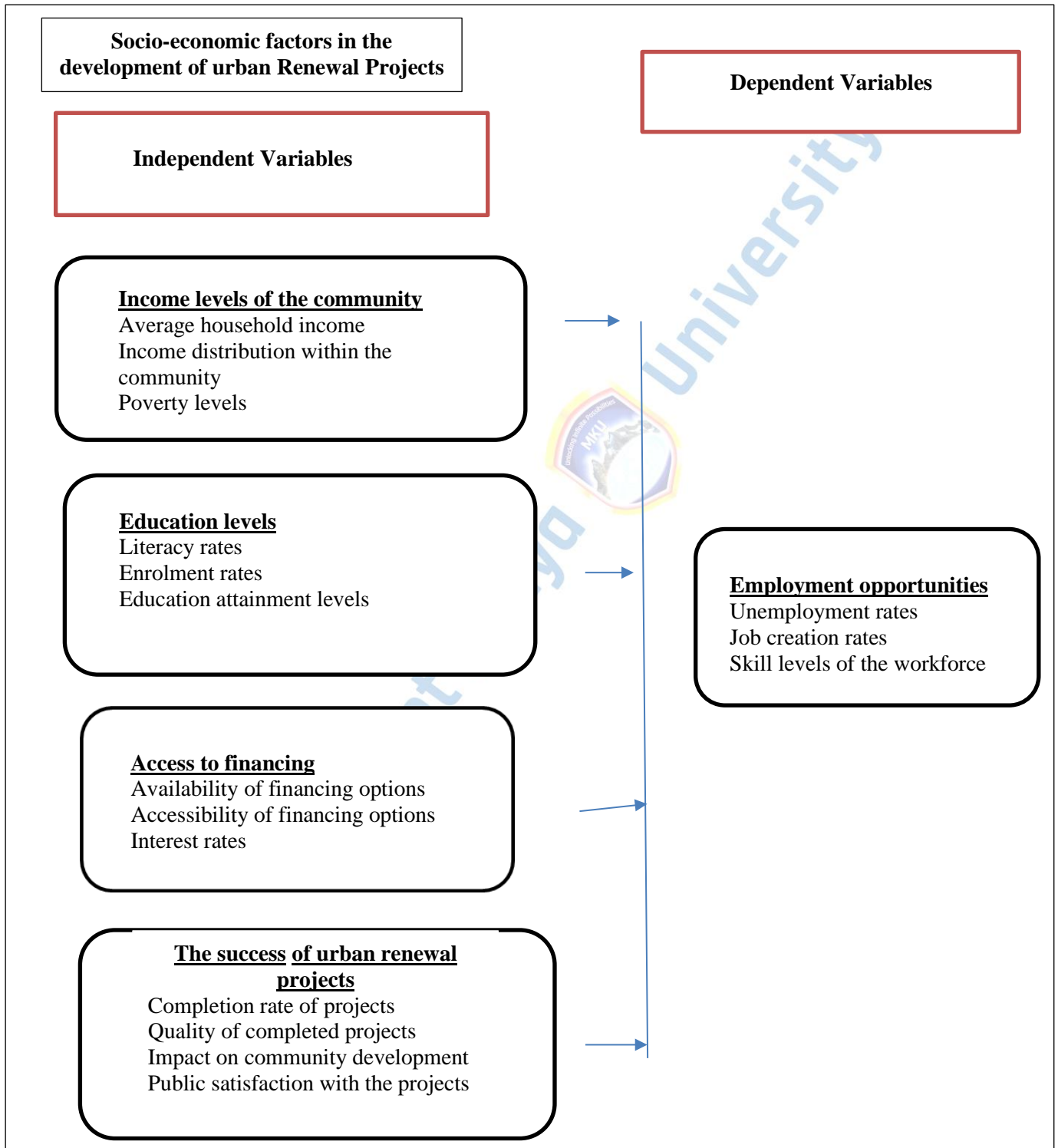
In the context of urban renewal initiatives, the system is made up of various stakeholders such as project managers, local government officials, community members, and investors. These stakeholders are interconnected, and their actions have a ripple effect on the overall success of the project (Pahl-Wostl, 2009).

According to the Systems Theory, the ability of the stakeholders to collaborate in order to achieve the common objective determines the effectiveness/success of urban redevelopment initiatives. (Flood & Jackson, 2019). This means that project managers should consider the impact of socio-economic factors on the different stakeholders and work towards creating a system that is beneficial to all stakeholders involved (Levin & Etrata, 2019). For example, by involving community members in the planning and decision-making process, project managers can ensure that the project meets the needs and aspirations of the community (Fainstein et al., 2010).

The Systems Theory informs the research of the influence of socio-economic factors on the success of urban_renewal_projects by emphasizing the need to view the project as a holistic system that is interconnected and interdependent (Hovmand, 2014). The theory provides a framework for understanding how different socio-economic factors are interrelated and how they affect the overall success of the project (Hovmand et al., 2014). By adopting a systems approach, project managers can identify the key issues that affect the success of the project and develop strategies to address them (Rosenhead, 2019).

2.3 Conceptual framework

According to Orodho (2014), a conceptual framework is a graphical or diagrammatic representation that displays the relationship between independent and dependent variables.



2.3.1 Income levels of the community.

The income levels of the community are a significant independent variable that may influence the success of urban growth and renewal projects in Kiambu County. The level of income among community members plays a crucial role in their ability to participate in and contribute to urban renewal initiatives, as well as their access to resources necessary for project success.

Scholars have highlighted the importance of income levels in determining the effectiveness/success of urban renewal projects. For instance, Smith (2010) argues that higher income levels enable community members to invest in the project, leading to increased participation and potential economic benefits. Moreover, a study by Johnson et al. (2015) found that higher income communities tend to attract more external investment, thereby enhancing the overall success of urban_renewal initiatives.

Within the income levels of the community, average household income is a key sub-variable to consider. Higher average household income indicates greater financial capacity among community members, enabling them to actively engage in the project. This view is supported by studies such as Davis et al. (2012), which emphasize the positive correlation between average household income and community participation in urban development projects.

Income distribution is another important sub-variable that requires examination. Income inequality within the community can hinder the success of urban renewal projects, as it may result in disparities in resource access and limit the participation of lower-income community members. Scholars like Wilkinson and Pickett (2009) have extensively studied the negative consequences of income inequality, emphasizing its adverse impact on social cohesion and collective action, which can impede the success of urban renewal initiatives.

Last but not least, the extent of poverty in an area has a big impact on how well urban redevelopment programs turn out. Poverty restricts the ability of community members to participate in the project and access the necessary resources. Research conducted by Chaskin (2013) highlights the detrimental effects of poverty, such as limited economic opportunities and social challenges, which can undermine the achievements of urban renewal initiatives.

By considering the income levels of the community, including average household income, income distribution, and poverty levels, this research intends to get a comprehensive understanding of how socioeconomic factors impact the completion of urban revitalization projects in Kiambu County. The conceptual perspective offered by scholars supports the significance of these variables in influencing community participation, resource access, and overall project outcomes.

2.3.2 Education levels

The education levels of the community are another important independent variable that can significantly influence the success of urban growth and renewal projects in Kiambu County. In order for community people to comprehend project objectives, be able to participate actively in the project, and effectively contribute, their educational background is vital.

Scholars have recognized the significance of education levels in shaping the effectiveness/success of urban renewal projects. For instance, Smith (2010) emphasizes that higher education levels lead to increased community awareness, knowledge, and understanding of development initiatives, which can positively impact participation and project outcomes. Similarly, a study by Rahman. (2020) found a positive association between higher literacy rates and increased community participation in development projects.

Within the education levels of the community, literacy rates are a key subvariable to consider. Higher literacy rates indicate a greater level of literacy and comprehension among community members, enabling them to grasp project objectives and actively contribute. Scholars like Gauri and Khaleghian (2002) have highlighted the importance of literacy rates in empowering communities to engage in development projects effectively.

Enrolment rates also hold significant importance. Higher enrolment rates imply a community that values education and demonstrates a greater potential for active participation in the project. Research conducted by Ercan et al. (2017)

supports this notion, revealing a positive correlation between enrolment rates and community participation in development projects.

Additionally, education attainment levels within the community should be considered. Higher education attainment signifies the acquisition of knowledge and skills, enhancing community members' capacity to understand project goals, contribute effectively, and potentially take on leadership roles. Kanbur and Zhang (2001) found that higher education attainment levels were associated with increased community participation in development projects. By considering the education levels of the community, including literacy rates, enrolment rates, and education attainment levels, this study intends to learn more about how these variables affect Kiambu County's urban redevelopment program.. The conceptual perspective provided by scholars underscores the importance of education in fostering community engagement, understanding, and effective participation in development initiatives.

2.3.3 Access to Financing

Access to financing is a critical independent variable that significantly influences the achievements of urban_renewal_initiatives in Kiambu County. The availability and accessibility of financial resources play a vital role in the implementation, maintenance, and sustainability of such projects.

Scholars have emphasized the importance of access to financing in urban development initiatives. Mukama and Bategeka (2017) highlight that the availability of financing options positively affects community participation in

development projects. This implies that when various financing options are accessible to community members, they are more likely to actively engage and contribute to the project.

Accessibility of financing options is another crucial sub-variable. The ease with which community members can access financial resources is essential for their participation in urban renewal projects. Yeshiwondim et al. (2019) found a positive association between accessibility and community participation in development projects, highlighting the significance of removing barriers such as bureaucratic procedures, collateral requirements, and distance to financial institutions.

Interest rates are an important sub-variable to consider. Higher interest rates can hinder community members' access to financing, discouraging their participation in the project. Karimi et al. (2020) suggest that high interest rates have a negative impact on community participation in development projects. Lower interest rates can enhance affordability and facilitate greater community engagement.

Additionally, the availability of financial support programs and initiatives tailored to urban renewal projects should be considered. These programs, such as government grants, subsidies, and microfinance schemes, can provide financial assistance specifically designed to support urban renewal initiatives. Scholars like Tadesse et al. (2021) emphasize the positive influence of targeted financial support programs on community participation and project success.

By considering access to financing, including the availability of financing options, accessibility of financial resources, interest rates, and targeted financial support programs, this study tries to comprehend how financial considerations affect urban renewal project outcomes in Kiambu County. The conceptual perspective provided by scholars highlights the significance of accessible and affordable financing options in facilitating community participation, project implementation, and long-term sustainability.

2.3.4 Employment opportunities

Employment opportunities are a crucial independent variable that significantly influences the success of urban growth and renewal projects in Kiambu County. The availability of job opportunities within the community plays a pivotal role in community engagement, participation, and the overall success of the project.

Scholars have recognized the significance of employment opportunities in urban development initiatives. Aminu et al. (2018) found a negative correlation between high unemployment rates and community participation in development projects. This suggests that communities with limited job opportunities may face challenges in engaging community members and fostering their active involvement in urban renewal projects.

Job creation rates are another important sub-variable to consider. Mugo et al. (2019) highlight the positive association between job creation rates and

community participation in development projects. Higher job creation rates indicate a growing economy and increased employment prospects, which can motivate community members to invest in the project and actively contribute to its success.

The skill levels of the workforce are also crucial in the context of employment opportunities. Kariuki et al. (2017) emphasize that a skilled workforce positively influences community participation in development projects. A skilled workforce brings expertise, knowledge, and innovative ideas to the project, enhancing its effectiveness and overall success.

It is important to consider the quality of employment opportunities. Scholars such as Tokman (2019) highlight the significance of decent and sustainable job opportunities in fostering community participation and project success. Decent employment opportunities not only provide income but also contribute to community well-being, social cohesion, and long-term project sustainability.

By considering employment opportunities, including unemployment rates, job creation rates, skill levels of the workforce, and the quality of employment opportunities, this project aims to understand how these factors influence the success of urban growth and renewal projects in Kiambu County. The conceptual perspective provided by scholars underscores the importance of job creation, skills development, and sustainable employment in fostering community engagement and enhancing the overall outcomes of urban renewal

initiatives.

2.3.5 Success of Urban Renewal Projects.

There are a number of crucial factors that may be used to assess the performance of urban redevelopment projects in Kiambu County. One such indicator is the completion rate of projects, which refers to the percentage of projects that are finished within the specified time frame and budget. Another important factor is the quality of completed projects, which includes aspects such as functionality, safety, and aesthetic appeal. The impact on community development is also a critical factor, as urban renewal projects should contribute to the overall development of the community by improving living conditions, enhancing economic opportunities, and promoting social cohesion.

In addition, public satisfaction with the projects is an essential aspect of success, as the community's perception of the projects can influence their support for future initiatives. Urban regeneration projects can be sustained over time by attracting investors and funds as a result of the community's positive feedback and support.

A research done by Zhang (2020) found that community participation and consultation, transparent decision-making processes, and stakeholder involvement are key drivers of success in urban renewal projects. Moreover, the study found that successful projects were those that effectively addressed the needs of the community, utilized appropriate technology and design, and had clear objectives and performance metrics.

Therefore, in evaluating the success of urban renewal projects in Kiambu County, it is essential to consider a range of factors, including completion rate, quality, impact on community development, and public satisfaction, as well as the level of community participation and stakeholder involvement.

2.4 Research Gap

There is a study gap addressing the precise socio-economic aspects that affect the performance of urban renewal programs in Kiambu County, despite multiple studies looking into the factors determining the success of such initiatives. The literature review conducted in this study identified several studies that have examined the general factors that affect urban renewal projects, such as government policies, community participation, and project management (e.g., Alawneh & Al-Qawasmi, 2016; Zuo et al., 2017). However, there aren't many studies that have particularly examined how socio-economic aspects affect the accomplishment of urban regeneration initiatives in Kiambu County.

The independent variables identified in this study, including income levels, education levels, access to financing, and employment opportunities, in different contexts have been discovered to be important elements in the effectiveness/success of urban renewal initiatives (e.g., El-Nachar & AlHindi, 2017; Kim & Lee, 2017). There aren't many studies that have looked at the connection between these factors and the accomplishment of urban regeneration initiatives in Kiambu County, though.

Therefore, the project sought to fill the research gap by investigating the influence of socio-economic factors on the achievements of urban_renewal_initiatives in Kiambu County, specifically. By identifying the specific socio-economic factors that influence the success of urban_renewal_initiatives in Kiambu County, this study aims to show insights that can be used to develop effective strategies for enhancing the success of such projects in the region.

2.5 Recap of literature review

The literature review conducted for this study included an empirical literature review, theoretical review, and conceptual frameworks. The empirical literature study concentrated on earlier studies that looked into how socioeconomic factors affected urban renewal initiatives in diverse contexts. The review identified key factors that have been found to influence the success of urban renewal projects, including income levels, education levels, access to financing, and employment opportunities.

The theoretical review focused on the theoretical frameworks that have been used to explain the relationship between socio-economic factors and the effectiveness/success of urban renewal initiatives. The review identified several theoretical frameworks, including social capital theory, human capital theory, and the Systems theory.

Finally, the conceptual framework section presented a model that illustrates the relationship between the independent variables (income levels, education

levels, access to financing, and employment opportunities) and the dependent variable (success of urban_renewal_projects) in Kiambu County. The framework provided a visual representation of how the independent variables influence the success of urban_renewal_projects and highlighted the importance of addressing these factors in urban renewal projects.



CHAPTER THREE: RESEARCH METHODOLOGY

3.0 Introduction

In this chapter, the research methodology for investigating the influence of socio-economic factors on the success of urban renewal projects in Kiambu County was presented. This chapter outlines the research methodology, research design, research approach, data collection methods, sampling techniques, and data analysis procedures and the ethical considerations to be considered by the researcher.

3.1 Research methodology

In this study, research methodology refers to the specific procedures or techniques used to identify, select, process, and analyze information about a topic (Mohajan, 2018). The purpose of this study was to look into how socioeconomic factors affected the success of urban renewal initiatives in Kiambu County. The research questions and objectives guided the research methodology. Therefore, this study adopted a mixed-method research methodology, specifically triangulation mixed research methodology. This method involved using qualitative and quantitative methods of data collection and analysis.

The researcher preferred this method because it allowed for the complementary use of both quantitative and qualitative methods, which enhanced the validity and reliability of the research findings (Creswell & Plano Clark, 2018). The researcher was able to gather extensive and thorough data using the mixed triangulation method, enabling a better understanding of the research problem

and enabling the researcher to conduct analysis and find qualitative data sources that validated one another, laying the groundwork for making inferences (Nachmias & Nachmias, 2016). Therefore, this methodology enabled the researcher to explore the various aspects of the research problem and gain a better understanding of the influence of socioeconomic factors on the success of urban growth and renewal projects in Kiambu County.

However, it was important to recognise the potential limitations of this research methodology. One limitation was the potential for bias or subjectivity in qualitative data collection and analysis. Despite efforts to minimize bias through rigorous data collection techniques and systematic analysis, the interpretation of qualitative data could be influenced by the researcher's perspectives and preconceived notions. Another limitation was the time and resources required for conducting both qualitative and quantitative data collection and analysis, which could pose constraints on the scope and depth of the research.

Furthermore, the generalizability of the findings might have been limited due to the specific context of Kiambu County. The findings might not have been directly applicable to other urban renewal projects in different locations or under different socio-economic conditions. Additionally, the availability and accessibility of data might have posed challenges during the research process, requiring careful consideration and potential adjustments in the data collection and analysis methods.

Despite these limitations, the mixed-method triangulation approach provided a comprehensive and multi-faceted understanding of the impact of

socioeconomic factors on the success of urban renewal projects in Kiambu County, contributing valuable insights to the field of urban development.

3.2 Research design

The research aimed to investigate the influence of socio-economic factors on the success of urban renewal projects in Kiambu County. To achieve this, the study used a mixed method design that combined both qualitative and quantitative data. The descriptive research design was used to describe the current state of the study population or specific population groups. For this study, a descriptive research strategy was ideal since it enabled the collection of information to address inquiries concerning the subject's current situation. Data were collected through surveys and interviews. Comparative and inferential statistics were used to study the quantitative data, while content analysis was used to analyze the qualitative data. Triangulation of data from many sources was possible thanks to the mixed method design, increasing the reliability of the results. (Creswell & Plano Clark, 2017).

The mixed method design was suitable for this study as it allowed for the collection of comprehensive data that provided a holistic understanding of the influence of socio-economic factors on the success of urban renewal regeneration initiatives within the County.

3.3 Location of the study

Kiambu County, one of Kenya's 47 counties, is where the study is being conducted. The county is located in the central region of Kenya and is bordered by Nairobi County to the south, Murang'a County to the north, and Nyandarua County to the west. Kiambu County covers an area of 2,543.3 square kilometers and has a population of approximately 2.4 million people, as per the Kenya Population and Housing Census conducted in 2019.

The study was conducted in urban areas within Kiambu County, specifically in the towns of Kiambu, Thika, Ruiru, and Juja. These towns were chosen due to their significant urban renewal projects that have been implemented in recent years. Kiambu town is the county headquarters and is located approximately 16 kilometers north of Nairobi. Thika town is located approximately 45 kilometers northeast of Nairobi and is an industrial hub. Ruiru town is located approximately 20 kilometers north of Nairobi and is a rapidly developing town. Juja town is located approximately 30 kilometers northeast of Nairobi and is a rapidly growing university town. The specific areas of study will be identified through a purposive sampling technique, taking into consideration the various socio-economic issues that affect the success of urban_renewal_projects.

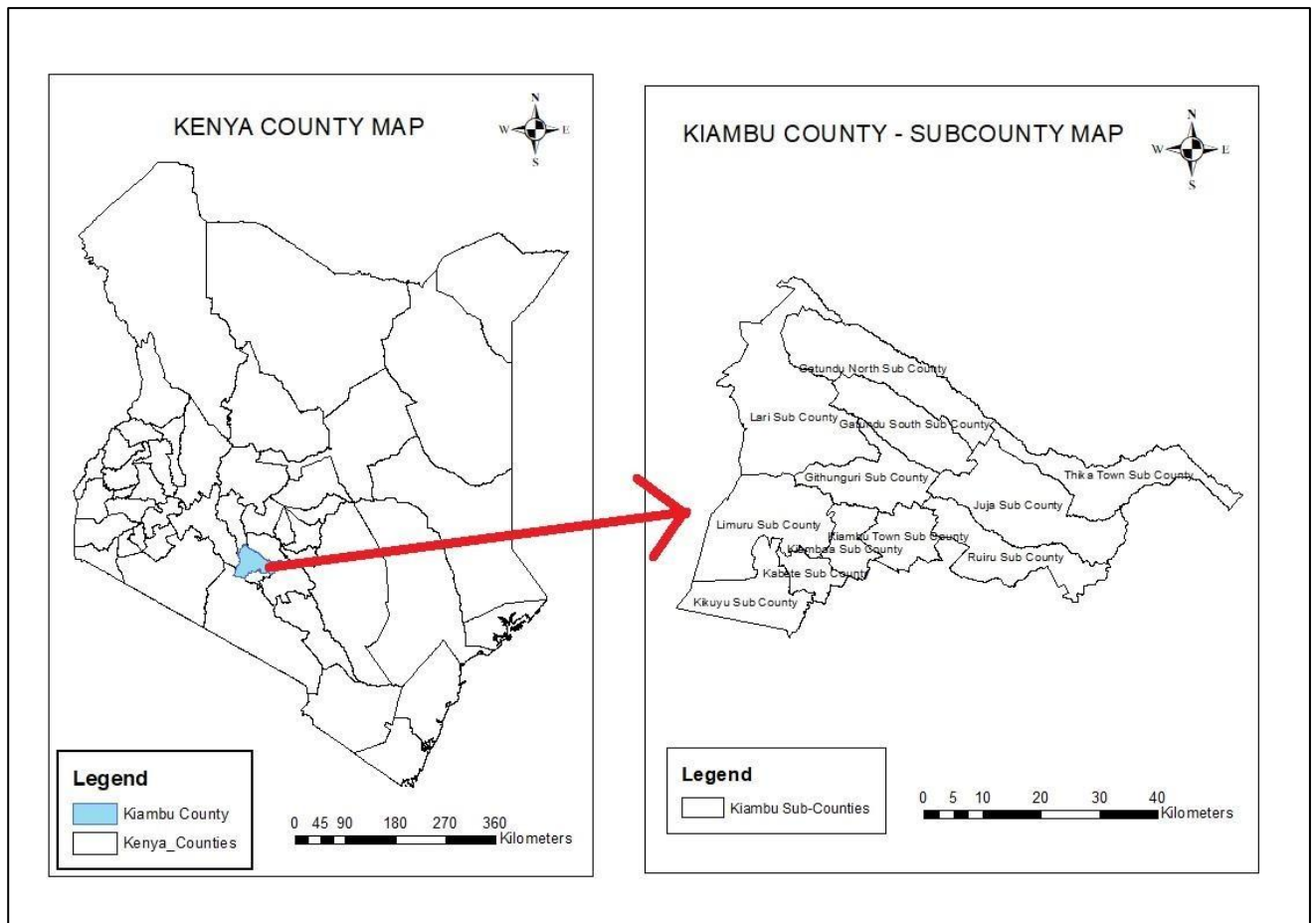


Figure 2: Map showing the location of study

3.4 Target Population

In this study, the target population were the residents, property owners, and businesses in the County of Kiambu who were affected by urban renewal initiatives. The purpose of studying this population was to understand the socio-economic factors that affected the success of urban_renewal_projects in the county. The study investigated the residents' perception of urban renewal projects and how they affected their lives, the business owners' views on the impact of urban_renewal_initiatives on their businesses, and the property owners' views on the changes in the value of their properties.

The target population of this study comprised three broad categories: residents, property owners, and businesses in Kiambu County who were directly

impacted by urban renewal projects. These categories were selected based on their direct involvement and potential influence on the success of the projects.

i. Residents: The study aimed to include residents who lived in areas where urban renewal projects were taking place or had been implemented. Their perspectives, experiences, and perceptions of the projects were crucial in understanding the social and economic factors that affected project success. By including residents, the study could assess the overall community response, level of engagement, and potential challenges faced by individuals directly affected by the projects.

ii. Property Owners: Property owners who owned buildings or land in areas where urban renewal projects were being implemented or had been completed were another important category. Their perspectives and experiences could provide insights into the impact of these projects on property values, rental income, and overall property-related outcomes. By including property owners, the study could assess how changes in the urban environment affected their economic interests and evaluate their level of satisfaction with the outcomes of the projects.

iii. Businesses: The study targeted business owners who operated in areas where urban renewal projects were taking place or had been implemented. Their perspectives were valuable in understanding how the projects impacted local businesses, including factors such as customer traffic, sales, and overall business performance. By including businesses, the study could assess the economic implications of urban renewal projects on the local business

community and gain insights into their level of support or concerns regarding the projects.

These three categories of the target population were chosen to provide a comprehensive understanding of the socio-economic issues influencing the success of urban_renewal_projects in Kiambu County. By including residents, property owners, and businesses, the study could capture diverse perspectives and experiences, ensuring a holistic assessment of the impact and effectiveness of these projects.

3.5 Sampling procedures and techniques

Sampling Procedure and Techniques referred to the process of selecting a subset of individuals or elements from the target population that could represent the whole population (Bryman, A., & Bell, E., 2019). The purpose of sampling was to ensure that the sample was representative and unbiased, and that the results of the study could be generalized to the whole population.

The sampling procedure for this study was stratified random sampling, which involved dividing the target population into homogenous strata based on key demographic and socio-economic characteristics, and then randomly selecting participants from each stratum. This technique ensured that the sample was representative of the different groups within the target population and could increase the precision of the study.

Additionally, the study used purposive sampling to identify key informants and experts who had specialized knowledge on the urban renewal project in

Kiambu County. This technique helped in collecting relevant and in-depth information to answer the research questions.

3.6 Sample size

The sample size refers to the number of participants selected from the target population to be included in the study. The purpose of determining the appropriate sample size is to ensure that the data collected is representative of the entire population and to increase the accuracy and reliability of the results.

The sample size used for this study is 300 participants, with 100 participants selected from each of the target population categories: residents, property owners, and business owners. The selection of this sample size was based on the Krejcie and Morgan (2010) sample size determination formula, which considers the total population size and the desired level of precision.

The Krejcie and Morgan formula is commonly used in research to determine an appropriate sample size that represents the population of interest. It considers the desired level of confidence and the acceptable margin of error to calculate the minimum required sample size. By applying this formula, the study ensures that the sample size is statistically representative of the target population and allows for drawing accurate conclusions.

In this case, a sample size of 100 for each target population category (residents, property owners, and business owners) was deemed appropriate. The number 100 was chosen to strike a balance between having a sufficiently large sample for meaningful analysis and the feasibility of data collection within the given resources and time constraints. This sample size allows for capturing a diverse

range of perspectives, experiences, and characteristics within each target population category, increasing the generalizability of the findings to the larger population.

Furthermore, a sample size of 100 is commonly considered acceptable in social science research as it provides a reasonable representation of a population without becoming excessively burdensome in terms of data collection, analysis, and resources. It allows for a comprehensive understanding of the target population's views, experiences, and behaviors related to urban renewal projects in Kiambu County.

Selecting a sample size of 100 for each target population category ensures an appropriate and manageable sample size that is statistically representative and practical for the research study.

Table 1: Target Population (300 respondents)

Target Population Category	Sample size
Residents	100
Property owners	100
Business Owners	100
Total (target Population)	300

3.7 Construction of research instruments

The nature of the data for this study was both qualitative and quantitative. The structured questionnaire was the primary data collection tool used to obtain

quantitative data from the sampled population. Closed-ended questions made up the questionnaire, which was used to collect data on socioeconomic issues and how they affected urban regeneration project success. Pre-testing the questionnaire confirmed its reliability and validity, and any necessary corrections were made.

In addition to the questionnaire, the study also used qualitative methods such as interviews and focus group discussions (FGDs) to obtain data. Interviews were conducted with key informants such as community leaders, government officials, and project managers to obtain in-depth information on the urban renewal projects' success factors. FGDs were conducted with the sampled population to obtain their perspectives and experiences on the impact of the projects on their socio-economic status.

Secondary data sources such as government reports, academic journals, and other relevant publications were also used to supplement the primary data. The secondary data sources offered details on the context and history of the urban renewal projects, as well as on the laws and rules that governed them and other research studies that had been done on the subject. By giving a thorough overview of the subject, secondary data improved the study's validity and dependability.

3.8 Testing for validity and trustworthiness/ reliability

Ensuring the validity and trustworthiness/ reliability of research instruments was essential to maintain the integrity and credibility of the study. Several tests were conducted to achieve this goal.

Firstly, face validity was assessed by presenting the survey questionnaire and interview questions to a panel of experts in the field of urban renewal and development. These professionals evaluated the questions to determine their relevance and appropriateness for the study. Feedback was sought regarding the clarity, relevance, and comprehensiveness of the questions, ensuring that they effectively captured the intended constructs and concepts.

Secondly, content validity was ensured by aligning the research instruments with the research objectives and questions. A thorough review of the research objectives and questions was conducted alongside the survey questionnaire and interview questions to confirm that they covered the necessary areas of investigation comprehensively. This alignment helped to ensure that the data collected accurately reflected the research aims and objectives.

Thirdly, reliability/trustworthiness was evaluated through a pilot study conducted on a small sample of the target population. The pilot study assessed the consistency and stability of the research instruments over time. Participants in the pilot study were asked to complete the survey questionnaire or participate in interviews, and their responses were analyzed using statistical methods such as Cronbach's alpha to test the internal consistency of the research instruments. This analysis provided insights into the reliability of the instruments and their ability to produce consistent results.

Finally, the trustworthiness of the research findings was strengthened through data triangulation. Data was collected from multiple sources, including the survey questionnaire, interviews, and secondary sources. By triangulating the

data obtained from different sources, the study aimed to ensure that the findings were consistent and could be trusted. This approach enhanced the credibility of the research findings by providing multiple perspectives on the phenomenon under investigation.

Ensuring the validity and reliability/trustworthiness of research instruments was crucial for producing accurate and credible research findings. By conducting tests for face validity, content validity, reliability/trustworthiness, and data triangulation, the study aimed to uphold the highest standards of integrity and rigor in its research methodology.

3.9 Data Collection Methods and Procedures

The data collection for this study involved both primary and secondary data sources. Primary data sets were collected through structured interviews and questionnaires, while secondary data were collected through a review of relevant literature, reports, and other documents related to the study.

Structured interviews were conducted with key informants. The interviews were designed to gather in-depth information on the socio-economic factors that influenced the success of urban_renewal_initiatives in Kiambu County. The interviews were conducted face-to-face, and the data were recorded using audio recording devices with the consent of the participants.

Questionnaires were administered to the selected respondents to collect data on the socio-economic factors that influenced the success of urban_renewal_initiatives. The questionnaires were designed to gather

information on the demographic characteristics and perceptions of the urban renewal projects, level of participation in the projects, and the benefits they had received from the projects.

Secondary data sources included relevant literature on urban renewal projects, reports on the implementation of the projects, and other relevant documents from government agencies and non-governmental organizations involved in urban development projects in Kiambu County. The secondary data were collected through a systematic review of literature using electronic databases, such as Google Scholar, and physical libraries.

3.10 Proposed data analysis techniques and procedures.

The proposed data analysis techniques and procedures for this study encompassed both descriptive and inferential statistics, as well as a combination of qualitative and quantitative analysis methods.

Initially, the collected data underwent a meticulous process of cleaning, coding, and entry into a statistical software package for analysis. This step ensured the accuracy and reliability of the data before proceeding further.

The data was summarized using descriptive statistics, which provided a detailed summary of the target population's characteristics. Means, standard deviations, frequencies, and percentages were used to identify major trends and patterns in the dataset.

Moving beyond descriptive analysis, inferential statistics were employed to test the study's hypotheses and explore relationships between dependent and

independent variables. Multiple regression analysis was conducted to assess the influence of socio-economic factors on the success of urban_renewal_initiatives. This statistical technique allowed for the examination of the magnitude and significance of the relationships between variables, providing valuable insights into the factors driving project outcomes.

In addition to quantitative analysis, the study also incorporated qualitative data analysis methods. Qualitative techniques involved non-numerical approaches to drawing conclusions from the data. These methods were employed to gain deeper insights into the underlying dynamics and contextual factors shaping the success of urban_renewal_initiatives.

The data gathered for the study were inputted into statistical software, such as SPSS, for analysis. Descriptive statistics, such as frequency distributions, percentages, means, standard deviations, and coefficients of variation, were used to summarize quantitative data. Inferential statistics, such as correlation and cross-tabulation, were used to investigate variable relationships and evaluate hypotheses.

To present the findings effectively, a combination of tables, graphs, and pie charts were utilized. These visual aids enhanced the clarity and interpretability of the results, allowing for easier comprehension and communication of key findings to stakeholders and the broader community.

3.11 Ethical Considerations

Ethical considerations were paramount in ensuring the rights and well-being of participants throughout the research process. To uphold ethical standards, several key measures were implemented.

Firstly, informed consent was obtained from all participants, ensuring that they were fully aware of the research aims, procedures, and their right to withdraw from the study at any point without consequences. This consent process was conducted in a clear and understandable manner, respecting the autonomy and decision-making capacity of each participant.

Furthermore, to safeguard confidentiality and anonymity, all data collected during the research were kept secure and used solely for research purposes. Personal identifying information was removed or anonymized to prevent the identification of individual participants. This ensured that participants' privacy was protected and minimized the risk of unintended disclosure.

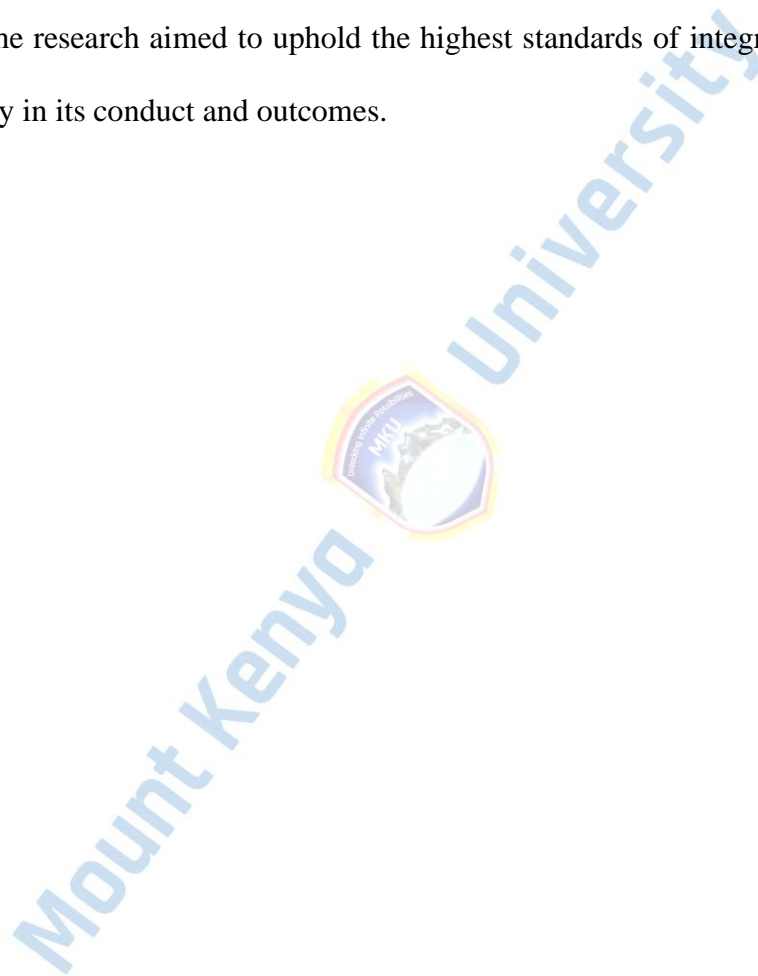
Moreover, the research adhered to ethical guidelines established by reputable institutions such as the University of Nairobi's Ethical Review Committee (ERC) and the Kenyan National Commission for Science, Technology, and Innovation (NACOSTI). These guidelines provided a framework for ethical conduct in research, guiding researchers on issues such as participant recruitment, data collection, and dissemination of findings.

Additionally, potential risks or harm to participants were identified and minimized through rigorous risk assessment processes. Measures were implemented to mitigate any foreseeable risks, ensuring the safety and well-being of participants throughout the research journey.

Special attention was given to vulnerable populations, including children, the elderly, and individuals with disabilities, to ensure they were not exploited or subjected to any harm. Extra precautions were taken to obtain informed consent from guardians or legal

representatives when necessary, and research procedures were adapted to accommodate the specific needs and vulnerabilities of these populations.

Ethical considerations formed the foundation of this research, and they were meant to protect the rights, welfare, and dignity of participants. By adhering to ethical principles and guidelines, the research aimed to uphold the highest standards of integrity, respect, and accountability in its conduct and outcomes.



CHAPTER FOUR: RESEARCH FINDINGS AND DISCUSSION

4.1 Introduction

This study investigated the influence of socio-economic factors on the success of urban_renewal_projects in Kiambu County. The study investigated how Income levels of the community, education level, access to financing and Employment opportunities influence the success of urban renewal projects in Kiambu County. This chapter details the research findings, analysis and presentation.

4.2 Research presentation, interpretation and discussion

The chapter begins by presenting the research. This includes detailing the questionnaire response rate, pilot test results (reliability & validity tests), demographic information analysis (Gender, Age, Marital status, Education levels, length of residency) and the descriptive statistical analysis of data based on the research objectives. The chapter also includes a section on inferential statistics and discussion of the findings.

4.2.1 Response rate

The researcher administered 300 questionnaires, 240 of which were returned. The entire response rate was thus discovered to be 80%, which is rather high when compared to the typical response rate of 50-75% for hand given surveys and sufficient to proceed with the data analysis.

Table 2: Response rate

Category	Distributed questionnaires	Respondent	Percentage
Residents	100	90	30
Property Owners	100	72	24
Business Owners	100	78	26
Total	300	240	80

4.2.2. Pilot Test Results

4.2.2.1 Reliability Test

The internal consistency of the items of the variables under investigation were assessed using Cronbach's Alpha. The Cronbach's Alpha values for Success of urban renewal projects, Income levels of the community, Education level, Access to financing and Employment opportunities 0.727, 0.727, 0.717, 0.705 and 0.705 respectively indicating good subscale reliability as indicated in table 3.

Table 3: Reliability test

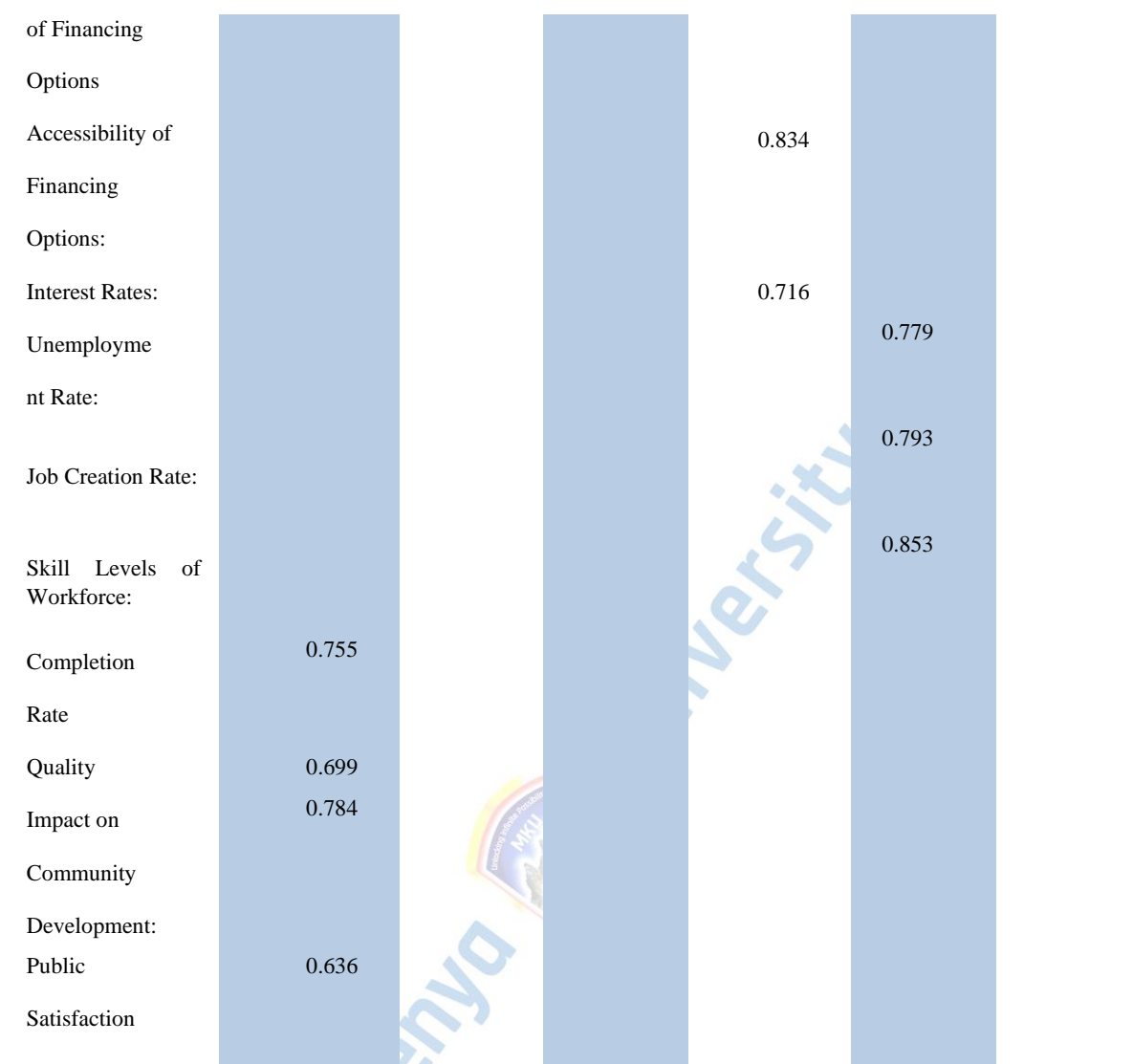
	Number of items	Cronbach's Alpha	Remarks
Success of urban renewal projects	4	0.727	Accepted
Income Levels	3	0.727	Accepted

Education Levels	3	0.717	Accepted
Access to financing	3	0.705	Accepted
Employment opportunities	3	0.705	Accepted

4.2.2.2 Validity Test

Table 4: Factor analysis loadings (validity)

	Success of urban renewal projects	Income Levels	Education levels	Access to financing	Employment opportunities
Average Household Income Distribution		0.796			
Poverty Levels		0.786			
Literacy Rates			0.693		
Enrolment Rates			0.866		
Education Attainment Levels			0.812		
Availability				0.806	
					KMO = 0.636
					Total Variance
					Extracted = 63.6%



Factor analysis was used to test the validity of the constructs. Table 4 indicates that the entire factor loading of all the items were above 0.5 and the Kaiser-Meyer-Olkin (KMO) was above the threshold 0.6. The results imply that validity for the tool was achieved.

4.2.3 Demographics Information

This section discusses the demographic results for the respondents. The study was based on the information provided by respondents via the questionnaire. The respondent's gender, age, marital status, educational level, and the number of years residing in Kiambu County.

4.2.3.1 Gender

The participants i.e respondents were requested to specify their gender. The findings show on Figure 3 that, Majority of the respondents 57% were female while the male were 43%.

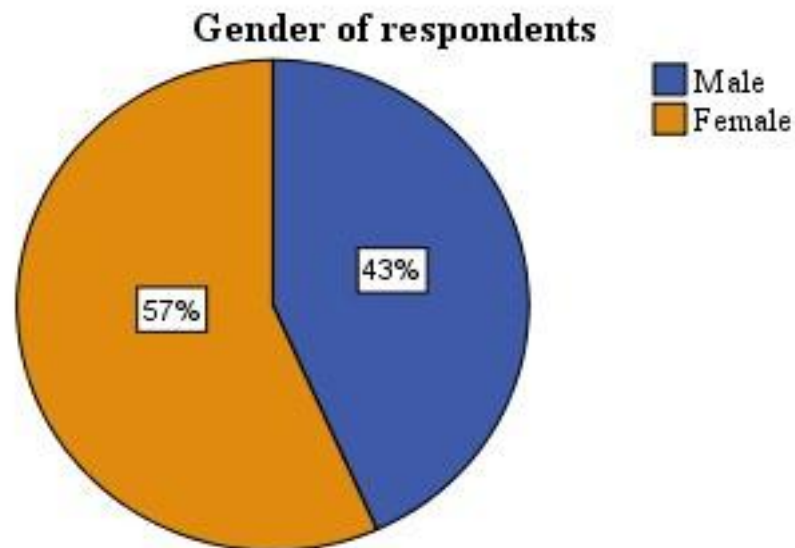


Figure 3: Gender of respondent

4.2.3.2 Age

The survey asked participants to specify their age group. The findings are presented in Figure 4. The data reveals that the majority, 38% (51.5%), of respondents were aged between 20 and 24 years. Additionally, 26% (30.3%) were between 25 and 29 years old, 23% (7.9%) were above 30 years, and 13% were under 20 years.

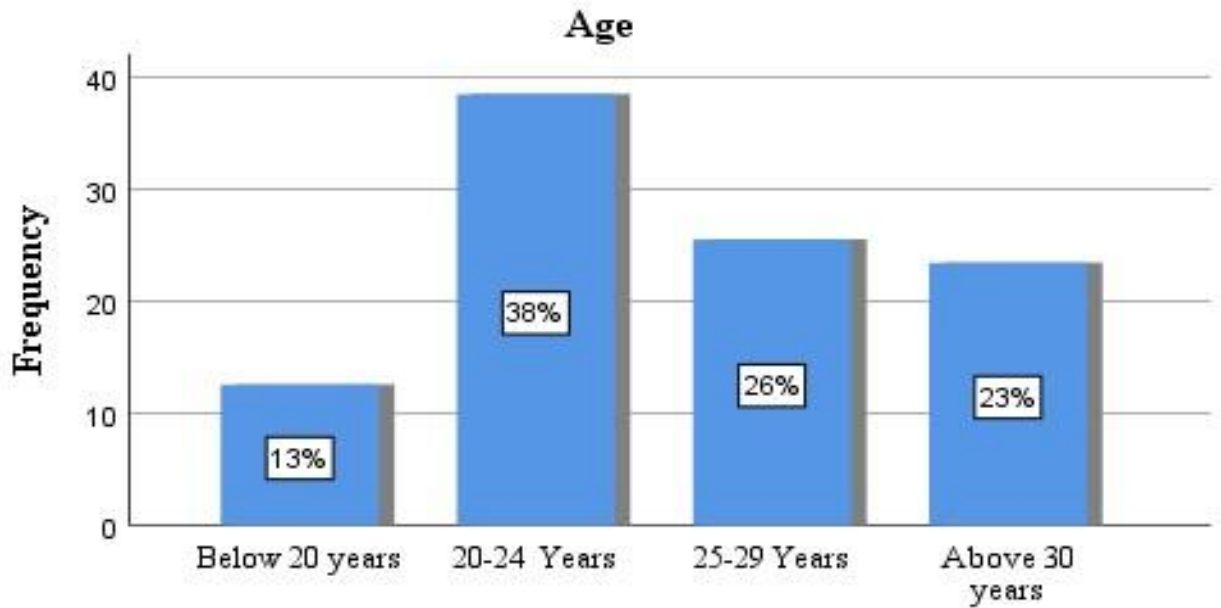


Figure 4: Age of respondents

4.2.3.3 Marital Status

Participants were also asked to specify their marital status, and their responses are illustrated in Figure 5. The data indicates that the majority, 48%, were single, 39% were married, 6% were divorced, 3% were separated, and another 3% were widowed. The prevalence of single respondents aligns with the fact that most participants were between 20 and 24 years old.

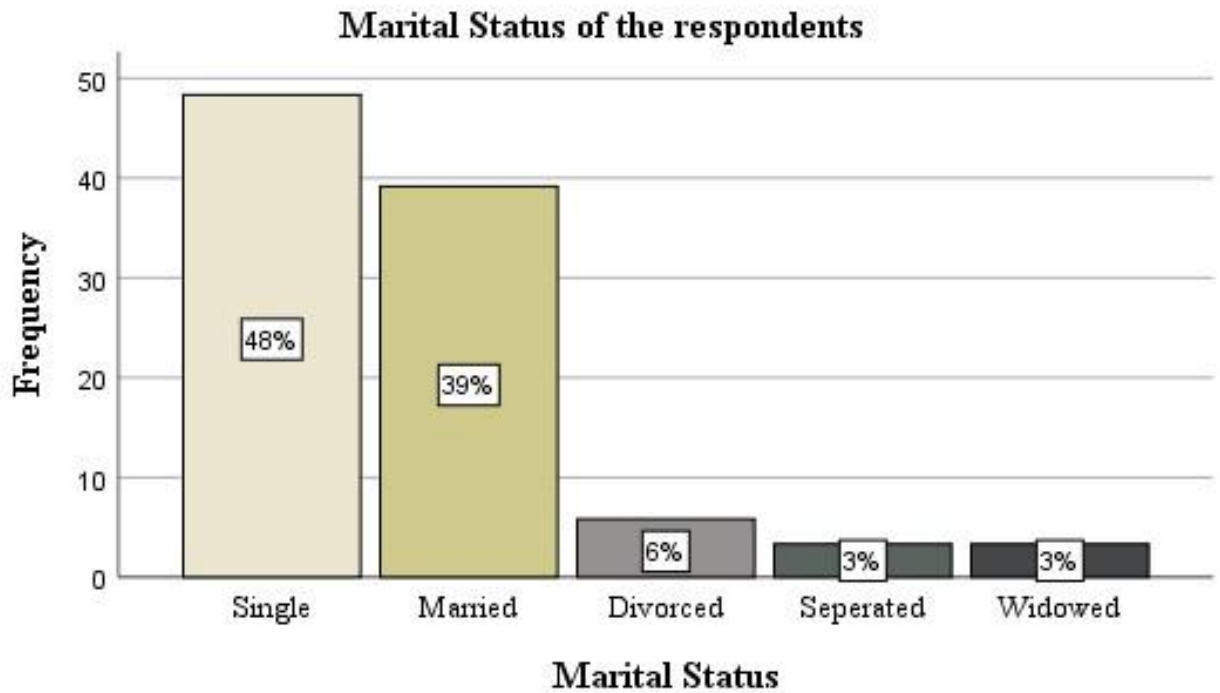


Figure 5: Marital status of respondents

4.2.3.4 Educational Level

The participants were also asked to specify their highest level of education. Figure 6 indicates the highest level of education of the respondents. Majority 39% had a Bachelor's Degree, 23% had completed Tertiary education, 21% had completed secondary education, 9% had basic education, 5% had PHD and 3% had a master's degree.

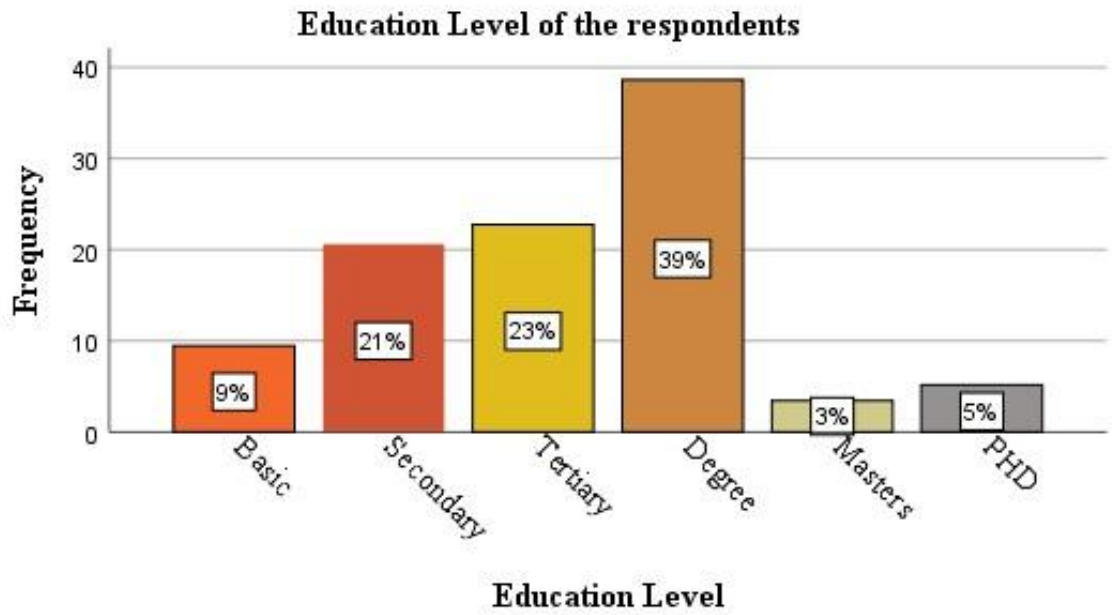


Figure 6: Education Level

4.2.3.5 Length of Residency

Respondents were asked to specify the number of years they had resided in Kiambu County. The results, presented in Figure 7, show that the majority, 38%, had lived in Kiambu County for over 10 years, 33% for 1-5 years, and 29% for 6-10 years

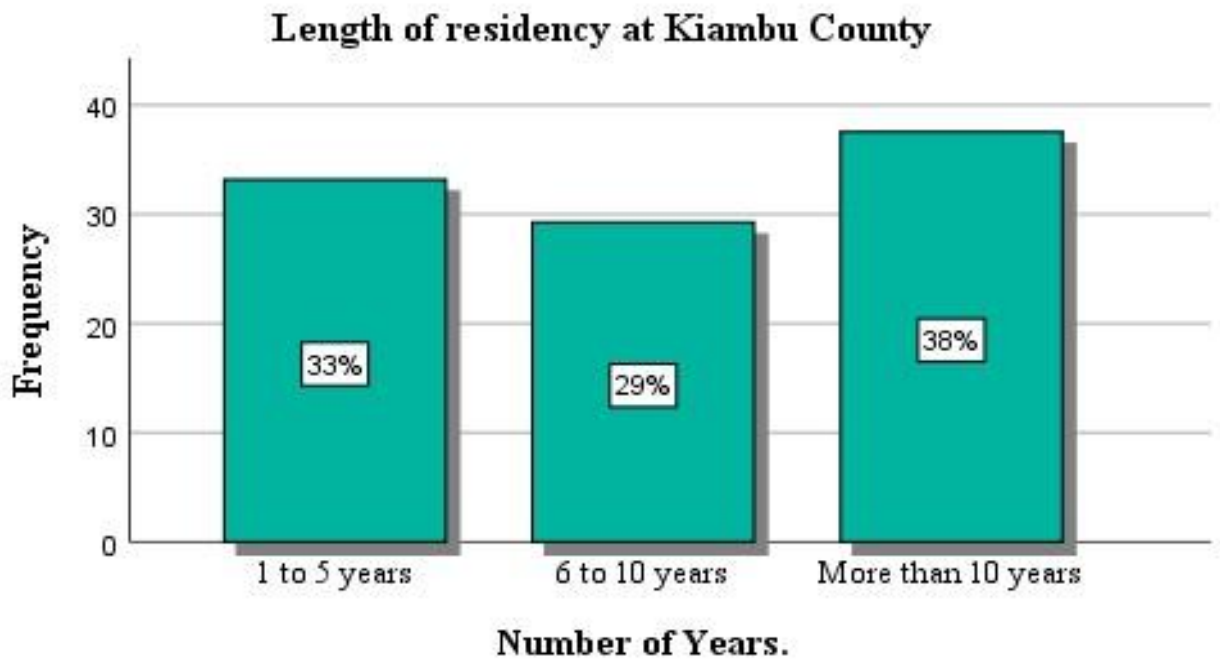


Figure 7: Length of residency at Kiambu County

4.2.4 Descriptive statistics

4.2.4.1 Income Levels of the Community

Table 5 gives an overview of the findings of descriptive statistics on income levels of the community.

Table 5: Income Levels of the Community

	Strongly Disagree		Disagree		Not sure		Agree		Strongly Agree	Mean
	F	%	F	%	F	%	F	%	F	%
Average Household Income	10	4.2	12	5	14	5.8	176	73.3	28	11.7
Income Distribution:	6	2.5	10	4.2	8	3.3	192	80	24	10
Poverty Levels :	4	1.7	22	9.2	12	5.0	162	67.5	40	16.7

Table 5 indicates that 85% of the respondents agreed (M=3.83) that the level of an average household income affect the ability of community members to invest in the urban renewal project, attract investors, limit their level of participation, and influence the success of the project. It was shown that 90% of the respondents agreed (M=3.91) that income distribution can affect the achievements of the

urban_renewal_projects, are aware of the income disparities within the community, and are willing to support efforts to reduce income inequality for the project's success. 84% agreed (M=3.88) that attitudes and perceptions towards poverty levels in the community impact the urban renewal project. This include the including awareness of negative social outcomes and belief in the potential for the project to contribute to reducing poverty, as well as a willingness to support efforts to reduce poverty levels.

4.2.4.2 Education Levels.

Table 6 gives an overview of the findings of descriptive statistics on Education levels of the community.

Table 6: Education Levels

	Strongly Disagree		Disagree		Not sure		Agree		Strongly Agree
	F	%	F	%	F	%	F	%	F
Literacy Rates:	2	0.8	2	0.8	28	11.7	164	68.3	44
Enrolment Rates:	6	2.5	10	4.2	22	9.2	162	67.5	40
Education Levels:	2	0.8	18	7.5	56	23.3	112	46.7	52

Table 6 indicates that 87% of the respondent agreed (M=4.03) that given their literacy level, they are confident in their ability to read and understand written information

about the urban renewal project, access adequate information, and effectively participate in the project. It was shown that 84% of the respondents agreed that (M=3.092) that they value education and recognize its importance for community development. 68% of the respondents agreed (M=3.81) that education level influence effective participation in the urban renewal project, i.e education is importance for effective decision making and education level impacts participation in the project.

4.2.4.3 Access to Financing.

Table 7 gives an overview of the findings of descriptive statistics on access to financing

Table 7: Access to Financing

	Strongly Disagree		Disagree		Not sure		Agree		Strongly Agree
	F	%	F	%	F	%	F	%	F
Availability of Financing Options	4	1.7	44	18.3	24	10.0	124	51.7	44
Accessibility of Financing Options	6	2.5	46	19.2	38	15.8	120	50.0	30
Interest Rates	12	5.0	70	29.2	42	17.5	102	42.5	14

Table 4.6 indicates that 70% of the respondent agreed (M=3.67) that financing options are available, appropriate, accessible, well-informed, and affordable for community members in Kiambu County. It was shown that 63% of the respondents agreed that (M=3.51) that that accessing financing options is easy and convenient for community members in Kiambu County, taking into consideration factors such as distance, bureaucratic procedures, collateral requirements, and waiting periods.

47.8% of the respondents agreed (M=3.15) that interest rates for financing options available to community members are reasonable and competitive, transparent and easy to understand, and not discouraging community members from accessing financing options

4.2.4.4 Employment opportunities.

Table 8 gives an overview of the findings of descriptive statistics on Employment opportunities

Table 8:

	Strongly Disagree		Disagree		Not sure		Agree		Strongly Agree
	F	%	F	%	F	%	F	%	F
Unemployment Rate	0	0	4	1.7	34	14.2	128	53.3	74
Job Creation Rate	0	0	6	2.5	26	10.8	138	57.5	70
Skill Levels of Workforce	0	0	4	1.7	32	13.3	136	56.7	68

Employment opportunities

Table 8 indicates that 84% of the respondent agreed (M=4.13) that employment opportunities, including job creation and addressing high unemployment rates, are crucial factors for the effectiveness/success of urban renewal projects in Kiambu County and should be a priority for the project. It was shown that 87% of the respondents agreed that (M=4.13) that job creation, particularly through urban renewal projects, plays a significant role in the success of community development and participation, and that it should be a priority for such projects in Kiambu County .85% of the respondents agreed (M=4.12) that the success of urban renewal projects in Kiambu County is linked to the availability of a skilled workforce, prioritizing the hiring of community members with relevant skills and expertise, and the impact of skill levels on community participation in urban renewal projects.

4.2.4.5 Success of Urban Renewal Projects

The descriptive statistics on the success of urban_renewal_projects are as summarized in Table 9



	Strongly Disagree		Disagree		Not sure		Agree		Ag F
	F	%	F	%	F	%	F	%	
Completion Rate	10	4.2	28	11.7	30	12.5	150	62.5	22
Quality	14	5.8	30	12.5	24	10.0	150	62.5	22
Impact on Community Development	4	1.7	30	12.5	24	10.0	138	57.5	44

Public	10	4.2	22	9.2	76	31.7	104	43.3	28
Satisfaction									

Table 9: Success of urban renewal projects

Table 9 indicates that 72% of the respondents agreed (M=3.61) that think the urban renewal projects in Kiambu County are completed within the specified time frame and budget. It was also shown that 72% of the respondents agreed (M=3.57) that the urban renewal projects in Kiambu County are functional, safe, and aesthetically appealing. 76% of the respondent agreed (M=3.78) that the urban renewal projects in Kiambu County have contributed to the overall development of the community by improving living conditions, enhancing economic opportunities, and promoting social cohesion. 55% of the respondents agreed (M=3.49) that they are satisfied with the urban renewal projects of Kiambu county.

4.2.5 Inferential Statistics

This section uses correlation analysis, regression analysis, analysis of variance (ANOVA), and coefficient analysis to extract additional meaning from the data in order to arrive at a specific result, finding, and conclusion. These tests were carried out to confirm the presence of a link between the independent variables and the dependent variables.

4.2.5.1 Combined Correlation analysis.

Income levels was found to be positive and significantly related to the success of urban renewal projects ($r = .643$, $p\text{-value}=0.000<0.05$). Education level was found to be positive and significantly related to the success of urban renewal projects ($r = 0.350$, $p\text{-value}=0.000<0.05$). Access to Financing was found to be positive and significantly related to the success of urban renewal projects ($r = 0.347$, $p\text{-value}=0.000<0.05$). Employment opportunities was found to be positive and significantly related to the success of urban renewal projects ($r = 0.321$, $p\text{-value}=0.000<0.05$) as indicted in table 10.

Table 10: Correlation analysis for study variables

Variable	Statistics	Income Levels	Education Level	Access to Finance	Employment Opportunities
Success of Urban Renewal Projects	Pearson	.643**	.350**	.347**	.321**
	Correlation Sig. (2tailed)	.000	.000	.001	.011
	N	240	240	240	240

*. Correlation is significant at the 0.05 level (2-tailed).

** . Correlation is significant at the 0.01 level (2-tailed)

4.2.5.2 Regression Model Summary

Table 11: Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.780 ^a	.609	.602	.44793
a. Predictors: (Constant), Income levels of the community, education level, access to financing, Employment opportunities				
b. Dependent Variable: Success of urban renewal projects				

The findings in Table 11 indicated that R square value was .780, this means that 78% change is the success of urban renewal projects in Kiambu County is explained by the social-economic factors income levels of the community, education level, access to financing and Employment opportunities

4.2.5.3 Analysis of Variance

Table 12: ANOVA

Model		Sum-of-Squares	df	Mean-Square	F	Sig.
1	Regression	73.346	4	18.336	91.389	.000b
	Residual	47.151	235	.201		

Total	120.496	239			
Dependent Variable: Success of urban renewal projects					
Predictors: (Constant), Income levels of the community, education level, access to financing, Employment opportunities					

The F statistic is the regression mean square (MSR) divided by the residual mean square (MSE) and according to the ANOVA findings table 12, the F calculated was 91.389 with a p-value of $0.000 < 0.05$. This indicated that the overall regression model was significant. Therefore, the predictors Income levels of the community, education level, access to financing and Employment opportunities explain the variation in the dependent variable which is Success of urban renewal projects in Kiambu County.

4.2.5.4 Significance and coefficients

Table 13: Coefficients Analysis

Model	Unstandardized-Coefficients		Standardize	t	Sig.
	B	Std. Error	Beta		

(Constant)	.511	.175		9.297	.000
Income levels	.503	.036	.580	13.971	.000
Education level	.354	.048	.303	7.393	.000
Access to Financing	.189	.036	.221	5.280	.000
Employment opportunities	.211	.054	.165	3.915	.000
Dependent Variable: Success of urban renewal projects					

The model becomes as indicated in Table 13.

$$\text{SURP} = 0.511 + 0.503\text{Income Levels} + 0.354\text{Education Level}$$

$$+ 0.189\text{Access to Financing} + 0.211\text{Employment Opportunities} + \varepsilon$$

Success of urban_renewal_projects in Kiambu County was found to have a positive linearly significant influence on Income levels. ($\beta=0.503$, T-value=13.971 $p=0.000<0.05$). Here one unit change in Income level results in 0.503 unit increase in the effectiveness/success of urban renewal project. Education level was found to have a positive linearly significant influence on effectiveness/success of urban_renewal_projects. ($\beta=0.354$, T-value=7.393, $p=0.000<0.05$). Here one unit change in Education level results in 0.354 unit increase in the Success of

urban_renewal_projects. Access to financing was found to have a positive linearly significant influence on the Success of urban_renewal_projects. ($\beta=0.189$ Tvalue=5.280, $p=0.000<0.05$). Here one unit change Access to financing results in 0.189 unit increase in the Success of urban_renewal_initiatives. Employment opportunities was found to have a positive linearly significant influence on the Success of urban_renewal_projects. ($\beta=0.211$, T-value=3.915, $p=0.000<0.05$). Here one unit change in employment opportunities results in 0.211 unit increase in the Success of urban_renewal_projects.

The beta coefficients indicate the relative importance of each independent variable (Income levels of the community, Education level, Access to financing and Employment opportunities) in influencing the dependent variable (Success of urban_renewal_projects.). Income levels of the community is the most important in the Success of Urban Renewal projects ($\beta=0.503$) followed by Education level ($\beta=0.354$) then Employment opportunities ($\beta=0.211$) the least is Access to financing ($\beta=0.189$) as indicated in table 13.

4.3 Discussion of individual objective results.

4.3.1 Income Levels and Success of Urban_Renewal_Projects.

The findings regarding the influence of income levels on the effectiveness/success of urban_renewal_initiatives reveal some crucial insights. The survey results indicate that a significant proportion of respondents, specifically 90%, agreed that income distribution can have a substantial impact on the success of these projects. Additionally, 85% of respondents acknowledged that the average household income level plays a pivotal role in influencing the community's ability to contribute to the achievements of urban_renewal_initiatives, while 84% recognized the importance of attitudes and

perceptions towards poverty levels in the community. The regression analysis further confirms the significance of income levels ($\beta=0.503$, $p<0.05$) as the most influential factor affecting the achievements of urban_renewal_projects.

This emphasizes the vital role of socio-economic factors in shaping the outcomes of urban renewal initiatives. Higher income levels within the community can provide residents with the resources and stability necessary to actively engage in and support such projects. Addressing income disparities and fostering economic empowerment among residents may, therefore, be essential for ensuring the achievements of urban renewal efforts in Kiambu County. These findings align with existing literature highlighting the interplay between socio-economic factors and community development, underscoring the importance of targeted interventions to address income disparities for more effective urban renewal endeavors.

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4.3.2 Education Level and Success of Urban_Renewal_Projects.

The study established that 87% of the respondent ($M=4.03$) agreed that they could access adequate information, read and understand written information about the urban renewal projects and effectively participate in the project. This finding is supported by Rahman et al. (2020) who found out that higher literacy rates were associated with higher levels of participation in development projects. It was shown that 84% ($M=3.092$) agreed that they value education and recognize its importance for community development. This finding is consistent with Ercan et al. (2017) who shares that community participation in development projects was positively associated with education enrollment rates. Additionally, 68% of the respondents ($M=3.81$) agreed

education level influence effective participation in the success urban renewal projects. This finding was in line with Kanbur and Zhang (2001) who shared that higher education attainment levels were positively associated with community participation in development projects.

4.3.3 Access to Financing and Success of Urban Renewal Projects

From the results, 70% of the respondent (M=3.67) agreed that financing options are available, appropriate, accessible, well-informed, and affordable for community members in Kiambu County. A study by Mukama and Bategeka (2017) found that the availability of financing options was positively associated with community participation in development projects. It was shown that 63% of the respondents (M=3.51) agreed that accessing financing options is easy and convenient for community members in Kiambu County. Yeshiwondim et al. (2019) shared that accessibility of financing options was positively associated with community participation in development projects. 47.8% of the respondents (M=3.15) agreed that interest rates for financing options available to community members are reasonable and competitive, transparent and easy to understand, and not discouraging community members from accessing financing options. A study by Karimi et al. (2020) found that high interest rates were negatively associated with community participation in development projects

4.3.4 Employment Opportunities and Success of Urban Renewal Projects.

It was shown that 87% of the respondents agreed that (M=4.13) that job creation, particularly through urban renewal projects, plays a significant role in the success of community development and participation. A study by Mugo et al. (2019) found that

the creation of new job opportunities was positively associated with community participation in development projects. 85% (M=4.12) of the respondents agreed that the success of urban_renewal_projects is linked to the availability of a skilled workforce, prioritizing the hiring of community members with relevant skills and expertise, and the impact of skill levels on community participation in urban renewal projects. A study by Kariuki et al. (2017) found that a skilled workforce was positively associated with community participation in development projects. It was also shown that 84% of the respondents (M=4.13) agreed that employment opportunities, including job creation and addressing high unemployment rates, are crucial factors for the success of urban renewal projects. A study by Aminu et al. (2018) found that high unemployment rates were negatively associated with community participation in development projects.

CHAPTER FIVE: SUMMARY, CONCLUSIONS AND RECOMMENDATIONS.

5.1 Introduction

The analyzed findings are provided in this chapter. Discussions that effectively connect these findings with existing literature are also provided. Conclusion and recommendations are also presented as well as potentials areas for future research.

5.2 Summary of the Findings

This section summarizes the analyzed findings

5.2.1 Income Levels and Success of Urban_Renewal_Projects

It was noted that 90% of the respondents (M=3.91) agreed that income distribution can affect the success of the urban renewal project. It was also shown that 85% of the respondents (M=3.83) agreed that the level of an average household income affect the ability of community members to influence the effectiveness/success of urban_renewal_initiatives. The study further showed that 84% (M=3.88) agreed that attitudes and perceptions towards poverty levels in the community impact the success of urban_renewal_projects. Based on the beta coefficients, income levels ($\beta=.503$, $p<0.05$) had the greatest significant effect on success of urban renewal projects.

5.2.2 Education Level and Success of Urban_Renewal_Projects.

It was shown that 87% of the respondent (M=4.03) agreed that they could read and understand written information about the urban_renewal_projects, access adequate information, and effectively participate in the project. 84% (M=3.092) agreed that they value education and recognize its importance for community development. Additionally, 68% of the respondents (M=3.81) agreed education level influence effective participation in the success urban renewal initiatives. From the regression analysis, Education level ($\beta=.354$, $p<0.05$) had the second greatest significant effect on success of urban renewal initiatives.

5.2.3 Access to Financing and Success of Urban_Renewal_Projects.

From the results, 70% of the respondent (M=3.67) agreed that financing options are available, appropriate, accessible, well-informed, and affordable for community members in Kiambu County. It was shown 63% (M=3.51) agreed that accessing financing options is easy and convenient for community members in Kiambu County.

47.8% of the respondents (M=3.15) agreed that interest rates for financing options available to community members are reasonable and competitive, transparent and easy to understand, and not discouraging community members from accessing financing options. Based on the beta coefficients, access to Financing ($\beta=.189$, $p<0.05$) had the least but significant effect on the success of urban renewal projects.

5.2.4 Employment Opportunities and Success of Urban_Renewal_Projects.

It was shown that 87% (M=4.13) of the respondents agreed that job creation, particularly through urban renewal projects, plays a significant role in the success of community development and participation. 85% (M=4.12) of the respondents agreed that the success of urban_renewal_initiatives is linked to the availability of a skilled workforce, prioritizing the hiring of community members with relevant skills and expertise, and the impact of skill levels on community participation in urban renewal projects. It was shown that 84% (M=4.13) agreed that employment opportunities, including job creation and addressing high unemployment rates, are crucial factors for the success of urban renewal projects. From regression analysis, employment opportunities ($\beta=.211$, $p<0.05$) had the third greatest and significant effect on Success of Urban Renewal Projects.

5.3 Conclusion.

In this section conclusion based on the findings is presented.

5.3.1 Income Levels and Success of Urban_Renewal_Projects.

The majority of respondents recognized the multifaceted impact of income distribution, average household income, and attitudes towards poverty on community members' ability to contribute effectively to project success. Income level emerged as the most influential factor, exerting a significant effect on the outcomes of urban renewal initiatives. These findings emphasize the importance of addressing income disparities and promoting economic equity to enhance the success and sustainability of urban renewal efforts in the county. By implementing targeted strategies aimed at uplifting disadvantaged populations and promoting inclusive economic growth, stakeholders can create an enabling environment for community participation and engagement in urban renewal projects. Moreover, ongoing monitoring and evaluation of income-related interventions will be essential to track progress and ensure equitable access to opportunities for all residents. Ultimately, by prioritizing efforts to address income inequalities, Kiambu County can foster inclusive development and create vibrant, resilient communities for the future.

5.3.2 Education Level and Success of Urban_Renewal_Projects.

In examining the influence of education level on the success of urban_renewal_projects, the study revealed compelling insights into its significant role within the context of Kiambu County. A notable majority of respondents expressed a high degree of confidence in their ability to comprehend written information pertaining to urban renewal projects, highlighting a crucial aspect of effective community engagement. Moreover, they emphasized the importance of education for community development, recognizing its pivotal role in shaping the socio-economic landscape.

Education level emerged as the second most influential factor affecting the success of urban_renewal_projects, as evidenced by the study's regression analysis. This underscores the critical importance of educational attainment in empowering community members to actively participate in and contribute meaningfully to urban renewal initiatives. By equipping individuals with knowledge, skills, and critical thinking abilities, education serves as a catalyst for fostering informed decision-making and facilitating community-driven development processes.

The findings underscore the significance of investing in education as a fundamental pillar of sustainable urban development in Kiambu County. Initiatives aimed at improving access to quality education, including scholarships, infrastructure enhancements, and literacy programs, can play a pivotal role in enhancing community members' capacity to engage effectively with urban renewal projects. Furthermore, promoting the value of education within the community and encouraging lifelong learning opportunities can foster a culture of continuous growth and development.

Education stands as a cornerstone of success for urban renewal projects in Kiambu County, exerting a profound influence on community participation and project outcomes. By prioritizing educational initiatives and fostering a conducive learning environment, stakeholders can empower residents to drive positive change and contribute to the holistic transformation of their communities.

5.4.3 Access to Financing and Success of Urban Renewal Projects

The study's examination of access to financing and its impact on the success of urban renewal projects revealed nuanced insights into the financial landscape of Kiambu

County. A majority of respondents acknowledged the availability of financing options for community members, underscoring a foundational aspect of project implementation. However, despite this recognition, concerns were raised regarding the accessibility and competitiveness of interest rates associated with these financing options.

Access to financing emerged as a significant but somewhat overlooked factor influencing the success of urban_renewal_projects, as indicated by the study's regression analysis. While it may not have the same magnitude of effect as income levels or education, its significance should not be underestimated. The challenges surrounding accessibility and competitiveness of interest rates highlight potential barriers that community members may face when seeking financial support for their urban renewal endeavors.

These findings underscore the need for a multifaceted approach to addressing issues related to access to financing within the community. Beyond simply providing financing options, stakeholders must also prioritize efforts to enhance accessibility and promote transparency in interest rate structures. Initiatives aimed at improving financial literacy, facilitating easier access to loans, and fostering partnerships with financial institutions can all contribute to overcoming these challenges and ultimately enhancing the success of urban renewal projects.

Ultimately, while access to financing may not be the most dominant factor in determining project success, its significance should not be overlooked. By addressing concerns related to accessibility and competitiveness, stakeholders can create an

enabling environment that empowers community members to effectively utilize financial resources for urban renewal initiatives. This, in turn, will contribute to the overall success and sustainability of urban renewal efforts in Kiambu County, fostering positive socio-economic development and community empowerment.

5.3.4 Employment Opportunities and Success of Urban Renewal Projects.

The study's exploration of the relationship between employment opportunities and the success of urban renewal projects revealed compelling insights into the dynamics of community development in Kiambu County. Respondents unanimously recognized the critical importance of employment opportunities in fostering both individual prosperity and collective advancement within the community. A significant majority concurred that job creation, the availability of a skilled workforce, and efforts to address high unemployment rates are essential factors contributing to the success of urban renewal projects and broader community development initiatives.

Regression analysis further underscored the significance of employment opportunities, revealing that they had the third greatest and statistically significant effect on the success of urban_renewal_projects. This highlights the pivotal role that employment-related interventions play in driving positive project outcomes and fostering socioeconomic progress within the community.

The findings emphasize the importance of aligning employment opportunities with the specific needs and skillsets of community members to maximize their impact on urban renewal projects. By prioritizing initiatives that promote job creation, skills

development, and workforce participation, stakeholders can create pathways to economic empowerment and social inclusion for residents of Kiambu County.

Employment opportunities emerge as a linchpin for the success of urban renewal projects, exerting a significant influence on community development and participation. By leveraging employment-related interventions to address underlying socio-economic challenges and meet the diverse needs of community members, stakeholders can foster a conducive environment for sustainable urban development and enhance the overall success of urban renewal initiatives in Kiambu County. This underscores the importance of adopting a holistic approach that integrates employment generation strategies into broader urban renewal efforts, thereby promoting inclusive growth and prosperity for all residents.

5.4 Recommendations.

Based on the findings below are the recommendations for the study.

5.4.1 Income Levels and Success of Urban_Renewal_Projects.

Based on the findings related to income levels and their significant impact on the success of urban_renewal_projects, the following recommendations are proposed:

- I. ***Income Equality Initiatives:*** Local authorities and relevant stakeholders should prioritize the implementation of income equality initiatives aimed at reducing disparities within the community. These initiatives may include targeted programs for skills development, job creation, and financial literacy aimed at uplifting the economic status of disadvantaged populations. By addressing underlying income inequalities,

stakeholders can create a more equitable environment conducive to the success of urban renewal projects.

- II. ***Income-Targeted Support:*** Tailored financial assistance and support programs should be designed to meet the specific needs of individuals and households with lower incomes. This may involve providing subsidies, grants, or low-interest loans to enable their active participation in urban renewal projects. By offering targeted support, stakeholders can ensure that all members of the community have equitable access to resources and opportunities for engagement.
- III. ***Community Engagement:*** Initiatives aimed at promoting awareness and community engagement on income-related matters should be prioritized. These efforts may include organizing workshops, seminars, and community forums focused on financial planning, management, and entrepreneurship. By fostering a culture of dialogue and participation, stakeholders can empower community members to actively contribute to decision-making processes and advocate for their economic interests.

5.4.2 Education Level and Success of Urban_Renewal_Projects.

Given the substantial influence of education on the success of urban_renewal_projects, the following recommendations are made:

- I. ***Education Accessibility:*** Efforts should be undertaken to improve access to quality education within the community. This may include initiatives such as providing scholarships to economically disadvantaged students, improving school infrastructure to create conducive learning environments, and implementing adult education programs to cater to individuals who may have missed out on formal education opportunities. By enhancing educational accessibility, stakeholders can ensure that all members of the

community have the opportunity to acquire knowledge and skills essential for active participation in urban renewal projects.

II. **Community Literacy Programs:** Implementing literacy programs is essential to enhance the community's ability to read and understand written information related to urban renewal projects. These programs can include workshops, training sessions, and outreach activities aimed at improving literacy skills among residents. By empowering community members with literacy skills, stakeholders can facilitate their effective engagement in project activities, decision-making processes, and advocacy efforts.

III. **Education Promotion:** Community leaders and organizations play a vital role in promoting the value of education within the community. They should actively encourage residents to recognize the importance of education for personal growth, socio-economic advancement, and community development. This can be achieved through awareness campaigns, public events, and partnerships with educational institutions and local stakeholders. By fostering a culture of education promotion, stakeholders can inspire community members to pursue lifelong learning opportunities and actively contribute to the success of urban_renewal_projects.

5.4.3 Access to Financing and Success of Urban_Renewal_Projects.

To address the issues raised concerning financing accessibility and competitiveness, the following recommendations are suggested:

I. **Financial Inclusion:** It is imperative to prioritize financial inclusion initiatives aimed at providing equitable access to financing options, particularly for underserved and vulnerable populations within the community. These initiatives should focus on removing barriers to entry, such as stringent eligibility criteria or collateral requirements, and expanding the range of financial products and services available to

community members. By promoting financial inclusion, stakeholders can ensure that all individuals have the opportunity to access the financial resources needed to participate in urban renewal projects and contribute to their success.

- II. ***Transparent Interest Rates:*** Financial institutions should uphold transparency in their interest rate structures, ensuring that rates are reasonable, competitive, and clearly communicated to borrowers. Transparent interest rates help build trust and confidence among community members, encouraging them to utilize available financing options without fear of hidden costs or unfair practices. Moreover, transparent pricing fosters a more competitive lending market, driving down costs and increasing access to affordable financing for urban renewal initiatives. By ensuring transparency in interest rates, stakeholders can promote fairness and equity in the financial system, facilitating greater participation in urban renewal projects..
- III. ***Launch Financial Literacy Programs:*** Implementing financial literacy programs within the community is essential to enhance residents' understanding of different financing options and empower them to make informed decisions regarding urban renewal projects. These programs should cover a range of topics, including basic financial concepts, budgeting, saving, borrowing, and debt management. By equipping community members with the necessary knowledge and skills to navigate the financial landscape, stakeholders can enhance financial literacy levels and promote responsible financial behavior. Moreover, financial literacy programs can help build confidence among borrowers, enabling them to access financing options more effectively and utilize them to support urban renewal initiatives. By launching financial literacy programs, stakeholders can empower community members to take control of their financial futures and contribute to the success of urban renewal projects.

5.4.4 Employment Opportunities and Success of Urban_Renewal_Projects.

Given the significance of employment opportunities for the success of urban_renewal_projects, the following recommendations are put forward:

- I. ***Job Creation Initiatives:*** Local authorities and organizations should proactively support initiatives aimed at creating employment opportunities, particularly through urban renewal projects. By investing in job creation programs, stakeholders can address high unemployment rates within the community and stimulate economic growth. These initiatives may involve incentivizing businesses to establish operations in the area, facilitating entrepreneurship, or directly funding job creation projects. By prioritizing job creation, stakeholders can generate sustainable employment opportunities that contribute to the success of urban_renewal_projects while improving the overall socioeconomic well-being of the community.
- II. ***Skill Development Programs:*** It is essential to develop skill development programs aimed at enhancing the capabilities of community members and aligning them with the needs of urban renewal projects. These programs may include vocational training, apprenticeships, or educational courses designed to equip individuals with the specific skills and competencies required in emerging sectors or industries. By investing in skill development, stakeholders can address skills gaps, enhance workforce productivity, and ensure that community members are well-prepared to participate effectively in urban renewal initiatives. Moreover, skill development programs contribute to longterm economic resilience by equipping individuals with transferable skills that are in demand in the labor market.
- III. ***Community-Based Workforce Strategies:*** Stakeholders should promote communitybased workforce strategies that prioritize the hiring of local residents with relevant skills and expertise for urban renewal projects. By engaging community

members in project implementation, stakeholders can ensure that employment opportunities directly benefit those living in the area, fostering a sense of ownership and pride in the outcomes of urban renewal initiatives. Community-based workforce strategies may involve partnering with local businesses, providing training and support to local job seekers, or implementing hiring preferences for residents. By aligning workforce strategies with community needs and priorities, stakeholders can maximize the positive impact of employment opportunities generated by urban renewal projects.



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APPENDIX 1: LETTER OF INTRODUCTION

Dear Sir/Madam,

Ref: Request to Collect Data for Academic Research Project

My name is Raphael K. Mutitu, a master's student at Mount Kenya University, Kenya, and I am writing to request your consent to participate in my research project. My study titled "Influence of Socio-Economic Factors on the Success of Urban Renewal Projects in Kiambu County" is part of the requirements for my academic qualification.

As one of the establishments located in Kiambu County, I would like to include your organization as part of my sample population. The research will involve the administration of questionnaires and interviews designed for the purpose of generating insights on the topic of the study. The questionnaires will take approximately 20 minutes to complete.

Participation in the study is voluntary, and there will be no benefits or victimization for participating. The data provided will be kept confidential, and the identity of your organization will not be disclosed.

I kindly request your permission to conduct the data collection in your facility. Your cooperation will be highly appreciated, and your input will be valuable in contributing to the success of my research project.

Thank you in advance for your consideration.

Yours faithfully,

Raphael K. Mutitu

APPENDIX II: QUESTIONNAIRE

MOUNT KENYA UNIVERSITY

SCHOOL OF BUSINESS AND ECONOMICS

DEPARTMENT OF MANAGEMENT

Questionnaire on influence of socio-economic factors on success of urban renewal project in Kiambu county. This questionnaire is intended to collect information for project work. It is not intended to track down any individual or group of people, but rather to assist the researcher in investigating the impact of socioeconomic factors on the effectiveness of an urban regeneration project in Kiambu County. You are kindly required to answer the questions as correctly as possible. Your contribution would be greatly appreciated, and you can be assured of privacy and secrecy.

PLACE:

COORDINATE:

X (longitude)	Y (Latitude)

SECTION A: DEMOGRAPHICS

Check and tick [] the appropriate box.

1. Sex: Male [] Female []
2. Age: (a) Below 20 years [] (b) 20- 24 years [] (c) 25-29 years [] (d) Above 30 years []
3. Marital_Status: (a) Single [] (b) Married [] (c) Divorced [] (d) Separated [] (e) Widowed [] (f) other, []

specify.....

4. Educational Level: (a) Basic [] (b) Secondary [] (c) Tertiary [] (d) Degree [] (e)

Masters [] (f) PHD [] (g) Others (specify) []

- (d) How long have you been a resident of Kiambu County (a) Less than 1 year [] (b) 1 to 5 years [] (c) 6 to 10 years [] (d) More than 10 years []

SECTION B: INCOME LEVELS OF THE COMMUNITY.

Please indicate your level of agreement or disagreement with the following assertions regarding community income levels as a socioeconomic factor determining the effectiveness of urban_renewal_projects. The rating is in a scale of 1 through 5.

Where, 1= strongly Disagree, 2= Disagree, 3= Not Sure, 4= Agree, 5= Strongly Agree.

Statement	SD	D	NS	A	SA
Average Household Income: To what extent does the level of average household income affect the ability of community members to invest in the urban renewal project, attract investors, limit their level of participation, and influence the success of the project.					
Income Distribution: To what extent do residents, business owners, and property owners in the community believe that income distribution can affect the success of the urban_renewal_projects, are aware of the income disparities within the community, and					

are willing to support efforts to reduce income inequality for the project's success.					
Poverty Levels : Attitudes and perceptions towards poverty levels in the community and their impact on the urban renewal project, including awareness of negative social outcomes and belief in the potential for the project to contribute to reducing poverty, as well as a willingness to support efforts to reduce poverty levels.					

SECTION C: EDUCATION LEVELS.

Please indicate if you agree or disagree with the following assertions concerning education levels as a socioeconomic element determining the effectiveness of urban_renewal_projects. The rating is in a scale of 1 through 5. **Where, 1= strongly Disagree, 2= Disagree, 3= Not Sure, 4= Agree, 5= Strongly Agree.**

Statement	SD	D	NS	A	SA
Literacy Rates: Overall, how confident are you in your ability to read and understand written information about the urban renewal project, access adequate information, and effectively participate in the project, given your current literacy level.					
Enrolment Rates: To what extent do community members in Kiambu County value education and					

recognize its importance for community development, and how does this relate to their ability to participate effectively in the urban renewal project.					
Education Attainment Levels: To what extent does education level influence effective participation in the urban renewal project, considering factors such as completed formal education beyond primary school, awareness of the importance of education for community development, belief in the importance of education for effective decision making, and perception of how education level impacts participation in the project.					

SECTION D: ACCESS TO FINANCING.

Please indicate your level of agreement or disagreement with the following statements about access to financing as a socio-economic factor influencing the success of urban_renewal_projects. The rating is in a scale of 1 through 5. Where, 1= **strongly Disagree**, 2= **Disagree**, 3= **Not Sure**, 4= **Agree**, 5= **Strongly Agree**.

Statement	SD	D	NS	A	SA
Availability of Financing Options: To what extent do you agree that financing options are available, appropriate, accessible, well-informed, and affordable for community members in Kiambu County.					
Accessibility of Financing Options: To what extent do you agree that accessing financing					

options is easy and convenient for community members in Kiambu County, taking into consideration factors such as distance, bureaucratic procedures, collateral requirements, and waiting periods.					
Interest Rates: To what extent do you agree that the interest rates for financing options available to community members are reasonable and competitive, transparent and easy to understand, and not discouraging community members from accessing financing options.					

SECTION E: EMPLOYMENT OPPORTUNITIES.

Please indicate your level of agreement or disagreement with the following statements about employment opportunities as a socio-economic factor influencing the success of urban_renewal_projects. The rating is in a scale of 1 through 5. **Where,**

1= strongly Disagree, 2= Disagree, 3= Not Sure, 4= Agree, 5=Strongly Agree.

Statement	SD	D	NS	A	SA
Unemployment Rate: To what extent do you agree that employment opportunities, including job creation and addressing high unemployment rates, are crucial factors for the success of urban renewal projects in Kiambu County and should be a priority for the project					

<p>Job Creation Rate: To what extent do you agree that job creation, particularly through urban renewal projects, plays a significant role in the success of community development and participation, and that it should be a priority for such projects in Kiambu County</p>					
<p>Skill Levels of Workforce: To what extent do you agree that the success of urban renewal projects in Kiambu County is linked to the availability of a skilled workforce, prioritizing the hiring of community members with relevant skills and expertise, and the impact of skill levels on community participation in urban renewal projects</p>					

SECTION F: SUCCESS OF URBAN RENEWAL PROJECTS

Please indicate your level of agreement or disagreement with the following statements about the success of urban renewal projects. The rating is in a scale of 1 through 5.


Where, 1= strongly Disagree, 2= Disagree, 3= Not Sure, 4= Agree,
5= Strongly Agree.


Statement	SD	D	NS	A	SA
<p>Completion Rate: To what extent do you think the urban renewal projects in Kiambu County are completed within the specified time frame and budget</p>					
<p>Quality: To what extent do you think the urban</p>					

renewal projects in Kiambu County are functional, safe, and aesthetically appealing					
Impact on Community Development: To what extent do you think the urban renewal projects in Kiambu County have contributed to the overall development of the community by improving living conditions, enhancing economic opportunities, and promoting social cohesion					
Public Satisfaction: To what extent are the residents, business owners, and property owners in Kiambu County satisfied with the urban renewal projects					




APPENDIX III : RESEARCH PERMIT FROM NACOSTI


REPUBLIC OF KENYA


NATIONAL COMMISSION FOR
SCIENCE, TECHNOLOGY & INNOVATION

Ref No: **282617** Date of Issue: **25/July/2023**

RESEARCH LICENSE




This is to Certify that Mr. raphael kimani mutitu of Mount Kenya University, has been licensed to conduct research as per the provision of the Science, Technology and Innovation Act, 2013 (Rev.2014) in Kiambu on the topic: INFLUENCE OF SOCIO-ECONOMIC FACTORS ON SUCCESS OF URBAN RENEWAL PROJECT IN KIAMBU COUNTY. for the period ending : 25/July/2024.

License No: **NACOSTI/P/23/27942**

Walter Mwangi
Director General
NATIONAL COMMISSION FOR
SCIENCE, TECHNOLOGY &
INNOVATION

282617
Applicant Identification Number

Verification QR Code



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Scan the QR Code using QR scanner application.

See overleaf for conditions

THE SCIENCE, TECHNOLOGY AND INNOVATION ACT, 2013 (Rev. 2014)
Legal Notice No. 108: The Science, Technology and Innovation (Research Licensing) Regulations, 2014

The National Commission for Science, Technology and Innovation, hereafter referred to as the Commission, was established under the Science, Technology and Innovation Act 2013 (Revised 2014) hereinafter referred to as the Act. The objective of the Commission shall be to regulate and assure quality in the science, technology and innovation sector and advise the Government in matters related thereto.

CONDITIONS OF THE RESEARCH LICENSE

1. The License is granted subject to provisions of the Constitution of Kenya, the Science, Technology and Innovation Act, and other relevant laws, policies and regulations. Accordingly, the licensee shall adhere to such procedures, standards, code of ethics and guidelines as may be prescribed by regulations made under the Act, or prescribed by provisions of International treaties of which Kenya is a signatory to
2. The research and its related activities as well as outcomes shall be beneficial to the country and shall not in any way;
 - i. Endanger national security
 - ii. Adversely affect the lives of Kenyans
 - iii. Be in contravention of Kenya's international obligations including Biological Weapons Convention (BWC), Comprehensive Nuclear-Test-Ban Treaty Organization (CTBTO), Chemical, Biological, Radiological and Nuclear (CBRN).
 - iv. Result in exploitation of intellectual property rights of communities in Kenya
 - v. Adversely affect the environment
 - vi. Adversely affect the rights of communities
 - vii. Endanger public safety and national cohesion
 - viii. Plagiarize someone else's work
3. The License is valid for the proposed research, location and specified period.
4. The license any rights thereunder are non-transferable
5. The Commission reserves the right to cancel the research at any time during the research period if in the opinion of the Commission the research is not implemented in conformity with the provisions of the Act or any other written law.
6. The Licensee shall inform the relevant County Director of Education, County Commissioner and County Governor before commencement of the research.
7. Excavation, filming, movement, and collection of specimens are subject to further necessary clearance from relevant Government Agencies.
8. The License does not give authority to transfer research materials.
9. The Commission may monitor and evaluate the licensed research project for the purpose of assessing and evaluating compliance with the conditions of the License.
10. The Licensee shall submit one hard copy, and upload a soft copy of their final report (thesis) onto a platform designated by the Commission within one year of completion of the research.
11. The Commission reserves the right to modify the conditions of the License including cancellation without prior notice.
12. Research, findings and information regarding research systems shall be stored or disseminated, utilized or applied in such a manner as may be prescribed by the Commission from time to time.
13. The Licensee shall disclose to the Commission, the relevant Institutional Scientific and Ethical Review Committee, and the relevant national agencies any inventions and discoveries that are of National strategic importance.
14. The Commission shall have powers to acquire from any person the right in, or to, any scientific innovation, invention or patent of strategic importance to the country.
15. Relevant Institutional Scientific and Ethical Review Committee shall monitor and evaluate the research periodically, and make a report of its findings to the Commission for necessary action.

National Commission for Science, Technology and
Innovation(NACOSTI),
Off Waiyaki Way, Upper Kabete,
P. O. Box 30623 - 00100 Nairobi, KENYA
Telephone: 020 4007000, 0713788787, 0735404245
E-mail: dg@nacosti.go.ke
Website: www.nacosti.go.ke

APPENDIX IV : LETTER OF INTRODUCTION



DIRECTORATE OF GRADUATE STUDIES

MSCPM/2021/78992

5th July, 2023

*National Commission for Science Technology & Innovation (NACOSTI)
Off Waiyaki Way, Upper Kabete,
P.O Box 30623- 00100
NAIROBI, KENYA*

Dear Sir/Madam,


RE: RAPHAEL KIMANI MUTITU- REGISTRATION NO. MSCPM/2021/78992

The purpose of this letter is to introduce the above named student who is pursuing **Master of Science in Project Planning and Management** in the Department of **Management** in the school of **Business and Economics**

The title of the research is **"Influence of Socio-Economic Factors on Success of Urban Renewal Project in Kiambu County."** It has been cleared by the University's Ethics Review Committee (Certificate attached) and now has to proceed to the field to collect data between **July, 2023 and September, 2023.**

Any assistance accorded to the student will be highly appreciated.

Thank you.


Dr. Samuel M. Karenga, Ph.D
Director, Graduate Studies
Enc.



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Email: info@mku.ac.ke, Web: www.mku.ac.ke
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APPENDIX V : ETHICS REVIEW COMMITTEE



REF: MKU/ISERC/2881
TO: RAPHAEL KIMANI MUTITU

Date: 05 July 2023

REG: MSCPM/2021/78992

Dear Sir/Madam,

RE: INFLUENCE OF SOCIO-ECONOMIC FACTORS ON SUCCESS OF URBAN RENEWAL PROJECT IN KIAMBU COUNTY.

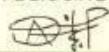
This is to inform you that **Mount Kenya University** has reviewed and approved your above research proposal. Your application approval number is **1925**. The approval period is **05/07/2023 - 04/07/2024**.

This approval is subject to compliance with the following requirements:

- i. Only approved documents including informed consents, study instruments, MTA will be used
- ii. All changes including amendments, deviations and violations are submitted for review and approval by **Mount Kenya University**
- iii. Death and life-threatening problems and serious adverse events or unexpected adverse events whether related or unrelated to the study must be reported to **Mount Kenya University** within 72 hours of notification
- iv. Any changes, anticipated or otherwise that may increase the risks or affect the safety or welfare of study participants and others or affect the integrity of the research must be reported to **Mount Kenya University** within 72 hours
- v. Clearance for export of biological specimens must be obtained from relevant institutions
- vi. Submission of a request for renewal of approval at least 60 days prior to expiry of the approval period. Attach a comprehensive progress report to support the renewal
- vii. Submission of an executive summary report within 90 days upon completion of the study to **Mount Kenya University**

Prior to commencing your study, you will be expected to obtain a research license from National Commission for Science, Technology and Innovation (NACOSTI) <https://research-portal.nacosti.go.ke> and also obtain other clearances needed.

Yours sincerely,



Dr. Alfred Owino, PhD
Chairman, Mount Kenya University ISERC

The Chairman
Mount Kenya University
Ethics Review Committee
P. O. Box 342 - 0100, Thika

**INFLUENCE OF SOCIO-
ECONOMIC FACTORS ON
SUCCESS OF URBAN RENEWAL
PROJECT IN KIAMBU COUNTY.**

by Raphael Mutitu

Submission date: 04-Jun-2024 10:12AM (UTC+0300)

Submission ID: 2361338685

File name: SCPM-2021-78992_-MUTITU_RAPHAEL_-_MASTERS_PROJECT_Signed_4.docx (2.65M)

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