

UNIVERSITY OF CAPE COAST

INTERPLAY OF FORMAL AND INFORMAL PLANS IN MANAGING
SLUMS: A CASE STUDY OF OLD TULAKU, GHANA

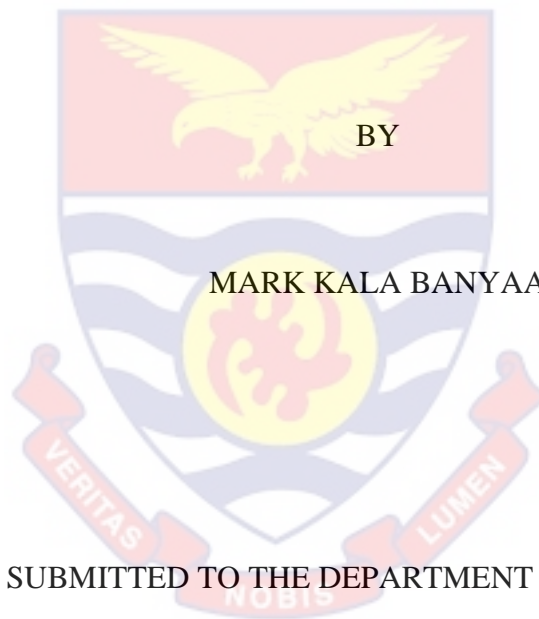


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UNIVERSITY OF CAPE COAST

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SLUMS: A CASE STUDY OF OLD TULAKU, GHANA



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DECLARATION

Candidates' Declaration

I hereby declare that this work is exclusively created out of my efforts. It is not a work of anyone or copied or submitted for award of any kind except for all acknowledged references and quotations that served as data sources for this work. This is solely a product of the signatory.

Candidate's Signature..... Date.....

Name: Mark Kala Banyaa

Supervisors' Declaration

I hereby declare that the preparation and presentation of the thesis work were supervised in accordance with the guidelines on supervision of thesis work laid down by the University of Cape Coast.

Supervisor's Signature: Date:

Name: Prof. Collins Adjei Mensah

ABSTRACT

This study investigated the interplay of formal and informal planning strategies in managing the slums at Old Tulaku. The rationale behind this investigation stems from the recognition that traditional urban planning often overlooks the realities of informal settlements, where residents employ adaptive strategies to navigate socio-economic constraints. The study applied the pragmatism philosophy and the concurrent mixed-method design approach. Using questionnaire, interview guide, and observation checklist, one hundred and seventy-one (171) household heads and eight (8) key informants were selected. Data analysis was conducted using SPSS (v.26) and NVivo, focusing on descriptive, inferential, and thematic analysis. The study found that formal planning instruments such as land use zoning, zoning ordinances, demolition, developmental controls, relocation building codes, and urban renewal programs were used to plan Old Tulaku. Informal planning strategies found in the area included recycling domestic waste, running small businesses on occupied land, and creating an improvised drainage system. The governance framework and policies in Old Tulaku are geared towards public participation in development, dispute resolution, ensuring land tenure securities, and providing equitable access to social amenities. However, concerns exist regarding policy implementations such as forced evictions and a lack of understanding of government priorities among residents. Therefore, the Land Use and Spatial Planning Authority (LUSPA) should collaborate with community members to integrate informal planning strategies, such as recycling and local construction materials; into formal urban development plans.

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DEDICATION

To my dad, Mr. Donatus Banyaa, wife, Vida, and two sons, Flavian and Maclean. Their patience, sacrifice, and invaluable contribution have contributed to the success of this work.

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LIST OF ACRONYMS

ASHMA	Ashaiman Municipal Assembly
CWS	Cities Without Slum
FAO	Food and Agricultural Organization
MMDAs	Metropolitan, Municipal, and District Assemblies
TCPD	Town and Country Planning Department
UN-Habitat	United Nations Human Settlements Programme

CHAPTER ONE

INTRODUCTION

Background of the Study

There are known slums in practically every country on the planet. Slums comprise about one-third of the world's population (Dinye & Acheampong, 2013). There were several changes during the 20th century, but the most notable was the shift in the global population and geographic distribution of people (United Nations Global Report on Human Settlement, 2010). The human population experienced the fastest growth, rising from 2.5 billion to 6.9 billion between 1950 and 2010. Urban areas, especially developing countries, have accounted for 63% of this growth, with the urban population growing roughly seven times in just 60 years. We are only halfway through humanity's incredible transition to urban existence.

According to the 2010 United Nations Global Report on Human Settlement, global population growth in metropolitan areas is predicted to exceed 2 billion by 2040, while population declines in rural areas are projected to total over 300 million (UN-Habitat, 2011). The developing world was most affected, and nowhere was this more evident than in Sub-Saharan Africa, Southern and Southeast Asia, and East Africa. It further stated that many major cities in Asia and Africa will see population growth of more than 50% between 2010 and 2025. There is an extraordinary issue in the supply of urban shelter due to the population growth in cities. The number of people living in cities worldwide is growing by roughly 70 million yearly, or seven new megacities. All of these individuals require urban services, work, and housing. In areas that have come to be known as informal settlements or slums, where

more than half of the population currently lives and works, the informal sector is providing the majority of new employment and housing because the stretched capacity of most urban economies in developing countries is unable to meet more than a fraction of these needs.

Once more, the UN Human Settlement Report 2010 stated that the rapidly growing cities of the developing world have resulted in the emergence of new types of slums, the expansion of squatter communities, and informal housing (UN-Habitat, 2013). Rapid urbanisation is one of the most significant socioeconomic changes over the last fifty years. Because more people are being born in cities and rural regions are becoming crowded, the population of cities has grown dramatically during the past 50 years and will continue to do so for at least the next 30 years. According to Dinye et al. (2013), since the rate at which formal sector urban jobs are created is significantly lower than the anticipated growth rate of the urban labour force, most newcomers will likely live in slums and make do with an informal lifestyle.

In most African countries, including Ghana, colonial development programs significantly impacted towns' physical and geographical development. In Ghana, for instance, zoning and building codes were based on the Town and Country Planning Ordinance of 1945 and were tightly implemented (Ahmed and Dinye, 2011). There were gaps between buildings in the larger towns, which were large enough to allow for cars if necessary. In Accra, "zoning and building codes were strictly enforced to maintain an orderly European character and ambience in this district," particularly in the Central Business City (CBD), according to Grant and Yankson (2002).

According to Mowforth (2008), the world's population is becoming more urbanised, which is expected to hasten rather than stop the expansion of slums. Informal urbanisation processes have been linked to many undesirable circumstances that may be found in the slums of many African cities. As a result, the effects of flooding, filthy surroundings, traffic, and insecurity on the impoverished in cities have grown. Outlining reasons for the continuous proliferation of slums, according to Amoako (2016), political choices and intricate urbanisation processes have influenced how slums are managed in African cities.

Songsore (2020) established that, in Ghana, rapid population growth and large-scale migration from rural to urban areas are causing unprecedented urban growth and acute crowding in cities. In a related study, Adarkwa (2012) concluded that housing shortages will only get worse soon due to several factors, including these ecological and demographic trends, current policies and thinking on housing, urbanisation, and economic development among many experts and policymakers, and the current costs of buildings, site development, and utilities.

In the well-planned regions, ventilation was proper and sufficient, while in the traditional neighbourhoods, it was the opposite. Several factors made the aforementioned possible, including the significant towns' comparatively low population and the major cities selective areas' strict adherence to town and country planning regulations and their disregard for the same regulations elsewhere (Adarkwah, 2012).

Zoning and land use planning were used to impose this strict residential segregation. The original or indigenous Ga people lived in Accra's

less desirable residential areas, which were low-lying areas susceptible to floods (Rain et al., 2011). Nkrumah used the state apparatus as the development agent to accomplish this. Building the nation's social and economic infrastructure, as well as its social services, fell under the purview of the state (Buah, 1998).

According to a report by the Government of Ghana (1964), the government attempted to develop and implement a policy for developing suburban towns as initial reception centres for immigrant labour in large cities, emphasising adequate sanitation, control layout, and water supply. The government realised that these unplanned settlements, also known as satellite towns and slums, which housed immigrant workers, were crucial in providing critical accommodation for the teeming workers but also faced significant sanitation problems. The government, therefore, established a standalone Ministry of Housing, the State Housing Corporation, and the Tema Development Corporation, with its chief mandate being the general housing development for workers in the harbour township. The developed housing facilities were sold outright or disposed of under the hire-purchase or house-ownership scheme (Adarkwa, 2012).

In many ways, Ghana's planning system is still characterised by the fast growth of towns during this age, which left the planning authorities with little time to prepare for cities' expansion and development. Adarkwa (2012) concludes that many towns extended linearly across significant regions, but there were primarily two separate sectors: places that seemed to arise naturally and those that were carefully planned. Consequently, several towns extended linearly across significant regions, but there were primarily two separate

sectors: places that seemed to arise naturally and those that were carefully planned.

Amoako (2016) asserts that Accra, Tema, and two additional metropolitan hubs in Ghana are the primary targets of contemporary urbanisation in the nation. He pointed out that Accra is a primate city in terms of its population density and dominance in politics, the economy, and culture. Most slums are in urban regions because individuals often relocate for better opportunities. Yankson and Bertrand (2012) also support Amoako's finding, claiming that the country's large urban centres are seeing an increase in the number of people living there. Notably, rapidly expanding suburban regions, including Ashaiman in Tema and Madina and Kasoa in Accra, are situated around the two principal cities of Accra and Kumasi Metropolitan regions and Tema Municipal Area.

Moreover, Kritz and Batsa (2020) state that another significant area in Accra that is confronted with urbanisation and its attendant problems that require special attention is Old Tulaku. Unfortunately, in this era of economic, social and political changes, slum developments, uncontrolled land-use changes, and fast urbanisation are expected to persist and increase the vulnerability of urban communities and their inhabitants (Korah & Cobbinah, 2016). It is, therefore, necessary to conceptualise the contexts within which slum management can be situated within the context of informal settlement growth and urban land-use governance.

Most African cities cannot operationalise meaningful formal planning instruments and slum management interventions in their areas of jurisdiction to deal with the persisting problems in slums. Housing and infrastructural

shortfalls, corruption, and poverty drive the proliferation of slums, as many are compelled to erect unauthorised structures on the margins of fringe lands. For example, low structural quality and durability of houses, inadequate living areas, restricted access to sanitary amenities, and weak security of tenure are characteristics of informal settlements in African towns. Unfortunately, these settlements are almost standard in African cities, and the most vulnerable individuals reside in these locations (Poku-Boansi, Amoako, Owusu-Ansah, & Cobbinah, 2020). According to official UN figures, roughly 58% of people living in Ghana's capital city of Accra reside in these informal settlements (UN-Habitat Ghana, 2009).

Problem Statement

Rapid urban expansion and the proliferation of informal settlements have become defining challenges in many parts of sub-Saharan Africa (Kundu & Pandey, 2020). As cities grow under pressures of rural-urban migration, limited economic opportunities, and deficient institutional capacity, the inability of formal planning interventions to keep pace with urban demands is becoming increasingly evident (Owusu & Nursey-Bray, 2019; Maenetja & Kgobe, 2024). While these issues are neither entirely new nor unique, recent studies have indicated that the complexity and scale of slum growth now far exceed earlier projections (Li et al., 2023; Xu et al., 2019; Amegah, 2021; Fadda, 2024).

In Ghana, one of the fastest-urbanising nations in sub-Saharan Africa, informal settlements continue to flourish. Old Tulaku, a settlement on the outskirts of Accra, exemplifies how demographic change, weak governance and inconsistent enforcement of regulations fuel unregulated urban growth

(Kritz & Batsa, 2020). Prior approaches to slum management in Ghana have heavily relied on formal planning strategies—demolition, eviction, relocation, and the issuance of permits—often enforced with little attention to the socio-economic realities of slum dwellers (Asiamah, 2023; Oppong et al., 2020; Adamtey et al., 2021). Despite these measures, Old Tulaku remains characterised by inadequate housing, poor sanitation, and heightened health risks (Boateng & Adams, 2023; Ziorklui et al., 2024; Agyabeng et al., 2024; Kritz & Batsa, 2020).

This scenario points to a critical knowledge gap. While numerous studies have assessed the challenges confronting slums in sub-Saharan Africa, few have explicitly examined the potential of integrating informal, community-driven approaches into the formal planning paradigm to achieve more sustainable and inclusive outcomes. Much of the existing literature have considered formal interventions in isolation—treating slum dwellers mainly as passive recipients rather than active participants in shaping their built environments (Appiah-Kubi, 2018; Amoako & Cobbinah, 2011; Nkrumah Agyabeng & Preko, 2021). As a result, the literature rarely addresses how community-led strategies such as participatory planning, collective resource mobilisation, and incremental in-situ upgrading can work in tandem with formal regulatory frameworks to produce more resilient and liveable slum environments.

Previous research on slum upgrading across Ghana has explored a variety of strategies. For instance, some studies highlight the benefits of community-based upgrading programmes (Danso-Wiredu & Midheme, 2017; Frimpong-Manso & Appiah-Kubi, 2022; Appiah-Kubi, 2020), while others

emphasise public-private partnerships or donor-led projects (Asumadu et al., 2023; Akkomea-Frimpong et al., 2023). However, these initiatives often lack a comprehensive, integrative lens that marries official city-level plans with grassroots innovations. Existing methods may achieve partial successes—improving a water supply here or securing tenure there—but fail to address the root causes of informal settlement persistence, leaving systemic issues unresolved.

Addressing this gap requires an approach that recognises both the limitations of top-down interventions and the potential of bottom-up strategies. This research focuses on Old Tulaku as a case study, providing an in-depth investigation into how formal and informal planning strategies can be more effectively combined. Through this integrative lens, the study aims to illuminate pathways that can be adopted or adapted by policymakers, urban planners, and community leaders not only in Old Tulaku but potentially in similar contexts across sub-Saharan Africa.

Purpose of the Study

The study investigated the interplay of formal and informal planning strategies in managing the slums at Old Tulaku.

Objectives of the Study

1. Explore the current planning situation of Old Tulaku.
2. Examine the effects of already applied formal planning interventions on the physical landscape of Old Tulaku.
3. Analyse the informal planning strategies that can be applied at Old Tulaku.

4. Examine the governance framework for Slum management in Old Tulaku.
5. Assess key stakeholders' roles in facilitating the integration of formal and informal planning strategies to manage slums.

Research Questions

1. What is the current planning situation of Old Tulaku?
2. What are the effects of the already applied formal planning interventions on the physical landscape of Old Tulaku?
3. Which informal planning strategies can be applied in Old Tulaku?
4. What is the governance framework for slum management in Old Tulaku?
5. How can key stakeholders facilitate the integration of formal and informal planning strategies to manage slums?

Significance of the Study

The issue of slums has a peculiarly global character among many growing cities, though the problem is predominant in developing nations such as Ghana. Currently, the focus on managing slums in Ghana is the use of only formal planning strategies without considering the planning perspective of slum dwellers. Therefore, this study will address this gap through its proposed integrated approach, which has the potential to generate knowledge, information, and solutions that are useful in Ghana and globally.

The Sustainable Development Goals (SDGs) are regular tools governments and international organisations use in developing nations for planning and strategy. As stated by the United Nations (2015), the SDGs are challenging goals to attain sustainable development by 2030. Specifically,

Cities are identified as critical actors in actively moving toward greater sustainability in the United Nations (UN) 2030 Sustainable Development Agenda, which was signed in 2015 and is supported by its seventeen Sustainable Development Goals (SDGs). (Krellenberg, Bergsträßer, Bykova, Kress, & Tyndall, 2019). This underpins the sustainability discussions of SDG 3: Good Health and Well-Being, which mainly reflect the urban age's cities, where slums emerge—SDGs 6 and 11 concern clean water, sanitation, industry, innovation, and infrastructure. Furthermore, Agenda 2030 (The World We Want) encourages all major groups and relevant stakeholders to report their contribution to accessing adequate, safe, affordable housing and essential service upgrading slums.

However, it is essential to note that most of the SDGs are closely linked, and the success of one goal could impact the progress of other goals. The common challenges in slums include poor sanitation, crime, unemployment, and poor housing and social infrastructure. A well-planned and transformed slum community such as Old Tulaku, through integrated formal and informal planning, will sustainably improve the inhabitants' health and well-being. The primary focus of SDG 6 is "ensuring that everyone has access to safe and affordable drinking water by 2030, which calls for investments in adequate infrastructure, sanitation facilities, and promotion of hygiene." It also states that "Protecting and restoring water-related ecosystems is essential."

In order to put area-level deprivation and urban poverty on the development agenda, the United Nations (UN) even included slums in the Millennium Development Goals (MDGs) as part of Goal 7 to Ensure

Environmental Sustainability: target 7.D is specific to "Achieve, by 2020, a significant improvement in the lives of at least 100 million slum dwellers" (United Nations, 2013). Also, any successful integration of formal and informal planning ideas was a form of innovation anchored in SDG Goal 9. Such innovation allows for proper infrastructure planning for those services that meet the needs of the beneficiaries and lead to increased productivity.

The Sustainable Development Goal 11 affirms that over half of the world's population resides in urban areas. Two-thirds of the seven billion people on the planet will live in cities by 2050. It is impossible to achieve sustainable development unless we fundamentally change how we plan, design, and administer our metropolitan areas. Therefore, this investigation was important in accomplishing this aim.

Collaborative planning will also give slum dwellers a sense of security and dignity. This will help avoid the tensions between locals and local authorities. It will also improve the general security situation even among inhabitants. Policymakers will equally benefit from this research as it will provide new ideas on managing other informal settlements and ease the burden of formulating plans that do not serve their original purpose.

Delimitation

A study of a topic of this nature could have broad geographical, institutional, and professional implications. However, the study was limited to the Old Tulaku slum community, formerly famously referred to as 'Sodom and Gomorrah.' The restriction of the study area is due to several reasons. Firstly, due to the complex nature of the topic under investigation and the chosen

approach to the study. Planning is a complex endeavour involving different professional and institutional backgrounds during the planning process.

It is not practicable to adopt many study areas due to the requirement to involve all of these pertinent bodies. Secondly, slums and generally informal settlements, by their layout, present a problematic demographic dynamic that requires a limited focus to carry out a thorough study. The brief time needed to finish the study is another factor in the study area selection. The research is restricted to individuals and households with considerable historical background dwelling in Old Tulaku.

The study focused on identifying existing planning strategies used in the area. Thus, solicit residents' views on informal planning strategies and explore the possibility of integrating both formal and informal plans. Relevant state and non-state actors/institutions would also be interviewed to generate additional information on challenges in slum management and the way forward. The data collected will inform future interventions in the area in terms of research and slum management and development.

Organisation of the study

There were five chapters in this research study. The introduction, which provides some background information on the research issue, takes up most of the first chapter. The problem statement, study scope, research topics, and significance are also included. The second chapter's main topic was reviews of pertinent books. The three categories were empirical literature, conceptual framework, and theoretical framework. The growth of slums in Ghana, official and informal plans in Ghana, and related studies are some of

the relevant concerns that these three themes emphasise regarding the research topic.

Chapter Three focused on the methodology. The topics to discuss here are the study area, research philosophy, research design, target population, data and sources, sample size, sampling techniques, research instruments, data collection and data analysis. Using the study's objectives as a framework, Chapter Four discussed the findings and results. An overview of the study findings, the study's conclusions, suggestions, and potential directions for further investigation were given in Chapter 5.

CHAPTER TWO

LITERATURE REVIEW

Introduction

A review of pertinent literature on the subject of study is presented in this chapter. The three sections were the empirical literature, conceptual, and theoretical framework. These three emphasise related research topics like slum development in Ghana, the formal and informal plans in Ghana, and other related concepts. This study, therefore, employs the general systems theory in exploring the interplay of formal and informal plans in the management of the slum at Old Tulaku, Accra, Ghana. The discussion of General Systems Theory would help to develop a conceptual framework to guide this current study.

The chapter examines empirical research on planning and informal settlement management approaches. The general systems theory was explored, and its approaches provided theoretical explanations and justification for seeking and applying integrated and participatory strategies in planning and managing slums.

Empirical Review

Emergence and Characteristics of Slums

One approach to define and describe urban deprivation is via the lens of slum living. The terms "shanties," "squatter settlements," "informal housing," and "low-income communities" are occasionally used interchangeably by authorities and agencies. Indeed, Nolan (2015) pointed out that because the term "slums" has an innate appeal and provides a reasonably natural conceptual summary of concentrated deprivation in metropolitan areas, it is frequently used in policy and media discourse on urban issues. New

studies suggest that slums can be more diverse than previously thought (Nolan, 2015; Goli et al., 2011).

However, the definition of a slum has been widely defined by academics. Stokes (2014) characterises slums as social structures and housing that evolve differently from those in cities. "A person who settles on land, especially public land without title; a person who takes unauthorised possession of unoccupied premises" is what Allen (1984) defines as a "squatter." United Nations frequently mention the illegal status of squatter settlements in its reports, one of which points out that: 'Improvised shanty towns built on scrap material by squatters without tenure rights on land unsuitable for building (United Nations, 1974); have become the most notorious type of slum' definition.

According to Abrams (1966, p.15), a squatter settles on the land of another without any legal authority. For future international usage, a United Nations Expert Group Meeting (EGM) held in Nairobi from October 28 to 30, 2002, defined a slum as an area that combines, to varying degrees, the following characteristics (limited to the physical and legal characteristics of the settlement, and excluding the more complex social dimensions): poor structural quality of housing; overcrowding; insecure residential status; poor access to safe water; inadequate access to sanitation and other infrastructure (UN-Habitat, 2010). In summary, squatting is when someone occupies a property, a home, or a building without permission (McAuslan, 1986).

The United Nations Human Settlement Program utilises the term "slum" as a technical term to describe physical circumstances despite the word's apparent negative connotations. Even more, UN-Habitat defines slums

as adjacent communities whose residents are described as having (i) unstable housing status, (ii) insufficient access to safe water, (iii) insufficient access to sanitation and other essential infrastructure and services, (iv) poor housing structural quality; and (v) overcrowding (Durand-Lasserve, 2006). When the UN's definition of a slum is applied to most African cities, 93% of urban residents, according to Nolan (2015), live in slums. Hence, informal urbanisation is mainly related to the access and legality of tenure and the construction of acceptable structures within the urban space. This research, therefore, adopts the definition of a slum that the UN describes as "a contiguous settlement where the inhabitants are characterised as having inadequate housing and basic service".

Ghana has about 5.5 million people living in slums (Dinye & Acheampong, 2013), and non-governmental organisations are working in the area to help with issues like evictions by the government and poor sanitation. Therefore, a home or group living under one roof that does not have one or more of the five amenities specified in Table 1 below is living in a slum.

Table 1: A Checklist to Determine Whether a Home is a Slum

Yes	No	Amenity	Description
√	χ	Durable housing	A permanent structure protecting from extreme climate conditions
√	χ	Sufficient living area	No more than three people sharing a room
√	χ	Access to improved water	Water that is sufficient, affordable and can be obtained without extreme effort
√	χ	Access to improved sanitation facilities	A private toilet or a public one shared with a reasonable number of people
√	χ	Secure tenure	De facto or de jure secure tenure status and protection against forced eviction

Source: United Nations Human Settlements Programme (2014)

Reasons for Slum Development

The phenomenon of slums is not new, as they have appeared throughout history, particularly in the early stages of industrialisation and urbanisation, when rapid population growth outpaced the supply of adequate housing. Indeed, in cities where land and profits are fiercely contested, people with low wages are often forced to reside in slum areas (Rao, 2006). Not surprisingly, the causes of slum proliferation are complex and multifaceted. Scholars have attributed their formation to various factors, including inadequate government policies, the inability of markets and states to supply sufficient, affordable housing, insufficient investment in infrastructure, dysfunctional urban planning systems, ineffective regulatory frameworks, and broader structural issues such as urbanisation and poverty. These failings are often compounded by official negligence, resulting in settlements that emerge without proper planning (Ragheb & El-Ashmawy, 2021).

Such trends are persistent and accelerating. For instance, slum and squatter populations have been shown to grow at twice the rate of general urban populations (UNCHS, 1982). Urban growth rates can reach 4% or more annually, causing city populations to double in around two decades (Harris, 1990). Estimates from the United Nations Centre for Human Settlements (UNCHS) indicated a global urban population increase from 830 million in 1985 to 2,150 million by 2000 (Beek & Jupenlatz, 1987). Moreover, the complexity of urban poverty is intensifying even faster, deepening the challenges facing city dwellers, particularly those in informal settlements.

Within this context, calls for a multidisciplinary research strategy to address slum conditions at their root have emerged. Yaakup (1992) suggests

that understanding the strong cross-sector collaborations typical of developed countries, alongside the growing body of evidence from developing nations, can guide the formulation of integrated solutions. Historically, town plans were prepared primarily by civil engineers and architects, focusing mainly on the aesthetics of buildings, streets, squares, and public spaces. However, contemporary approaches to planning now recognise the need for a broader perspective, incorporating input from landscape architects, sociologists, geographers, land economists, ecologists, planners, and administrators (Dover & Massengale, 2013). This inclusive stance acknowledges that no single discipline can, in isolation, respond effectively to the complex challenges of slums.

Urban planning can address the immense issues arising from urban growth—particularly in the Global South—and tackle urban renewal in declining cities. As Watson (2009) notes, many urban planning theories have emerged to handle various issues, reflecting an ongoing evolution from the 19th-century reforms that responded to industrial urban chaos. Over time, the concept of "sustainable development" has become central to these planning objectives (Campbell, 2016), and sustainable design is now gaining traction as an eco-friendly solution that leverages renewable resources.

However, the question of how best to manage squatter settlements remains contentious. While squatters often represent the most conspicuously low-income urban demographic, they are also essential contributors to the urban economy. Debates arise over whether to demolish their settlements or allow them to remain, thus demanding informed decisions that consider economic, social, and infrastructural implications. Unplanned settlements

exhibit varied land uses and architectural forms shaped by different environments (Kiptoo, 1990). Housing price rises further constrain the supply of affordable housing, leaving low-income households with no alternative but to settle informally. Although squatter communities are often deemed unsuitable due to their lack of proper planning, sanitary conditions, and density, their labour contributions are vital to the city's expanding economy. Thus, a workable solution that balances social, economic, and urban planning objectives remains imperative.

Previously, conventional planning involved surveying, problem identification, and producing a static plan for desired future conditions. Yaakup (1992) observes that newer theories have shifted towards a continuous, cyclical systems approach. Gregory (2015), examining experiences in Malaysia, supports Yaakup's claim. He notes that traditional emphasis on a rigid, master-plan concept has given way to a more flexible, responsive planning model. Such an approach demands that authorities remain sensitive to changing physical and socio-economic conditions, thus pointing to the need for improved planning and decision-making methods in urban management contexts worldwide.

This perspective also helps explain why urban underdevelopment can be politically and economically advantageous for certain actors. Kritz and Batsa (2020) argue that entrenched interests have fostered an anti-urbanisation bias at critical junctures in African cities, promoting misguided policies to discourage rural-urban migration and limit infrastructure investment.

Ample literature documents how conventionally constructed; government-led housing often fails to meet user expectations (Kiptoo, 1990).

Scholars such as Dewilde (2022) and Galster and Lee (2021) have shown that disregarding current housing patterns exacerbates low-income housing challenges. For instance, Westernised layouts can disrupt traditional cultural practices, as seen in Tunisian communities where the enclosure of courtyards was integral to women's social lives and work routines. Similarly, grid-iron plans in Ismailia and Lesotho were chosen over organic cluster arrangements, reflecting prejudice toward wealthier neighbourhood designs and neglecting the needs of poorer communities. These examples reinforce the importance of involving communities in planning decisions to ensure culturally sensitive and functionally appropriate settlements.

Yaakup (1992) highlights Kuala Lumpur's experience, where authorities initially adopted a forceful approach—evicting and demolishing low-income settlements—while simultaneously promoting public housing complexes as "complete" housing solutions. Such strategies largely failed. High demand, costliness, stringent criteria, and peripheral locations meant that many urban poor were excluded. Government-built high-rise flats often ignored residents' livelihoods and lifestyles, prompting residents to sell tenancy rights and return to squatting. The persistent recurrence of informal settlements underscores that housing issues cannot be resolved through top-down, single-sector policies alone.

Indeed, housing and settlement patterns are more political than technical, or design related. Research by Briassoulis (2020) indicates that land use and service provision affect individuals in slums as the urban poor have learned to navigate political systems to secure housing and services. Egypt provides a salient example, where leaders of informal land invasions leveraged

their social and political connections to gain official recognition and support (Powell, 2003).

Recognising this complexity, Hasegawa et al. (2019) emphasise the growing significance of citizen participation in urban management. As depopulation concerns loom and many local governments revise city master plans, the “compact city” approach actively encourages citizens to shape their city’s future. Advancements in technology and civic knowledge enable citizens, even in developed countries, to access and utilise data, thus fostering more collaborative and dynamic urban governance.

Kiptoo (1990) supports such a collaborative ethos, advocating for macro and micro-level strategies to integrate unplanned settlements into formal land-use frameworks. National evaluations must be coupled with localised action planning, acknowledging that adaptations of rural patterns can reshape urban life. In some cases, fields subdivided illegally into housing areas have influenced the layout of entire districts, blending elements of rural architecture and traditions with urban necessities.

Conversely, Portes (1972) contends that a static culture of apathy does not constrain slum dwellers. Instead, they bring a set of values and aspirations that may not always align perfectly with urban life, often leading to misunderstandings and negative labelling. Weber (1947) reminds us that human actions frequently occur in a state of half-consciousness, meaning that blaming the victims for their plight fails to grasp the underlying structural factors. Accordingly, when slum dwellers can express their aspirations, the accuracy of external interpretations can improve (Portes, 1972). Rather than cultural blame, the structural explanations better account for peripheral slums.

If slum management strategies fail to address the broader political, economic, and social constraints, they will remain ineffective. Without recognising the systemic roots of informal settlements, interventions risk perpetuating the inequalities they aim to resolve. These arguments underscore that no single factor or discipline can effectively tackle the issues surrounding slums. Instead, a holistic, inclusive, and adaptive approach that incorporates interdisciplinary expertise, engages local communities, acknowledges political and economic contexts and respects cultural nuances are needed to foster meaningful, long-term solutions for these complex urban challenges.

Slum Improvement Approaches

Formal Planning Strategies

Slum conditions can be significantly improved through well-focused and comprehensive urban programmes, drawing on a range of formal strategies to mitigate or reduce the severity of such conditions (Dinye & Acheampong, 2013). As Dinye and Acheampong highlight, approaches such as the Site and Service Scheme and slum upgrading have been proposed as possible solutions. Planning itself, however, is a comprehensive concept, encompassing not only urban contexts but also corporate environments (Levy, 2009). Planning is a universal activity, distinguished by a deliberate attempt to improve decision-making standards over time. Nonetheless, this study centres specifically on the type of planning undertaken by or on behalf of towns, cities, and other local government authorities, acknowledging that planning in a wider sense is a far broader endeavour. According to Levy, the necessity of planning stems from the interconnectedness and complexity of urban

environments, as each choice around land use helps to shape a community's fundamental character.

Levy further argues that the layout of towns and cities affects multiple aspects of urban life—how traffic flows through neighbourhoods, the types and locations of businesses and employment opportunities, the extent to which the natural environment is preserved, and even the city's aesthetic appeal. For instance, traffic safety decisions can directly affect public health and well-being. McLoughlin (1969) supports this viewpoint, suggesting that preparing alternative plans must rest on an informed understanding of urban systems—their functions, potential trajectories, and responses to various policy interventions. In this sense, planning involves more than producing a set of proposals and directing development accordingly; it must be dynamic, responsive, and grounded in a nuanced grasp of how cities evolve.

Historically, governments have pursued seven main strategies to address slums, including attempts to eliminate them outright, evict or displace residents, relocate populations, invest in public housing, implement sites and services plans, upgrade existing settlements, or ignore the issue. In Ghana, for example, multiple policies—such as the Ghana Forest and Wildlife Policy of 1995, the National Environmental Policy of 1995, and the National Urban Policy of 2013—aim to safeguard green spaces and wildlife resources from undue harm (Mensah, 2021). These frameworks seek to preserve forests, urban green areas, and wildlife, ensuring that open spaces, green belts, and forest reserves remain protected against encroachment. The National Urban Policy's fourth objective, "improving the environmental quality of urban areas," illustrates the interlocking goals of environmental stewardship and

urban management. Nevertheless, despite such policies, challenges persist in places like Old Tulaku, demonstrating that effective slum management must be holistically integrated into broader urban strategies. Without acknowledging the interconnected nature of planning, environmental protection, and socio-economic development, efforts to address slum conditions risk becoming piecemeal and less impactful over the long term.

Informal planning strategies

It is believed that informal planning strategies squatters adopts, account for slum conditions. However, studies have revealed that unplanned settlements are a practical and efficient form of housing for low-income populations in most developing nations. They were harshly attacked at first for seeming to be incompetent and disorganised. Compared to formally planned low-income housing developments, they eventually provided better dwelling environments and fitted better to their users' cultural and economic characteristics (Kiptoo, 1990). Government-mandated official legal requirements are frequently less appropriate for local demands, incomes, climatic conditions, and resources than their methods, plans, designs, and building materials (Kiptoo, 1990).

Integrated Planning for Sustainable Development

The planning concept, which originated in Britain and is described as “a process of human forethought and action based upon that forethought,” underpins much of the urban and regional planning thinking in the developed world, ultimately striving for the most significant improvement in human environments and the most efficient use of land (Chadwick, 1971, p. 63). To create meaningful plans, planners must first understand the systems and

contexts they are addressing. Yigitcanlar and Teriman (2015) underscore the importance of integrated planning as a long-term strategy that emphasises collaboration, organisational alignment, and the capacity to accommodate change. Rather than being a single, prescriptive model, integrated planning is a flexible framework for devising more effective planning processes.

Collaborative approaches have been explored in several contexts, including planning studios that bring together local communities, student groups, and the African Association of Planning Schools (AAPS). Such initiatives have engaged residents of slums in South Africa, Uganda, and, more recently, in Malawi (Salisbury Lines in Mzuzu and Nancholi Settlement in Blantyre) to design upgrading plans jointly. Here, slum residents' first-hand knowledge of their communities becomes the foundation of cooperative learning, enhanced by technical planning and design expertise from students and professionals. By profiling factors such as housing, infrastructure, land subdivision, informal settlements, socioeconomic challenges, and the overall built environment, these partners negotiate improvement proposals, which are then presented to municipal authorities and local stakeholders. These collaborative endeavours are not merely academic exercises but can also lead to tangible outcomes—such as the “Blantyre Participatory Slum Upgrading Programme”—that help secure government funding and guide the implementation of projects. Similarly, such participatory processes have generated detailed reports in Uganda that allowed local federations to garner political support for grants like TSUPU (Transforming Settlements of the Urban Poor in Uganda).

Planning support systems and governance

Recent developments in many industrialised nations have witnessed a rapid rise in public involvement in urban planning, reflecting a broader trend of increased citizen participation in government. Where urban planning methodologies were once primarily tools for specialised professionals, there is a move towards frameworks and technologies that any interested party can employ. In this evolving landscape, new applications such as Public Participation GIS have emerged to facilitate broader engagement, first appearing in the early 2000s (Hasegawa et al., 2019).

This shift towards greater inclusivity is not limited to urban planning alone but characterises a broad spectrum of social spheres, including workplaces, technological advancement, regional politics, and everyday life. The Brundtland Report "Our Common Future" notes that participation is central to sustainable development. Ensuring that local institutions maintain accountability for resource usage, recognising customary rights, and granting communities decisive influence in managing their resources form the bedrock of a sustainable approach (WCED, 1987, pp. 115-116).

Indeed, numerous housing experts reinforce this perspective by arguing that achieving built environments more attuned to low-income communities' financial, cultural, and specific needs hinges upon having a say in shaping their living conditions. By grounding housing concepts in local customs and patterns—rather than imposing abstract, externally derived designs—practitioners can better meet the fundamental requirements of vulnerable communities and support genuinely sustainable urban development (Kiptoo, 1990).

Theoretical/Conceptual Perspectives

Developing a thorough grasp of the planning and management difficulties associated with Old Tulaku might be based on several ideas and models. These theories and concepts include the Stakeholder Theory, Collaborative Governance Models, General System Theory and the UN-Habitat slum upgrading framework. The General System Theory and the UN-Habitat slum management concept were selected as the theoretical and conceptual base of the study. General System Theory provides a holistic and interdisciplinary framework that allows for examining complex and interrelated aspects of urban planning, including formal and informal planning, governance, and stakeholder dynamics, enabling a comprehensive analysis of the multifaceted planning situation in Old Tulaku. The UN-Habitat slum upgrading framework offers a globally recognised and well-established approach to addressing the challenges of slum management, providing a solid foundation for assessing the governance framework and integrating formal and informal planning strategies, aligning with internationally accepted best practices in urban development and poverty reduction.

General System Theory

A theoretical framework can help when collaborating with communities on social change concerns by helping them understand, interpret, and navigate complex situations (Teater, 2019). One such framework is general systems theory, which is well-known and well-regarded but still sees little application.

The scientist Ludwig von Bertalanffy developed a novel method of investigating life or living systems, which gave rise to general system theory

in the 1940s. In general, Von Bertalanffy envisioned a general system to deal with the challenges that the world is facing, which are becoming more complex. In response to criticism that reductionist analysis, the prevalent mode of inquiry and mode of thought, was unable to handle wholes, interdependence, and complexity, general system theory arose (Mobus, 2022). In the work of practitioners across numerous areas, generic systems theory is applied. For example, Talcott Parsons, Béla H. Bánáthy, and Ludwig von Bertalanffy use general system theory in their writings (Hester & Adams, 2017).

As a multi-perspectival, transdisciplinary, and interdisciplinary enterprise, in general, in addition to geography, sociology, political science, economics, psychology (particularly family systems therapy), and the philosophy of science, systems theory integrates ideas from ontology, physics, computer science, biology, and engineering (Oellermann, 2019). According to Darling (2007), broad systems theory fosters communication inside and between independent research fields within systems science.

According to some theories, organisations are less effective when their complex social systems are separated into component elements (Hendry & Seidl, 2003). The systems view is a worldview based on the discipline of system inquiry. The idea of a system is central to systems investigation. A collection of parts connected by a web of relationships is a system in the broadest sense. A group of interconnected individuals who act as a cohesive unit is referred to by the Primer Group as a system. According to Von Bertalanffy (1973), it means "Elements in standing connection." Our

institutions do not exist in and of themselves. According to Drucker (1977: 40), every individual is a part of society and exists for its well-being.

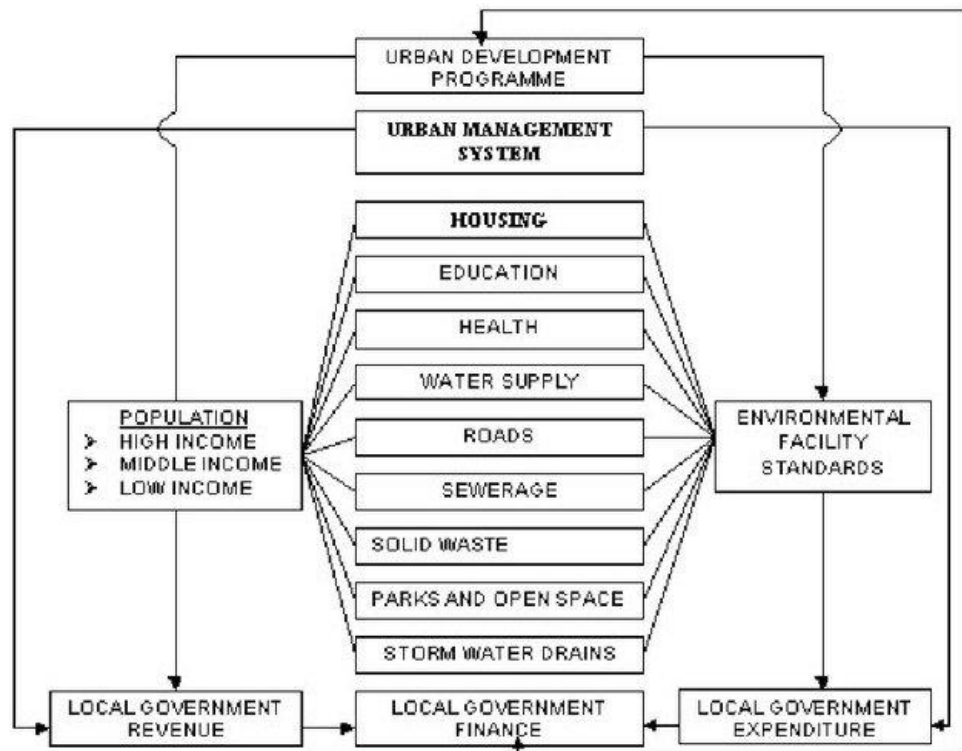


Figure 1: Urban Systems Model: Model Component Interaction

Source: Asiedu, (2001)

Dreze and Sen (2002) intimates that the application of this approach in a study is primarily concerned with people's opportunities to improve their quality of life. It is essentially a 'people-centred' approach, in which human agency (rather than institutions like markets and government) takes centre stage.

According to Teeter (2019), Planning and assessment in social work practice are the main applications of general systems theory. She underlined that "general systems theory is a practice that enables professionals to look holistically at a client's conditions and environmental factors to understand better why they face issues or hardships". Teater also emphasised that social workers fight for opportunities and resources for people as individuals,

families, groups, and communities, as well as to promote social justice and confront injustice and inequality. Social professionals should gradually work with people, families, groups, communities, and society to complete these responsibilities. This resonates with Gregory (2015), who pointed out that the ideas and concepts of general systems theory can help conceptualise and comprehend people, communication, communities, and environments.

American sociologist Parsons (1902–1979) is one of the most well-known names in social work. "The Social System" is the book he wrote in 1951. Parson's idea of the universal social system was intended to be presented in the book. Parsons attempted to tie his theory to communicative acts by focusing on a system of symbolic culture. Parsons' theory suggested that symbols become meaningful and indispensable tools for communication. A connection exists between social control and communication tools.

Parsons understood that among people who play particular roles, there is interdependence or mutual influences that work toward achieving specified goals. These responsibilities may vary based on social context and be governed by intricate regulations. However, within society, the roles have harmonious interactions (Minqirius, 2008). Parsons proposed the following four crucial roles that all social systems should fulfil in order to survive (Parsons, 1970):

- Adaptation: The ability of a community to engage with its surroundings
- Achieving goals: The capacity to plan and choose based on those goals.

- Integration: Strong and convergent social standards and values are necessary to harmonise society.
- Latency: Maintaining latent patterns challenges society in upholding the integrative components of the aforementioned integration need.

In this sense, the theory presupposes that people should be guided toward a specific objective to achieve it, as there is always a reason for human behaviour. The individual is restricted within a group of social values and norms through social action. He is so unable to act contrary to those standards and ideals. General systems theory provides a viewpoint and paradigm that might be useful when engaging with social transformation. Understanding the dynamics, interactions, and roles among stakeholders in Old Tulaku is the aim of this GST-based approach's implementation and how these things affect individuals and organisations therein.

Systems are highly appraised for several factors associated with their use. First, it integrates several disciplinary approaches. For instance, systems theory provides an unimaginable unitary approach compared to most other theories by combining psychological, community, and societal methods. Another benefit that adds to its supremacy over other theories is its innate recognition of interaction processes (Rutan, Stone & Shay 2014). Consequently, it facilitates comprehension of human interaction and mutual impact.

Additionally, it helps comprehend the effects of inter-system interactions; according to Rutan et al. (2014), systems theory is dynamic. This characteristic keeps it relevant in constantly shifting global contexts. It also outlines several further integrated techniques to handle an issue or challenge.

Compared to other theories, this makes it more effective. Systems theory anticipates and accounts for behaviour more thoroughly by offering multiple perspectives avoiding oversimplified explanations or descriptions of a particular behaviour.

Nevertheless, the Systems theory is not without flaws. It usually presents broad concepts. Applying this lack of specificity in certain case circumstances results in inefficacy. Although proponents argue that it allows users to employ various tactics rather than a single, potentially contagious tactic, its non-prescriptive nature ultimately proves its downfall. This is because it does not provide clear instructions in certain circumstances. Rutan et al. (2014) have critiqued it for relying on connections to seek coherence rather than providing a single functional theory. Of all the theories, this one is also the least understandable; it can be both technical and too conservative, overstressing social cohesiveness while producing systems that are overly stable or self-reliant (Buck, Gordon, & Harding, 2017). Some sections have determined that it overemphasises unimportant details in its explanation and have therefore pushed for a more focused theory that highlights the critical elements of human interactions.

Based on the above enumerated underlying strengths and limitations of the systems theory, particularly with its general approach to analysing phenomena, it is obvious this study cannot adopt the model wholesomely to address the study objectives adequately. An adapted and modified framework based on the concepts provided in the current study was used. Hence, the following section focuses on this study's conceptual and theoretical framework.

Relevance of the General System Theory to the Study

General systems theory is relevant to this study because it offers a holistic framework for understanding the intricate web of interactions, stakeholders, and influences that shape urban environments and their associated challenges. Rather than examining problems in isolation, GST recognises that individuals, communities, institutions, and their physical settings are interdependent, with each element affecting the others. This perspective enables the study to move beyond simplistic or fragmented approaches, providing insights into how policies, social norms, economic conditions, and environmental factors impact people's quality of life. Consequently, GST aids in designing interventions that are not only technically sound but also socially just, culturally sensitive, and sustainable, ultimately improving the feasibility and effectiveness of the study's proposed solutions.

UN-Habitat Slum Upgrading Framework

The complexity of slums and urban planning makes a conceptual framework indispensable for their analysis and understanding. The environment of slums could be viewed as a collection of interconnected dynamic processes, some man-made and some natural. According to Bell (2019), a place can be classified into one of three systems: the institutional and cultural system, the artificial physical system, or the natural physical system. He noted that they combine to form a structure within which man acts to change his environment. In order to preserve stability in a changing environment, man can, as an individual and as a society, adjust his behaviour and change his aims.

According to the literature, previous Improvement projects in impoverished areas demonstrate the importance and advantages of local involvement. This is because creating an urbanisation plan that works requires more work than just following a top-down strategy. Instead, a bottom-up strategy that addresses the unique requirements of slum dwellers must be designed. This method's fundamental tenet is that all stakeholders are important, and it takes their input to combine official and informal slum management programs.

In 1991, the UNCECSR declared that "the government should implement a national housing policy that reflects full genuine consultation with and participation by all those affected, including the homeless, the inadequately housed, and their representatives". The best method for improving slums is, therefore, the participatory approach. As a result, it increases the sustainable development of such projects by giving affected individuals control over resource allocation, policy and program planning and implementation at various levels and degrees, including identification, time planning, design and implementation, assessment, and post-implementation development (Perten, 2011).

Consequently, the UN-HABITAT (2012) slum upgrading framework about Streets as City Tools for Urban Transformation in Slums: A Street-Led Approach to City Slum Improvement (Figure 2) was adopted in this study.

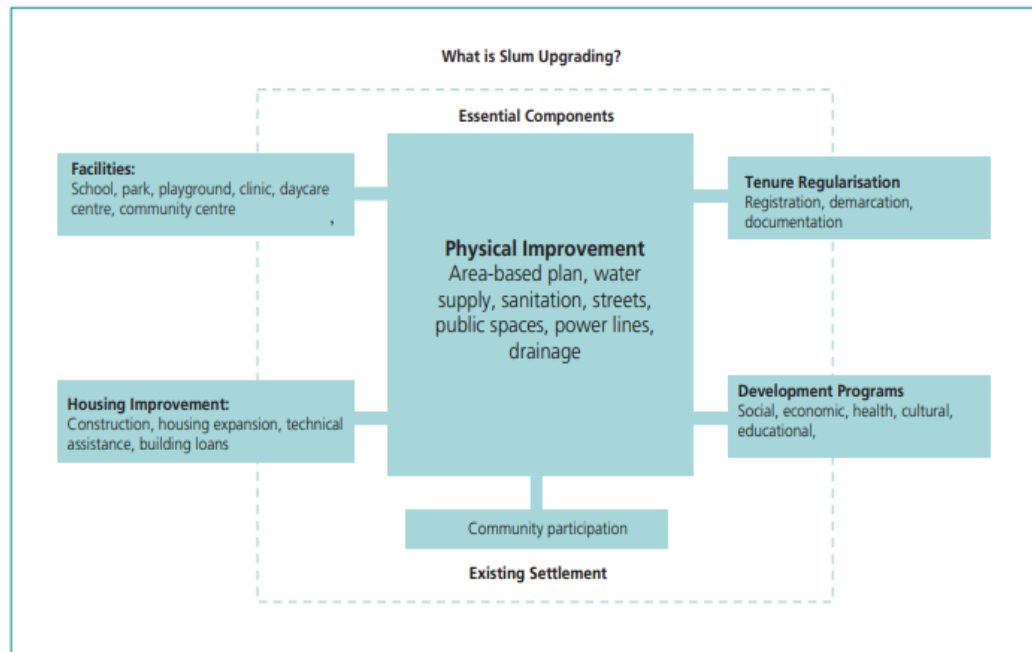


Figure 2: Slum Upgrading Framework
Source: UN-HABITAT (2012).

The variables within the UN-Habitat slum upgrading framework are interconnected and coordinated to improve slums' living circumstances. According to Doe, Peprah, and Chidziwisano (2020), facilities—such as schools, clinics, and daycare centres—are crucial social infrastructures that help slum dwellers live better. Schools, clinics, and daycare centres are fundamental for education, healthcare, and childcare, and they are vital for human development and well-being. Housing Improvement (Construction, Housing Expansion) plays a crucial role in enhancing living standards, which, in turn, positively affects the overall well-being of the community. Improved housing also contributes to the safety and security of slum residents. Tenure regularisation (Registration and Demarcation) is essential because it provides secure land tenure, instils a sense of ownership and encourages investment in housing and infrastructure (Ngoga, 2019). It also enables local authorities to plan for infrastructure development more effectively. Ngoga stressed that the

process of slum upgrading initiatives involves the community actively participating in decision-making, planning, and implementation through the use of existing settlements. This involvement is essential to address the community's needs and priorities, fostering a sense of ownership and sustainability. According to Surya et al. (2021), development programs aim to improve slum dwellers' socioeconomic circumstances. These programs provide opportunities for skill development, income generation, and access to essential services, enhancing overall quality of life.

These variables and components are interconnected in several ways: Facilities and Housing Improvement often go hand in hand, with improved housing developments integrating facilities like clinics and schools, ensuring easy access for residents. Tenure Regularization and Community Participation are closely linked, as secure land tenure encourages active community involvement in development efforts, as residents have a stake in the long-term future of their settlements (Ndung'u, 2019). Community Participation and Development Programs work in tandem to ensure that development programs align with the actual needs and priorities of the residents, making them more effective and sustainable. Development Programs and Essential Components may include initiatives for improving essential components like water supply, sanitation, and public spaces. These components are critical for enhancing the living environment and public health in slum areas. Essential Components and Housing Improvement often coexist, as improved housing frequently integrates better infrastructure, including power, water, and sanitation (Parikh et al., 2020). These components are integrated into housing upgrades to ensure residents can access essential services. Overall, the interconnection of these

variables and components creates a comprehensive and integrated approach to slum upgrading. This strategy tries to raise slum dwellers' general quality of life by addressing many issues related to their living circumstances.

Weakness and Criticisms of the UN-Habitat Slum Upgrading Framework

The UN-Habitat slum upgrading framework confronts several substantial criticisms and intrinsic weaknesses that warrant thoughtful consideration. Chief among these concerns is the framework's heavy reliance on financial resources, which can present daunting challenges, especially in the face of the substantial funding requirements associated with slum upgrading projects (Ndeda, 2018). This financial constraint looms as a significant impediment, potentially impeding the reach and effectiveness of such initiatives, particularly in resource-constrained settings, where limited budgets can hinder comprehensive improvements.

Equally significant is the critique regarding the framework's occasional top-down approach to implementation, a point emphasised in various studies (Meredith & MacDonald, 2017; Ipamba, 2019). Critics contend that the decision-making process, led predominantly by central authorities, often lacks the necessary input from local communities. This top-down dynamic can result in a regrettable lack of community ownership and active participation, undermining the projects' long-term sustainability and enduring impact. A more collaborative, bottom-up approach is required to empower and involve the communities meaningfully.

Moreover, the framework's inclination toward a one-size-fits-all approach has drawn disapproval from scholars and practitioners (Sutherland et al., 2015; Cronin, 2012). This standardised model overlooks the unique and

multifaceted needs of different slum communities. As such, it struggles to accommodate the diverse challenges and cultural contexts that characterize individual slum areas, rendering it less adaptable and potentially less effective in addressing the complex, location-specific issues that communities face.

Another substantial shortcoming revolves around maintaining essential infrastructure components, as highlighted by research (Wainaina, 2023; Sutherland et al., 2015). While the framework includes provisions for establishing crucial infrastructure, it often fails to offer clear guidance on ensuring continuous upkeep and effective management. This neglect results in infrastructure improvements that may decay over time, eroding the initial gains of upgrading projects. A sustainable and comprehensive maintenance strategy is crucial for ensuring the long-term success of these initiatives.

Furthermore, the framework's limited focus, primarily on established slums, has raised questions about its applicability to rapidly growing informal settlements or squatter communities (Sutherland et al., 2015; Cronin, 2012). These settings present unique challenges and demand distinct strategies and approaches, which the framework, with its predominant focus on established slums, may not fully address. Lastly, addressing complex land tenure issues remains a significant challenge (Mutua, 2022; Fuentes, 2019). The framework may encounter difficulties, particularly in regions with intricate legal and cultural factors that implement tenure regularisation measures as a complex and multifaceted endeavour.

While the UN-Habitat slum upgrading framework has undoubtedly made commendable strides in enhancing living conditions in slums, it is essential to acknowledge and address the valid criticisms and inherent

weaknesses it faces. Addressing the challenges related to financing, community participation, adaptability, long-term planning, maintenance, and the risk of unintended gentrification is imperative. Furthermore, the framework must evolve to be more inclusive and adaptable, catering to various informal settlements while emphasizing sustainability more effectively and aligning with the continually evolving 21st-century urban challenges.

Relevance of the UN-Habitat Slum Upgrading Framework to the Study

The UN-Habitat Slum Upgrading Framework is highly relevant to this study as it provides a comprehensive, structured approach to understanding and improving the complex conditions within slums. Focusing on the interconnections between social infrastructure, housing, tenure security, community participation, and essential services enables a holistic analysis of slum environments, revealing how various elements influence residents' quality of life. Its emphasis on participatory methods aligns with the study's aim of engaging communities, ensuring that any proposed interventions are culturally appropriate and sustainable. In doing so, the framework not only guides the identification of key issues and opportunities in slum upgrading but also supports the development of strategies that foster meaningful, long-term improvements in living conditions.

Conceptual Framework of the Study

The UN-Habitat slum upgrading framework and the General System Theory are foundational pillars within the broader conceptual framework for slum management as essential aspects were taken to develop the conceptual framework underpinning the study. The UN-Habitat framework offers a well-established approach to addressing the challenges of slum management,

focusing on essential components like housing improvement, infrastructure development, and community participation. It provides a structured and globally recognized methodology for addressing issues related to urban poverty, which aligns with the conceptual framework's elements like livelihood impact, existing urban policy and plans, and formal and informal planning interventions.

On the other hand, the General System Theory provides a holistic and interdisciplinary framework that allows for examining complex and interrelated aspects of urban planning, including governance and stakeholder dynamics. This aligns with the conceptual framework's emphasis on stakeholder participation, as the General System Theory promotes an understanding of dynamics, relationships, and roles within stakeholders in the context of slum management. Together, these theoretical and conceptual foundations enable a comprehensive analysis of slum management in Old Tulaku, addressing critical aspects such as livelihood impact, policy and planning, and the integration of formal and informal planning strategies.

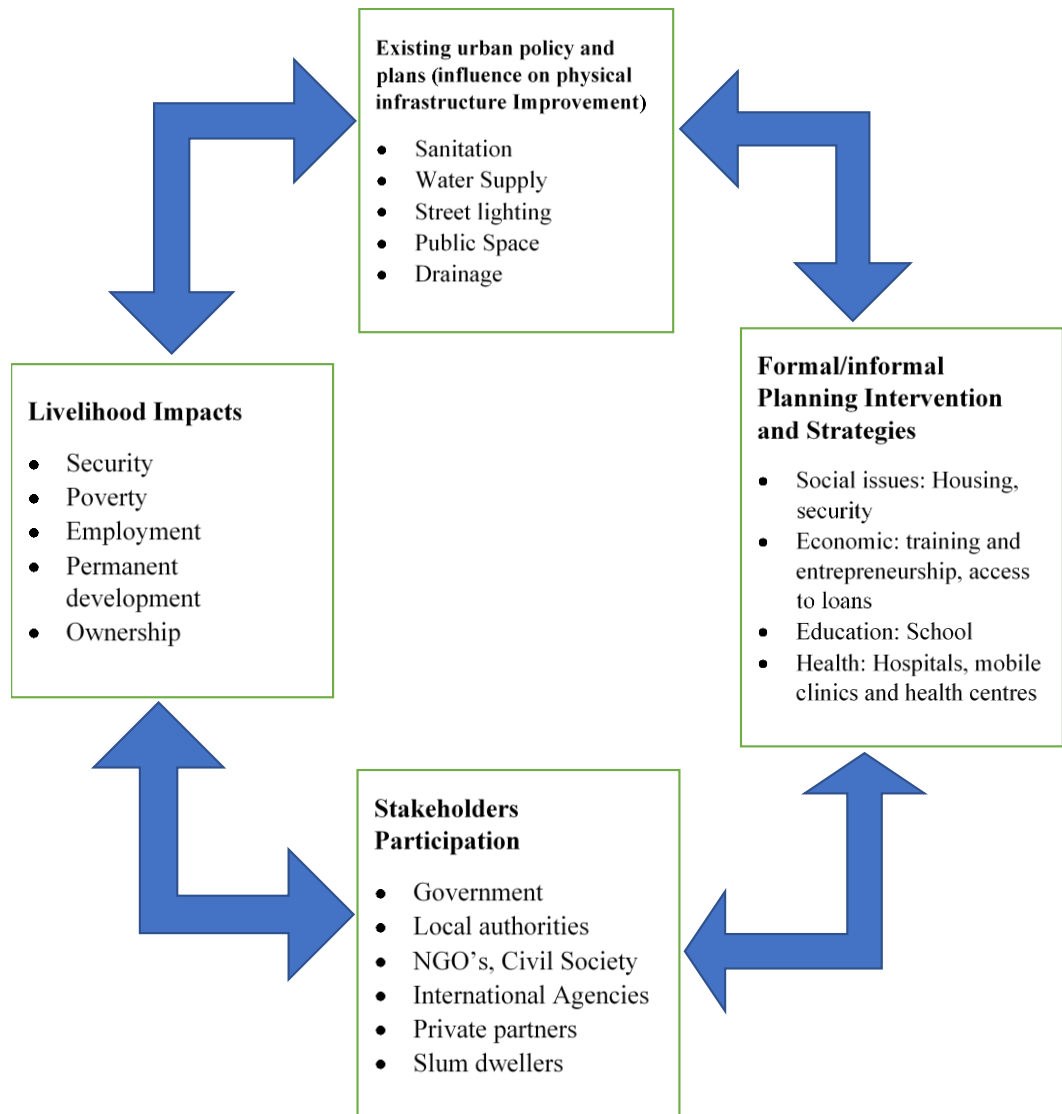


Figure 3: Conceptual framework for the management of slums

Source: Adapted from UN-HABITAT (2012)

According to the conceptual framework, the opening or establishing of one infrastructure in slums lays the groundwork for subsequent development. For instance, street development and security lighting encourage various activities, use, and interaction among residents, which improves public safety and increases accessibility and proximity to new locations. They also attract services, boost resident identity, and stimulate economic activity. As a result, as illustrated in Figure 3, this strategy can result in significant transformation and management of slums.

The variables in the conceptual framework (figure 3) for managing slums are interconnected, where each element influences and is influenced by the others. This interconnectedness reflects the complex and dynamic nature of managing slums, requiring a holistic approach. Livelihood impacts, such as ownership, permanent development, employment, security, and poverty, greatly influence slum conditions. A slum's inhabitants' well-being is directly impacted by the standard of living there (Etim & Daramola, 2020). For instance, high poverty levels may lead to inadequate housing and limited access to essential services. This state of livelihood impacts, informs, and shapes Existing Urban Policies and Plans. The conditions within the slums necessitate urban policies that address the specific challenges faced by the residents. Sanitation, water supply, street lighting, public space, and drainage are critical components influenced by the existing livelihood conditions. A lack of adequate livelihood opportunities may result in insufficient resources allocated to infrastructure improvement, perpetuating a cycle of substandard living conditions (Ragheb & El-Ashmawy, 2021).

The need for improvement in physical infrastructure then feeds into Formal/Informal Planning Interventions and Strategies. Social issues such as housing and security, economic factors like training and entrepreneurship, access to loans, educational aspects including schools, and health considerations involving hospitals and clinics are all planned and implemented to address the deficiencies in existing urban policies. For instance, a lack of secure housing may lead to planning interventions focusing on housing development, specifically security. Stakeholder Participation is integral in executing planning interventions (Byrne, 2019). Government, local authorities,

NGOs, civil society, international agencies, private partners, and slum dwellers all play roles in planning, implementing, and monitoring interventions. The effectiveness of these interventions depends on the active involvement and collaboration of these stakeholders. For example, involving slum dwellers in decision-making ensures that their needs and perspectives are considered, leading to more sustainable and inclusive outcomes. Stakeholder Participation then feeds back into Livelihood Impacts. The success of planning interventions and the subsequent improvement in livelihood conditions are influenced by the degree of participation from all stakeholders. If the involvement is robust, it can lead to better-targeted interventions that address the root causes of livelihood challenges, creating an improvement cycle.

The relationship among these variables demonstrates that addressing slum management requires an integrated and continuous approach. The livelihood conditions within slums shape urban policies, influencing planning interventions stakeholder participation, and ultimately impacting livelihood conditions. This style highlights the significance of an all-encompassing and integrated approach to ending the cycle of poverty and enhancing slum dwellers' quality of life.

The General System Theory and the UN-Habitat slum upgrading framework shape the conceptual framework by providing both a holistic perspective and established methodologies for addressing slum conditions. The General System Theory contributes an understanding of interconnectedness among stakeholders, policies, and socio-economic factors, enabling a systems-level view of slum management. Simultaneously, the UN-Habitat framework offers proven strategies and tools to guide housing,

infrastructure, and community participation improvements. Combining these insights makes the conceptual framework more robust, ensuring that planning interventions, policy decisions, and stakeholder engagement efforts are grounded in an integrated and well-informed approach that can effectively improve the quality of life within slums.

Chapter Summary

The literature evaluation thoroughly summarised pertinent studies on integrating formal and informal plans in Ghanaian slum management. It covers theoretical and conceptual frameworks and empirical literature on planning strategies and managing informal settlements. The assessment underlines the value of integrated, participatory planning and management techniques and the potential problems that come with them.

CHAPTER THREE

METHODOLOGY

Introduction

This chapter outlines the study's methodological approach considering its research objectives. It discusses the approach and methods followed to conduct the study, provides some validation for these methods, and explains their usefulness to the study. Specifically, the issues considered included the research design, philosophical paradigm, area of study, intended audience, sample and sample size, data and sources, sampling procedure, research tool, data gathering activity, and ethical considerations.

Profile of Study Area:

With a population estimated at nearly 300,000, Old Tulaku is a relatively sizeable village in the Ashaiman Municipality (Ghana Statistical Service, 2012). The municipality is close to the Tema Metropolitan Area and is seeing population growth at roughly 4.6%, primarily due to migration and natural population expansion. Residents of Old Tulaku do not have a legal right to the property they build on because the slum area was not recognized as a valid residential neighbourhood. With an approximate household population of 3,000 and 250–300 mostly wooden housing structures, Old Tulaku has inadequate drainage made up primarily of shallow hand-dug gutters (Stoler et al., 2015).

Old Tulaku was selected for this study because it reflects the lives of many recent urban immigrants in developing nations, especially in sub-Saharan

Africa.

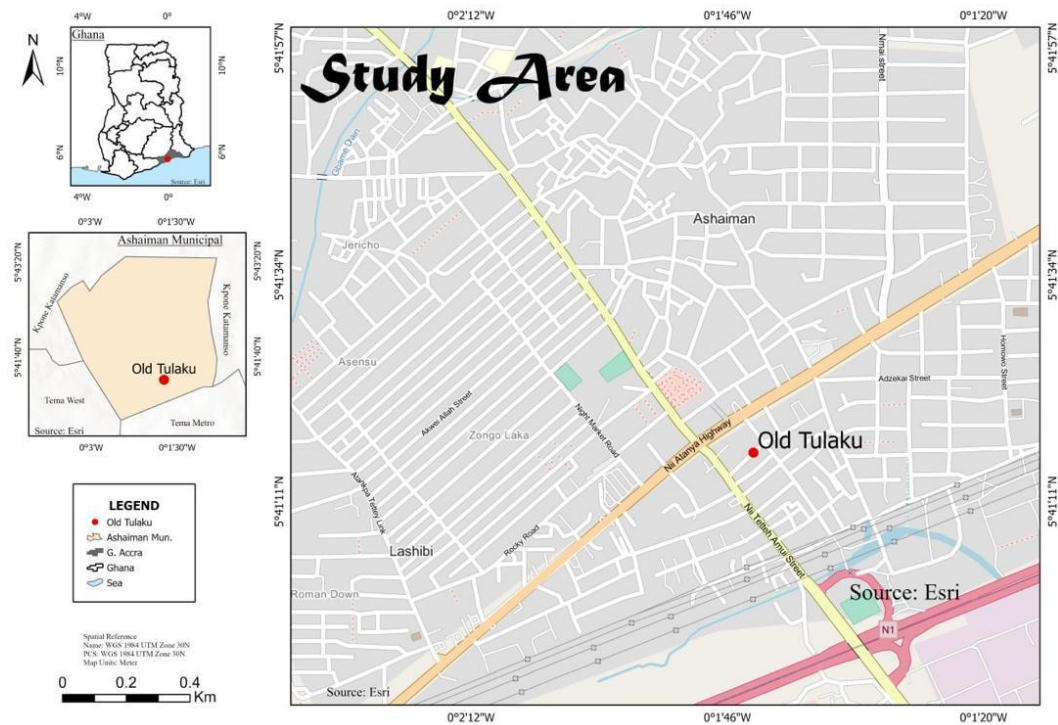


Figure 4: Study area map

Source: GIS Department, DGRP, UCC (2023)

Although Old Tulaku and other such communities are close to huge, economically active urban areas, they are still "off the grid," with limited access to essential amenities like power, solid waste disposal, and piped water. Like their detachment from infrastructure, these groups are socially excluded from many facets of mainstream Ghanaian society (Tutu, 2013). Due to its reputation as a refuge for outcasts, Old Tulaku is socially isolated from the greater Accra Central and Tema populations. The stigma in the community is that older adults in Tulaku are seen as burdensome human beings who detract from the Ashaiman municipality's aesthetic appeal.

Research Philosophy

A research philosophy is a worldview or philosophical framework that guides the research (Khatri, 2020). The study adopted the pragmatism research

philosophy. The pragmatism approach focuses on the practical application of knowledge and pursuit of solutions to real-world problems, emphasizing empirical evidence and adaptability (Simpson, 2018). Pragmatism provides a suitable philosophical foundation for the study of integrating formal and informal planning strategies to manage slums at Old Tulaku because it aligns with the practical, problem-solving nature of the research, allows for flexibility, encourages interdisciplinary collaboration, values stakeholder involvement, emphasises real-world consequences, and promotes a contextual understanding of the issue. These elements make pragmatism well-suited to the study's objectives and focus on finding actionable solutions to a complex social problem.

Research Design

According to Ranganathan and Aggarwal (2018), a research design is a planned, structured strategy that describes the methodical approach and techniques utilized to carry out a study. It used a concurrent mixed-method design. Combining or comparing the results from both approaches, a concurrent triangulation mixed-method technique gathers quantitative and qualitative data concurrently to fully comprehend a study problem (Mackey & Bryfonski, 2018).

The concurrent triangulation mixed-method design (Figure 5) was chosen for this study to ensure a comprehensive and well-rounded exploration of the research problem. Using quantitative and qualitative data enables a clearer understanding of the intricate dynamics of slum management at Old Tulaku. This design provides a broader perspective on the issue and enables

cross-validation of findings, enhancing the study's overall reliability and validity.

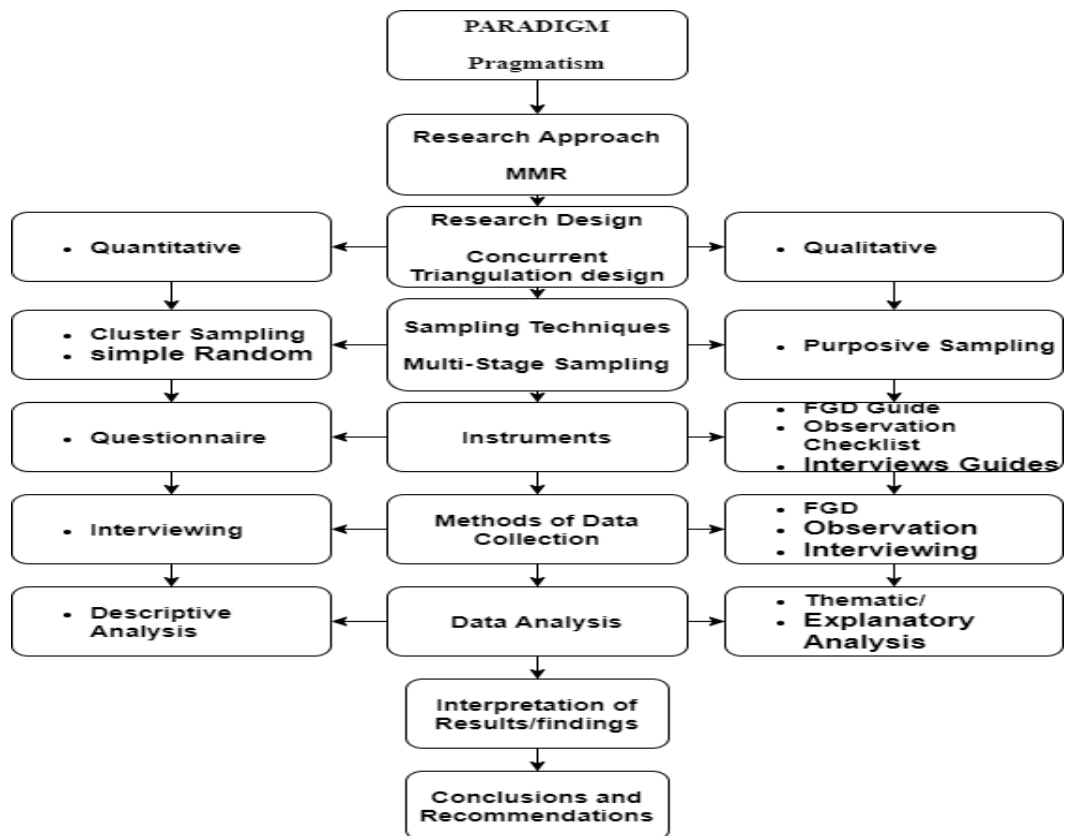


Figure 5: Sequence of Mixed Method Design Application

Source: Adapted from Aning-Agyei (2017)

Target population

The population can be viewed as all people or items with similar characteristics subjected to a study. The study's target population consists of Old Tulaku's household heads (male and female), Opinion leaders (Chiefs, Heads of slum dwellers' associations, Assembly members), state planning agencies and professional planning bodies, and civil society organizations. The choice of household heads in Old Tulaku was essential because they represent the primary stakeholders who directly experience the planning and management challenges in the slum, making their insights critical for a comprehensive understanding of slum conditions and management in the past

and present. Additionally, including opinion leaders, state planning agencies, professional planning bodies, and civil society organizations ensures a well-rounded study population that incorporates a diversity of perspectives, including those who influence and shape the planning and management landscape in the community, leading to a more holistic and insightful examination of the slum situation in Old Tulaku.

Sample Size and Sampling Procedure

Sample Size Determination for Household Heads

The Ghana Statistical Service's overall report on the 2021 Population and Housing Census (PHC) states that the total number of households in Old Tulaku is 300, with an average household size of 12 people. Hence, the sample size was calculated using Yamane's (1970) formula. According to Yamane, the following equation can be used to calculate the sample size of any study:

$$n = \frac{N}{1 + N(e)^2}$$

The parameters 'n' denotes the sample size, 'N' is the population, and 'e' is the margin of error (0.05). Substituting the household population values of Old Tulaku above into the formula produces a sample size:

$$n = \frac{300}{1 + 300(0.05)^2}$$

$$n = 171.43$$

$$n = 171$$

Therefore, the total sample size for household heads selected and interviewed was 171. However, during the study, 100 household heads were accessible and interviewed due to resource limitations, time constraints, and difficulty accessing certain households.

Sampling Technique for Selecting Household Heads

A cluster and simple random sampling techniques were used to choose household heads for the research. In using the cluster sampling technique, the entire Old Tulaku slum area was divided into distinct geographical sections based on socio-cultural or economic factors. This stems from the fact that slums are characterized by several complexities ranging from heterogeneous ethnic backgrounds, occupations, origins, and reasons for becoming slum dwellers. Using the simple random technique and the total number of houses in each cluster, the heads of households were chosen at random in the second stage of the sampling procedure. Thus, household heads constituted the sampling frame. This assumes that planning decisions are first made at the household level.

The chosen sampling techniques ensure that the study captures the full complexity and diversity of the Old Tulaku slum population. Initially clustering the slum into distinct sections, the research accommodates differences in socio-cultural and economic factors, increasing the likelihood that various sub-groups are represented. Randomly selecting household heads from each cluster minimises selection bias and enhances the study's credibility. This approach acknowledges that significant planning decisions often originate at the household level, making household heads key informants who can provide valuable insights into community needs and priorities.

Sample Size and Sampling Technique for Key Informants

The study employed the Expert purposive sampling technique to identify the primary informants for interviews. Expert sampling is used when your research requires individuals with a high level of knowledge about a particular

subject (Akanbi, 2024). These experts were selected based on a demonstrable skill set or experience level. The key informants were selected based on the following criteria;

- a. Position in Old Tulaku
- b. Knowledge of formal planning strategies and Slum upgrading interventions
- c. Years spent in the community

Eight key informants were selected for the interviews. These individuals were selected because they can best provide knowledge relevant to the study. The respondent's identification and total are presented in Table 2

Table 2: Distribution of the Intended Respondents

Targeted Respondents	No. of Participants
Opinion leaders (assembly members, heads of slum dwellers' associations)	4
Planning officials (comprising the Development Control Officer, Professional Planning Bodies, and Planning Officer (AMA & LUSPA))	3
Representative of Civil Society Organizations	1
Total	8

Sample Size and Sampling Technique for the Focus Group Discussion

The focus group discussion's respondents were chosen by convenience sampling. A convenience sampling, which is a non-probability sampling technique, was used to choose participants based on their availability and ease of access. For one focus group session, eight Old Tulaku locals were chosen.

Data Sources

The research used primary data. Creswell (2013) defines primary data as data collected originally for the purpose of a particular study. Primary data

is raw and unprocessed, offering fresh insights directly related to the research question at hand. This direct connection enhances the validity and accuracy of the research findings, as the data is not diluted or missing important information relevant to the research question. These primary data were obtained through the administration of research instruments, including questionnaires, observation checklists and interview guides.

Data Collection instrument

The data-gathering tools used in the study were the questionnaires, an observation checklist and interview guides. In-depth interviews with key informants, including opinion leaders, conventional wisdom, and representatives from state planning agencies, professional planning bodies, and civil society organizations, were intended to be conducted using the interview guide. The interviews were conducted at respondents' places of residence. Some of the results from the survey were validated through key informant interviews, and observations. The interviews focused on, among other things, trends in the growth of the slum, informal and formal planning strategies, and how to effectively integrate the two planning regimes to manage slums sustainably.

The focus group discussion guide used for the focus group discussions contained questions that solicited information from the respondents regarding the formal and informal planning strategies in Old Tulaku, the integration of the planning tools, and their effects on the residents. The observation checklist guided the non-participant observation sessions that the researcher undertook to know the realities on the ground through direct observation of the present conditions of the research area per the study's goals.

There were three sections in the questionnaire's design. The initial segment of the survey asked questions about the respondents' age, gender, marital status, size of household, type of living arrangement, and educational attainment. The second section measured the effects of the informal planning strategies employed by slum dwellers. The last section of the questionnaire focused on the formal planning strategies applied in the area and how they can be integrated with the informal plans to manage the slum.

Data collection procedure/fieldwork

An initial visit to the Old Tulaku community was undertaken to get approval for the study from appropriate slum authorities. A letter of introduction from the Department of Geography and Regional Planning was sent to the study area.

Questionnaires were created for the Old Tulaku household leaders by the study. This included closed-ended, Likert-scale, and dichotomous questions. The survey was conducted between 7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 6:00 p.m. The choice of this time was influenced by the study region, the security of field staff, and the availability of respondents, as most people engage in activities near and far from their homes. Slum residents were asked about socioeconomic data and their main concerns about integrated formal and informal planning strategies for managing their slums. Additionally, the local dialect was used to interpret the questionnaires, and English transcriptions of the answers were made. The list of all questionnaires may be found in the paper's appendix.

Interview guides were employed to collect data from key informants. on the planning situation and how to accomplish integrated planning from the

slum. Key informants included Traditional Authority, Leaders of Slum Dwellers Association, Assemblymen, and Planning officers (State/Professional bodies).

Field observation is another data collection technique used. Field observation systematically describes events, behaviours, and artefacts in the selected social context. This method helps researchers to compare broad study area observations with informant responses and assess how consistent respondents' responses are with actual observed situations (Oppong, Asomani-Boateng & Fricano, 2020).

Data from Old Tulaku locals was also collected via focus group guides. Eight residents were selected to take part in one session. The FGD brought together individuals from different community segments, enabling a structured and interactive exploration of their perspectives, experiences, and opinions on slum management, emphasizing their suggestions and concerns regarding integrating formal and informal planning strategies. The focus group discussion lasted for 30 minutes.

The study also used photos of the study area to confirm and record the slum residents' living circumstances and the community's development trends. According to Haque (2023), photographic records replicate the world as it appears to the camera's lens, producing an objective and unvarnished visual account.

All data collection instruments were employed during the fieldwork phase, but not strictly in a fixed sequence. The questionnaire survey, administered at specific time intervals (7:00 a.m. to 10:00 a.m. and 3:00 p.m. to 6:00 p.m.), was conducted first to gather baseline information from

household heads. Concurrently, key informant interviews using the interview guides were arranged based on respondents' availability. Focus group discussions were scheduled once initial findings had emerged from the questionnaires and interviews, allowing group insights to refine or challenge these preliminary results. Throughout these activities, observations were made using the observation checklist, and photographs were taken to complement and verify the verbal and written data gathered.

Data Analysis

The data from the four instruments were analysed using distinct but complementary approaches, ensuring that qualitative and quantitative insights were integrated into a coherent understanding of the research problem. For the questionnaires, which produced quantitative data on household demographics, perceptions, and experiences, the responses were first coded and entered into SPSS (version 26). Frequencies, percentages, and mean values were computed to summarise the household characteristics, while cross-tabulations helped identify relationships among variables. Charts and tables were then generated to present these findings clearly and concisely.

Thematic and content analysis was employed for the focus group discussions and interviews with key informants. After audio-recordings were transcribed verbatim, the transcripts were imported into NVIVO for coding. Key themes and patterns were identified by repeatedly reading the transcripts, tagging statements and phrases under thematic nodes, and refining these categories as the analysis progressed. This iterative coding process allowed for the emergence of themes related to formal and informal planning strategies, community participation, and integrated slum management approaches. The

final themes were then interpreted to understand the underlying meanings, motivations, and constraints expressed by participants.

Similarly, the field observation data was subjected to systematic qualitative analysis. Observation notes and photographs were reviewed to identify salient events, behaviours, and environmental conditions that aligned with or contradicted the interview and questionnaire findings. By comparing direct observations of physical infrastructure, housing conditions, and social interactions with participants' reported experiences, the research team could verify the credibility of self-reported data and gain a nuanced understanding of the study area's lived realities. Patterns observed in the field—such as clusters of poor housing, informal commercial activities, or communal resource-sharing—were noted and interpreted within the framework of the identified themes from interviews and discussions.

Ethical Issues

This section covers all moral standards that the researcher adhered to in all stages of research. First, the University of Cape Coast Institutional Review Board was consulted for ethical approval. Subsequently, all ethical considerations, including the right to participate, informed permission, confidentiality, data privacy, and anonymity, were scrupulously followed in the research after the go-ahead for data collection.

Before beginning, participants were informed that their participation was voluntary and that their agreement had been obtained. Individuals might opt not to take part in the study and were under no need to comply. The individual's signature or thumbprint in the designated area on the consent form submitted by the respondent also verified their authorization to participate.

Furthermore, the participants were encouraged to ask questions about the study, and the investigator or research assistants provided satisfying answers. Furthermore, to ensure anonymity and confidentiality, participants were identified with serial numbers so that the information provided could not be traced back to them, and any information they provided was inaccessible to any unauthorized person. Lastly, to ensure privacy, participants were assured that the data was protected from unauthorized access, with the researcher storing it in a personal password-protected drive.

Chapter Summary

This chapter provided a thorough rationale for the study's research methodology and a step-by-step breakdown of the techniques used to gather data. In this chapter, the mixed-method study's design, methodology, and procedures were first reviewed. A thorough evaluation of other pertinent topics was given to the population, sampling, instruments, ethical issues, data gathering process, and data processing technique.

CHAPTER FOUR

RESULTS AND DISCUSSIONS

Introduction

This chapter examines the characteristics and manifestations of Old Tulaku slums. The slum community's physical and social problems, housing features, and developmental obstacles are all included in the analysis's first section. These attributes were recorded as household data and subsequently examined. Furthermore, every attempt being made to design slums by those directly involved in the growth of the slum communities is covered, as well as the difficulties they encounter. The overall results discussed in this chapter help to explicitly address how formal and informal planning strategies can be integrated to manage the slums at Old Tulaku.

Socio-demographic Characteristics of Respondents

While the study was not designed to characterize the respondents' traits, it was important to identify some of the factors frequently linked to slum inhabitants and have been shown to affect the expansion of slums. The survey encompassed a range of socio-demographic factors, such as respondents' age, sex, type of residence, education level, employment status, ethnicity, income level, religion, and household size.

Age distribution of respondents

Age has been considered an essential variable in the analysis of slum dwellers. It not only determines the individual's physical and mental maturity but also portrays his/her life experiences. According to Mabala (2011), people living in slums are primarily young and in their active working age. Since none of the respondents were younger than 30, it is clear that they were mature

enough to provide accurate information on their experiences while visiting the area. It was found that 81.9% of the respondents were in Ghana under the retirement age of sixty, meaning they are in the economic age group and actively employed (Table 3). To identify the precise age group that comprises the majority of respondents, the age of the respondents was divided into ten-year intervals.

Table 3: Age category of respondents

Characteristics	Category	Percentage (%)
Age	31-40	18.7
	41-50	29.9
	51-60	33.3
	61 and above	18.1
Total		100

Source: Field Data (2023)

Respondents within the 51-60 age bracket were the highest (33.3%), followed by those within the 41-50 age bracket at 29%. This further affirms that most residents are mature and within the active economic age group 31-60 years (81.9%). This aligns with Mabala's (2011) assertion that most slum dwellers are within the active economic age group.

Sex distribution of respondents

Dinye and Acheampong (2013) identified that males are usually the predominant group living in slum areas and driving the creation of such settlements. Similar results were found about the gender structure of this study, as 83.6% of the respondents were males while 16.4% were females (Table 4). This finding supports the general trend of the gender structure of

household heads in Ghana, as stated in the 2020 population and housing census, whereby males dominate. It was further realized that no household comprised of married couples had a female as the head. The female respondents were single, widowed, divorced, or married but living separately.

Table 4: Sex distribution of respondents

Characteristics	Category	Percentage (%)
Sex	Male	83.6
	Female	16.4
Total		100

Source: Field Data (2023)

The dominant male proportion over females in Old Tulaku can be inferred from several factors. One explanation could be that males are known to migrate more, and most slums are usually home to migrants. In the Ghanaian ethnic groups' cultural systems, men are the bread winners of the family - this tasks male to provide essential family needs, including shelter.

Educational status of respondents

Education is one of the keys to success and development; hence, people pay much attention to their educational status. Over one-third (32.2%) of the respondents did not receive a formal education, while 25.7% and 36.8% have attained Basic Education and SHS/Tech/Vocational Institution, respectively. Only 3.5% of the respondents had a tertiary education (Table 5). This conforms to Matamanda's (2020) observations that slum dwellers are characterised by poor education status and ignorance of environmental issues.

Table 5: Educational status of respondents

Characteristics	Category	Percentage (%)
Highest Level of Education	No Formal Education	32.2
	Basic Education	25.7
	SHS/Tech/Vocational Institution	36.8
	O'Level	1.8
	Tertiary	3.5
Total		100

Source: Field Data (2023)

The low educational background of respondents (Table 5) implies that issues concerning the effects of living in slums and how to conduct good management policies to maintain the community may not be familiar to residents. This suggests why the environmental conditions of the study area were found to be poor. This was evident from some of the responses from participants and key stakeholders. The respondents believed that illiteracy and ignorance were significant challenges to slum improvement and upgrading efforts. The study revealed that the respondents who had not been in school before were due to financial constraints and lack of educational facilities, as numerous respondents disclosed.

Marital status of respondents

The marital status of a person could greatly influence their choice of dwelling in many ways, including the type of shelter and mobility. Marital status also directly affects the family size and the living space required. As

Danso-Wiredu (2018) put it, married families in slums face extra pressures to provide basic needs such as shelter, health care, food, and education for their families. The responses on marital status indicated that 22.8% of respondents were married, 27.5% were single, 8.2% were divorced/separated, and 41.5% were married but living separately (Table 6). The result here shows that most of the respondents in the study area were married but lived separately.

Table 6: Marital status of respondents

Characteristics	Category	Percentage (%)
Marital Status	single	27.5
	married	22.8
	divorced/Separated	8.2
	married but living separately	41.5
Total		100

Field Data (2023)

It was observed that most men leave their wives and children elsewhere and move to the area for employment to support them at home. This supports Danso-Wiredu's (2018) findings that the majority of slum dwellers, who are primarily men and married, leave their homes and arrive in informal settlements as transit and seasonal migrants. This explains the large percentage of respondents (41.5%) who live separately from their spouses (Table 6)

Household characteristics of respondents

The household characteristics of respondents provide vital information about a household, particularly about who they are and how they have

survived to participate in the study inside the study area. The household characteristics sought in this study were the place of birth, duration of stay in the community, household composites, residential status, occupation, and average monthly salaries.

Birthplace of respondents

Research has shown that the environment in which a person lives naturally plays a crucial role in his/her perceptions and understanding of issues. According to Kritz and Batsa (2020), there are different groups of slum dwellers according to their length of stay. While most consist of multi-generational families who have entrenched their stay in such places and may not have anywhere else to go, others are seasonal and transit slum dwellers.

Table 7: Birthplace of respondents

Characteristics	Category	Percentage (%)
Were you born here	Yes	12.3
	No	87.7
Total		100

Source: Field Data (2023)

It was revealed from Table 7 that 87.7% of the respondents were migrants. Further investigations also revealed that 35.2% of these migrants were from northern Ghana, while 52.5% migrated from other parts of the country. The remaining 12.3% of the respondents hailed from the slum community under study. This means that the migrants far exceed the indigenes in the slum community. This could be attributed to the rapid nature with which the migrant population increases and the fact that many new arrivals are

hosted in the slum community by their relatives and friends who already have accommodation in the community. The details of the origins of the respondents are captured in Table 7 above. The above finding explicitly revealed that the slum communities are the home of rural-urban migrants.

Length of Stay in Old Tulaku

Keene, Bader and Ailshire (2013) established that the relationship between the length of residence and some measures of social integration is more substantial in poor neighbourhoods than in more affluent ones. This is in line with the findings from this study, which shows that most respondents have stayed in the area for over 30 years. Table 8 gives details of the length of stay and resident status of respondents. More importantly, households and individuals maintain strong ties with their places of origin and family members and friends living outside Ghana (international migrants).

Table 8: Length of Stay in Old Tulaku

Characteristics	Category	Percentage (%)
Longevity in Community	Less than 10yrs	9.4
	11-15yrs	12.3
	16-20yrs	9.4
	21-25yrs	12.3
	26-30yrs	18.7
	More than 30yrs	38.0
Total		100

Source: Field Data (2023)

It was identified further that the majority of the respondents, 38%, have spent more than 30 years in the community, followed by those who have stayed in the area between 26 and 30 years (18.7 %). Cumulatively, it was found that 31% of the respondents have stayed in the community for about 20-30 years, and 21.7% stayed there between 10-20 years. The previous (stayed in the area between 20 and 30 years) could be attributed to the fact that the household heads have entrenched their stay in the community, and many have no plans to relocate anywhere. This situation partly accounts for the city planners' difficulty in controlling slums. The respondents' average stay in the study area was about 31 years.

Residential status of respondents

Slum dwellers' residential status is another aspect taken into account when determining their goals and planning methods; their residential status-whether as tenants or landlords- may also impact their financial stability. From Table 9, most respondents (59.1%) indicated that they are Landlords but have no legal tenure over the lands they occupy. According to the United Nations Global Report on Human Settlement (2003), the incomes of slum dwellers are mostly too low for formally regulated markets to provide them with permanent housing. Hence, slum dwellers try to solve their problems by building their dwellings or by building informal rental accommodations for each other. Therefore, it is unsurprising that 59.1% of the respondents were landlords while only 22.8% were tenants.

Table 9: Residential status of respondents

Characteristics	Category	Percentage (%)
Resident Status	Landlord	59.1
	Tenant	22.8
	Family House	18.1
Total		100

Source: Field Data (2023)

Household size

The number of people sharing residential units and resources is another factor that influences the conditions of slums. Information on the size of sample households is presented in Table 10. Assessment of the households and the type of houses proved that not all the large single-family houses were occupied by single households. The head of the household was determined in each household, and the relationship of each household member to the head (as recognized by other members). In general, heads of households were males (74%).

Table 10: Household size

Characteristics	Category	Percentage (%)
Composition of Household	1-3	9.4
	4-6	14.0
	7-9	37.4
	Ten and above	39.2
Total		100

Source: Field Data (2023)

Cumulatively, more than 76.6% of the respondents had seven or above household sizes, while 23.4% had below 7. This finding conforms to the UN-HABITAT's (2003) report that slum dwellers mostly have large household sizes. However, 37.4% and 39.2% of the respondents had household sizes of 7-9 and above ten, respectively. The average household size was found to be 8.

Occupational status of Respondents

The occupation status of respondents of slum inhabitants is another factor that impacts planning decisions. Respondents' economic aspects were studied to determine whether their economic conditions are related to physical conditions in the slum area. The formal education levels of the slum dwellers of Old Tulaku were low as most have no formal education or only a primary school education (already discussed above in Table 5). As a result, they are mostly only qualified for jobs in the informal sector, as evidenced by the number of slum dwellers engaged in economic activities (see Table 11 below). According to Azerigyik et al. (2018), the likely explanation is that the informal sector is characterized by free entry and exit. Table 4.9 below shows the occupational status of respondents.

Table 11: Occupational Status of Respondents

Characteristics	Category	Percentage (%)
Occupation	Public servant	14.0
	Self-employed	18.8
	Freelance	53.2
	Unemployed	14.0
Total		100

Source: Field Data (2023)

The study discovered that traders make up most male and female inhabitants. Satellite markets are located in and around the community and other parts of the Ashiaman district, which, by extension, serve the traders in Old Tulaku. These markets further serve as links between the communities in the district. In addition, the study identified construction, microfinance (susu collection), transportation, local restaurants, and chop bars as some of the economic activities undertaken in the community on a large scale, as about 53.2% of the respondents were found to engage in those economic activities (Table 11).

In addition to the economic activities identified above, some service providers, constituting about 18.8% of the total respondents, were also found in the study area, including hairdressers, dressmakers, woodworking businesses, and mechanics. The informal sector was predominant in the area and employed over 72% of the inhabitants. About 14% of the respondents were currently found to be unemployed and were actively looking for employment. However, some unemployed respondents indicated they were not ready to work because remunerations were too low.

Income levels of respondents

Squatters and slum inhabitants are often the most easily identified low-income groups in the city population. According to Owusu, Agyei-Mensah, and Lund (2008), while urban slums have generally been viewed negatively, other studies on slums have given testimony to the ingenuity of the people who live in these places in urban areas. These studies have highlighted the resource mobilization and facility and welfare provisioning capacity of slum dwellers, as well as their entrepreneurial spirit. Furthermore, they have emphasized that slums exist because, without strong public will and effective government regulations for urban housing, they provide for the needs of lower socioeconomic groups, such as access to affordable housing. Nonetheless, the study showed that over half of individuals working in the designated economic sectors make pitiful salaries of less than GH¢500 per month (Table 12).

As much as 81.3% of the respondents earn a monthly income of only about GH¢1,000 or below, with about 20.5% getting less than GH¢500 per month. Moreover, only 7.6% of the respondents receive GH¢1,500 or more monthly. This suggests that a substantial majority of the individuals are earning close to or just above the national average monthly income of GH¢900. Given the relatively low-income levels, many respondents face income constraints and might struggle to meet their basic needs. This confirms studies conducted by Poortaheri, Alimohammadzadeh, Hosseini, Maher & Bahadori (2022), and Teater (2019) that poverty and financial instability are the characteristics of slum areas due to low incomes.

Table 12: Income levels of respondents

Characteristics	Category	Percentage (%)
Average Monthly Income in GH¢	Below 500	20.5
	501-1,000	60.8
	1,001-1,500	11.1
	1,501 -2,000	7.6
Total		100

Source: Field Data (2023)

Ethnicity of respondents

Most Ghanaian communities are ethnically heterogeneous. This is apparent in slums and other informal dwellings commonly called Zongos. This is consistent with recent research by Nolan (2015) and Goli et al. (2011), which suggested that slums might not be as homogeneous as is often assumed. At old Tulaku, several ethnic groups were found (Table 13). Nine (9) broad ethnic groups were identified in the area. The Ewe group had the highest share of people living at Old Tulaku, representing 32.2% of the respondents (Table 13). Other ethnic groups in the area were Ga-Adangbe 41(24.1%), Frafas 10(5.7%), Akans and Komkombas 8, representing 4.6%. The remaining ethnic groups were less than 3% of respondents. The ethnic composition of Old Tulaku supports Nolan's (2015) and Goli, Arokiasamy, and Chattopadhyay's (2011) findings that slums are more heterogeneous than is often assumed.

Table 13: Ethnicity of respondents

Ethnicity	Frequency	Percentage (%)
Ewe	55	32.2
Mole-Dagbani	37	21.8
Ga-Adangbe	41	24.1
Frafra	10	5.7
Akan	8	4.6
Hausa	4	2.3
Dagarti	2	1.1
Grusi	4	2.3
Sissala	2	1.1
Komkomba	8	4.6
Total	171	100

Source: Field Data (2023)

Religion of respondents

Religion plays a very crucial role in the social organization of any group of people. Owusu, Agyei-Mensah and Lund (2008) pointed to religion's omnipresence in the slum in Nima, Accra. The result from this current study (Table 14) shows that out of 171 respondents involved in the study at Old Tulaku community, 108 were Christian, representing 63.3%. The Islamic religion was the second highest religion the respondent affiliated with, 61(35.6%). The remaining two respondents, representing 1.2%, were affiliated with the traditional religion. These findings align with the GSS (2021) report

that Christians comprise 74.7% of Ghanaians, Islam is 20.4%, and the traditional religion comprises about 0.8% of the population in Ghana.

Table 14: Religious Affiliation of Respondents

Religion	Frequency	Percentage
Christian	108	63.3
Muslim	61	35.6
Traditional	2	1.2
Total	171	100

Source: Field Data (2023)

The Planning Situation in Old Tulaku

The planning situation in an area refers to the current status and conditions of urban development, infrastructure, land use, public services, and various aspects that affect the community's overall well-being. It involves understanding the existing challenges, identifying opportunities for improvement, and formulating strategies to achieve sustainable development and meet the population's needs. This section deals with objective one, which seeks to explore the current planning situation of Old Tulaku. This pertains to investigating formal and informal planning interventions by the government and any other agencies in Old Tulaku and exploring the reasons people choose to stay in the area continuously, the housing structure and conditions, and the challenges of dwelling in Old Tulaku and the developmental initiatives in the area.

Over the years, the government and other agencies have implemented several slum interventions and developmental policies to address urbanization and adequate housing in the area, according to the planning officials of the Ashaiman Municipal Assembly. These initiatives include the Participatory Slum Upgrading Program (PSUP) of the UN-Habitat to help connect Old

Tulaku to city structures and achieve multidimensional change in the community. The government of Ghana's commitment to slum upgrading with the help of UN-Habitat through the Ministry of Local Government, Decentralization, and Rural Development is to ensure sustainable development in the area to infrastructure and provision of essential social services. The strategies implemented by the Ghana government include the "National Urban Policy, National Housing Policy, National Land Policy, National Spatial Development Framework and the Medium-Term National Development Policy Framework (2022-2025)". These strategies are to complement the government efforts in ensuring that the implementation of sustainable urbanization programmes in Old Tulaku and other areas are in line with the Medium to long-term urban development policies, which often seek to accelerate development in Zongo and inner-city communities by focusing on the environment, infrastructure, and human settlement.

It was discovered that slum dwellers in Old Tulaku depend highly on the government. The people living in the area heavily rely on the local government authorities for various aspects of their lives. Old Tulaku is characterized by inadequate infrastructure, poor living conditions, and limited access to essential services (Azerigyik, Amponsah & Takyi, 2018). As a result, the people look to the government for support, services, and potential improvement in their living conditions. Moreover, it was found that the lowest level of administration of the local authorities in the area is exploited. The authorities in the Ashaiman Municipal Assembly often exploit the dwellers in Old Tulaku, which involves misuse of power, corruption, and other unfair practices. This involves the local authorities misusing finances and using their

power to influence decisions, access resources, and shape policies that affect the lives of residents in Old Tulaku. The residents explained that some officials at the Ashaiman Municipal Assembly often used power to control, pursue, and even consolidate power within the local government. Oppong, Asomani-Boateng, and Fricano (2020) posit that such decisions prioritize the interest of those in power over the needs of the slum dwellers.

Moreover, it was observed that the living conditions in Old Tulaku's slum areas are characterized by poor standards and a lack of proper planning, resulting from both governmental and community shortcomings. This situation leaves the slum inhabitants vulnerable, heavily dependent on external assistance and constantly anticipating the realization of a well-organized and unrestricted community. According to Adarkwa (2012), the District Assemblies (DAs) are designated as the primary planning authorities responsible for driving regional development initiatives, including improving slum areas. As per the Local Government Act 2016 (Act 936), these DAs must undertake urban planning and development tasks. However, Adarkwa's findings shed light on a significant challenge faced by the DAs – the lack of essential professional personnel and adequate resources to initiate and control development projects effectively. The absence of necessary expertise and resources within the District Assemblies hinders their ability to execute comprehensive and sustainable development plans for Old Tulaku's slum areas. Consequently, the envisioned progress in the slums remains elusive, leading to a persistent reliance on external support for addressing urgent needs and ameliorating living conditions.

Motives for Living in Old Tulaku Slum

People may choose to live in Old Slum areas due to various reasons. Some of these motives include affordability, proximity to work or opportunities, a sense of community and social connections, historical ties to the area, or a lack of better housing alternatives (Badmos et al., 2020; Kim, Yoon & Mutinda, 2019). Despite the challenges and low living standards, individuals and families might find reasons to stay in the slum, seeking to make the best of their circumstances and hoping for potential improvements in the future. Awumbila, Teye and Yaro (2017) argue that slum dwellers in Ghana, primarily rural migrants, move to cities with aspirations that cannot be fulfilled in their rural homes. Slums have become their affordable and accessible choice in urban areas, where competition for land and profits is high.

The study's findings shed light on the factors influencing residents' decisions to stay in Old Tulaku (Table 15). The findings revealed that a significant proportion, approximately 78.1%, expressed that the availability of job opportunities played a crucial role in their choice to remain in Old Tulaku. This statistic emphasizes the profound impact of economic prospects on individuals' decisions regarding their residence. Economic prospects have long been recognized as fundamental determinants of the choice of migration to slums in Ghana. In the case of Old Tulaku, the prominence and prospect of job opportunities in Accra remain an influencing factor for people's decision to stay (Adu-Gyamfi et al., 2022; Mahadea & Zogli, 2018).

The low cost of living, a crucial factor significantly influencing residents' decision to stay in Old Tulaku, is underscored by 72.9% of the

participants. This finding highlights the importance of affordability when securing necessities and services in the area, rendering Old Tulaku an appealing choice for individuals seeking a more budget-friendly lifestyle (Abass & Kucukmehmetoglu, 2021). The affordability of living expenses is instrumental in providing financial relief to residents, allowing them to stretch their resources further and improve their overall quality of life. Moreover, this aspect attracts new inhabitants, as the prospect of a cost-effective lifestyle entices individuals looking for affordable living options. The low cost of living bolsters the community's ability to thrive and grow by attracting a diverse and dynamic population.

Furthermore, 66% of the respondents highlighted the area's proximity to the city centre as a critical consideration. The proximity likely offers more accessible access to urban amenities, employment centres, and other opportunities that might not be readily available in rural or remote areas. According to Takyi, Yeboah, and Mantey (2021), this accessibility plays a crucial role in enhancing the overall quality of life for the residents of Old Tulaku. Interestingly, 52.9% of the residents reported staying in Old Tulaku to escape family and social pressures back home. This finding suggests that the slum area provides a sense of independence and distance from societal expectations, allowing individuals to forge their paths and make decisions without the burden of familial and social norms (Kearns, Wright, Abrams & Hazley, 2019). It highlights the allure of personal freedom and autonomy that the area offers.

Table 15: Reason for the decision to stay in Old Tulaku slum

Reasons for staying in Old Tulaku	Yes	Maybe	No
Job Opportunity	78.1%	-	21.9%
Proximity to the city centre	66.2%	21.5%	12.3%
It has a low cost of living	72.9%	18.0%	9.1%
Has nowhere else to go	38.1%	46.5%	15.4%
Marriage	11.2%	41.2%	48.6%
Flee from family and other social pressures back home	52.9%	28.0%	19.1%
Close to relatives and other tribe mates	58.1%	26.5%	15.4%

Source: Field Data (2023)

For 58.1% of the respondents, the main reason for staying in Old Tulaku was to be near their relatives and fellow tribe members. Bank (20187) emphasizes the importance of social connections and a sense of community for slum residents as they seek to maintain familial and cultural ties within the slum environment. This social cohesion and support network contribute to the residents' sense of belonging and attachment to the Old Tulaku area. About 38.1% of respondents indicated having nowhere else to go. This suggests that some individuals may lack viable alternatives or face challenges in finding better living arrangements, leading them to stay in Old Tulaku out of necessity. The lack of suitable alternatives underlines the complex socioeconomic factors in their decision-making process (Lines & Makau, 2018).

Lastly, the findings from the study revealed that 11.2% of the respondents in Old Tulaku decided to stay in the area primarily because of their marital commitments. This finding shed light on the profound influence

of familial and marital ties in shaping individuals' choices regarding their residence (McGranahan et al., 2021; Stark, 2018). The significance of personal relationships and family connections becomes evident as these residents prioritize staying close to their spouses or extended families living in Old Tulaku. The emotional bonds forged through marriage and family create a solid attachment to the community, making it a place of comfort, support, and belonging. These close-knit relationships play a pivotal role in the decision-making process, leading individuals to opt for the continuity of their familiar and cherished connections over other potential factors that may sway their choices.

Overall, the study findings provide valuable insights into the complex interplay of economic, social, and personal factors that shape residents' decisions to remain in Old Tulaku. Job opportunities, cost of living, proximity to the city, escape from family pressures, community ties, lack of alternatives, and marriage all contribute to the dynamics that influence individuals' choices to stay in this particular community. Understanding these factors is essential for developing targeted interventions and policies that address the needs and aspirations of Old Tulaku's residents and improve their overall well-being.

***Relationship between Residents' reasons to stay in Old Tulaku and
Population growth in Old Tulaku***

A linear regression was undertaken to assess the linear relationship between residents' reasons to stay in Old Tulaku and Population growth in Old Tulaku. The analysis is shown in the statistical output of Tables 16, 17, and 18. The linear regression examined the relationship between the reasons to stay in Old Tulaku (dependent variable) and population growth in the Old

Tulaku slum area (independent variable). Employing linear regression helped determine whether specific reasons for residents' choices to remain in the area statistically significantly influenced population growth. This analysis offers valuable insights into the driving factors behind population trends, aiding urban planning, policy formulation, and resource allocation for sustainable community development.

Table 16: Coefficient

	Unstandardized Coefficients B	Standardized Coefficients Beta	Standard Error	T	Sig
(Constant)	4.326		0.206	21.015	<0.001
Population Growth	0.033	0.041	0.080	0.410	0.683

Source: Field Data (2023)

Table 17: ANOVA

Model	df	Mean Square	F	Sig.
Regression	1	0.131	0.168	0.683 ^b
Residual	0.033	0.041	0.080	0.410

Source: Field Data (2023)

Table 18: Hypothesis test

Dependent Variables	SE.	p-value
Factors (reasons to stay)	0.080	0.028

H1: The factors (reasons to stay in Old Tulaku) strongly influence the population's growth in Old Tulaku.

Source: Field Data (2023)

The coefficient for the independent variable "Population Growth in Old Tulaku Slum Area" is 0.033 (unstandardized coefficient) and 0.041 (standardized coefficient or Beta). The unstandardized coefficient implies that for a one-unit increase in the independent variable, there is a 0.033-unit increase in the dependent variable (Reasons to Stay). The standardized

coefficient suggests that for a one-standard-deviation increase in the independent variable, there is a 0.041 standard deviation increase in the dependent variable. However, the p-value for this coefficient is 0.683, which is greater than the significance level (e.g., 0.05). This indicates that the coefficient is not statistically significant, and therefore, it cannot be concluded that there is a significant linear relationship between population growth and reasons to stay in Old Tulaku.

The null hypothesis (H_0) states that the factors (reasons to stay in Old Tulaku) do not significantly influence the population's growth in Old Tulaku. On the other hand, the alternative hypothesis (H_1) states that the factors significantly influence the population growth in Old Tulaku. The reported p-value for the hypothesis test is 0.028, less than the significance level (e.g., 0.05). Therefore, the null hypothesis is rejected in favour of the alternative hypothesis, concluding that the factors (reasons to stay in Old Tulaku) statistically significantly influence the population growth in Old Tulaku. This suggests that while there might not be a straightforward linear relationship between the variables, the factors play a role in influencing population growth (Snider & Brimlow, 2013).

Structure and Housing Conditions in Old Tulaku

Slums are characterized by overcrowded and impoverished living conditions, where many global urban poor reside. These settlements often lack adequate infrastructure and basic amenities and face numerous challenges related to housing conditions. The structure and housing conditions in slums vary significantly, ranging from makeshift shelters constructed with corrugated metal and plastic sheets to more permanent structures made of

salvaged materials or low-quality bricks (King, Orloff, Virsilas & Pande, 2017). These conditions pose severe health, social, and economic risks to their inhabitants, perpetuating cycles of poverty and vulnerability. Understanding the complexities of slum structures and housing is crucial for formulating effective policies and interventions to improve the living conditions of millions of slum dwellers (UN-Habitat, 2020).

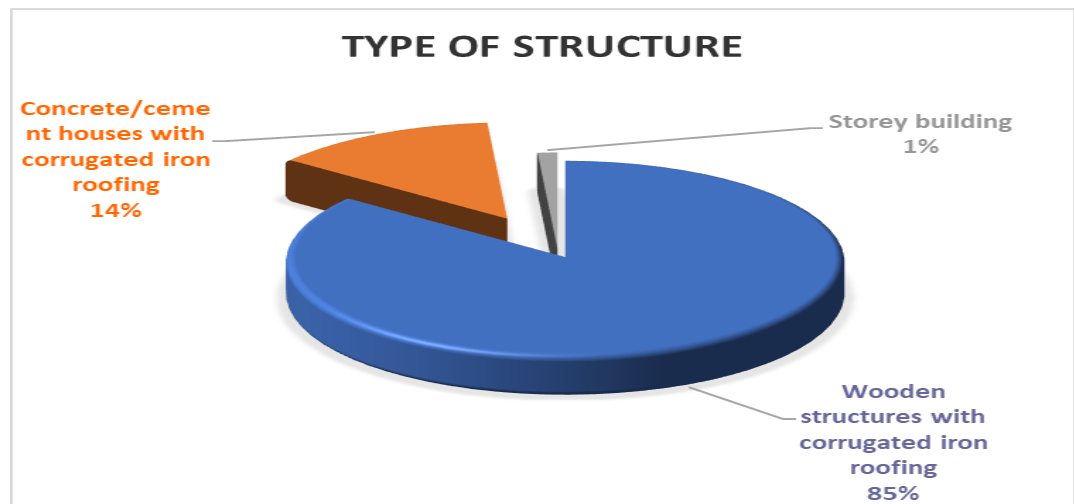


Figure 6: Type of Structures and Housing Conditions in Old Tulaku
Source: Field Data (2023)

The findings from the assessment of Old Tulaku in Figure 6 revealed significant insights into the housing structure in the area. Most respondents (85%) reported that their houses are constructed using wooden materials with corrugated iron roofing, underscoring the prevalence of traditional and less durable building practices in the area. Similar building structures were also observed by Asamoah (2010) in slums in Kumasi. This finding suggests that the area may be constrained by economic limitations or a lack of access to modern construction materials and technologies. Personal observation of the housing conditions in the area confirmed the above findings, with several wooded structures found to dominate the community (Figure 7).



Figure 7: Wooden Structure with corrugated iron roofing in Old Tulaku
Source: Field Data (2023)

The continued use of wooden structures with corrugated iron roofing could be attributed to their affordability and accessibility, making them the preferred choice for a significant portion of the population. However, this prevalence of traditional housing materials also raises concerns about the vulnerability of these structures to various environmental hazards, such as fires, storms, and decay, which could potentially impact the safety and well-being of the residents.

In contrast, a relatively low percentage of respondents, comprising only 14%, reported living in concrete or cement houses with corrugated iron roofing, which signifies a noticeable shift towards more modern and durable housing options in the community. This change reflects a gradual transition from traditional building practices to contemporary ones, indicating that some residents are embracing the benefits of concrete and cement structures (Figure 8). These modern materials typically provide increased stability, enhanced longevity, and better resistance to environmental factors, making them a more

viable and sustainable choice for housing construction. The presence of such housing options, though relatively limited, suggests a positive step towards improving the overall resilience and quality of housing in the area. Adopting concrete or cement-based construction in low-income and informal settlements has been widely documented as part of broader housing improvements and incremental upgrading processes. Studies conducted by Nyametso (2011) and Fox (2014) indicate that the shift towards more durable materials often correlates with increased tenure security and residents' capacity to invest in better housing over time.

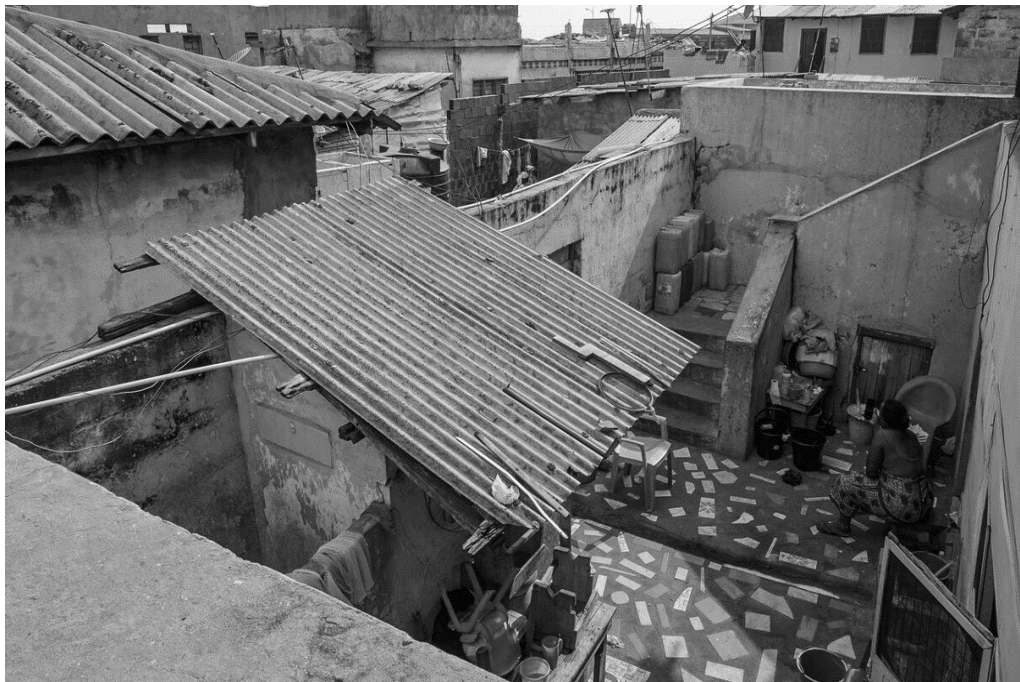


Figure 8: Slum cement houses with Corrugated iron roofing
Source: Field Data (2023)

Perhaps the most surprising finding of the assessment of the housing structure of Old Tulaku was that 1% of respondents indicated living in storeyed buildings (Figure 9). Storeyed buildings, synonymous with urbanization and improved infrastructure, usually indicate significant modernization and development in an area. The deficient proportion of residents living in such buildings implies that Old Tulaku might still be

characterized by predominantly low-rise structures and less urbanized features.



Figure 9: A typical example of a Storey building in Old Tulaku, in Ghana
Source: Field Data (2023)

This could be attributed to factors such as limited investment in vertical development, zoning regulations, or other constraints that hinder the construction of multi-story buildings (Bhanye et al., 2024). The scarcity of storey buildings highlights the need for further development and urban planning efforts to accommodate the growing population and improve the living standards in the area. It also raises questions about the availability of adequate infrastructure and amenities commonly associated with more urbanized environments. Addressing these issues can play a vital role in fostering sustainable growth and enhancing the overall liveability of Old Tulaku.

In furtherance to the discussion on the area's housing conditions, most structures were deplorable (Figure 10), some even falling apart due to the usage of wooden materials. This leaves the inhabitants vulnerable to harsh

weather conditions and raises concerns about applying the National Building Regulations of Ghana, which frown upon several building conditions at Old Tulaku. For instance, many of these structures lack essential facilities like bathrooms and toilets, contrary to the Building Regulations of Ghana. The situation forces most households to rely on toilet and bathroom facilities of private operators who charge fees that are difficult for them to afford. Furthermore, the deteriorating state of the structures is compounded by the fact that many of them are earmarked for demolition or have been sold off to private developers. As a result, most residents live in constant fear and uncertainty, worrying about the possibility of eviction or having their occupied land seized and their structures demolished in the future. This exacerbates the plight of slum residents, particularly regarding the security of tenure on the land they occupy. For instance, a male respondent whose structure was constructed of boards and rustic iron sheets but in a state of complete disrepair indicated this:

I am not motivated to reconstruct this dilapidated structure because I have reliable information that the land I currently occupy has been leased to a private developer. This is not new, as it has happened to others around here (pointing to a space that has just been cleared for new development).

The respondent's living conditions are in complete disrepair, and he lacks motivation to improve his dilapidated structure because he has learned that the land he occupies has been leased to a private developer. This situation has caused uncertainty and fears among the area's dwellers about their future living arrangements and security of tenure, as they have seen similar instances

of displacement in the area. The fear of eviction or demolition discourages them from investing in repairs (Oppong, 2016). This highlights the common issue of private developers acquiring land in rapidly developing urban areas, leading to insecure housing conditions and a need to address housing rights and equitable urban development.



Figure 10: Condition of Housing in Old Tulaku
Field Data (2023)

Overcrowding was also prevalent in the area, with large household sizes of more than four people occupying a single room. The situation at Old Tulaku exhibits the characteristics of slums provided by UN-Habitat (2010) as a region that combines, in varying degrees, the following features: poor housing structural quality, overcrowding, unstable residential status, inadequate access to safe water, inadequate access to sanitation and other facilities. Moreover, one noticeable trend is the rapid encroachment of modern, durable structures into the slum community. Due to the contentious issue of tenure security, many spaces occupied by slum dwellers have been leased to private developers. As a result, there is now a mixture of traditional slum structures made of wooden materials alongside concrete block buildings, particularly along significant routes (Figure 11). This gives glimpses of

gentrification taking place in the area. Thus, higher-income dwellers build houses to displace the low-income dwellers in Old Tulaku.



Figure 11: Modern Concrete and Durable Housing Structure
Source: Field Data (2023)

The Challenges of Slum/Squatter Dwelling in Old Tulaku

Slums and informal settlements face many challenges due to rapid urbanization, unplanned land-use changes, and economic, social, and political transformations. Korah and Cobbinah (2016) assert that these challenges will likely persist, leaving urban communities and residents increasingly vulnerable. Poku-Boansi et al. (2020) support this view by outlining the common issues in African informal settlements, such as poor dwelling quality, inadequate access to safe water, limited sanitation facilities, and insecure tenure, disproportionately affecting vulnerable populations.

Table 19 presents the challenges of slum dwellers in Old Tulaku. The data revealed that a considerable proportion of respondents (18.2% and 38.2%) strongly agreed or agreed with the perceived increase in insecurity and crime rates in the area. On the other hand, a noteworthy segment of the respondents (25.2% and 21.1%) strongly disagreed or disagreed with the

notion of rising insecurity and crime. These diverse responses indicate a complex and multifaceted perception of security and crime issues among the residents of Old Tulaku's slum community.

Poor sanitation is another defining feature affecting the residents of Old Tulaku, which aligns with the UN-Human (2014) Settlements Programme's definition of slums. Approximately 72.9% of respondents strongly agree that sanitation conditions are deteriorating and negatively impacting the community's health. However, some respondents believe sanitation has improved due to interventions, including establishing and operating private toilet facilities, creating access routes, and regular domestic waste collection facilitated by the Ashaiman Municipal Assembly.

Table 19: The challenges of slum/squatter dwellings in Old Tulaku

Challenges of Slums	SA	A	U	D	SD
Insecurity and crime are on the increase	18.2%	38.2%	2.3%	25.2%	21.1%
Sanitation is getting worse	72.9%	9.1%	-	18.0%	-
Increase in influx of migrants and rapid population growth	15.1%	46.5%	18.4%	20%	-
There is improved tenure security on the land.	-	11.2%	18.6%	61.2%	9.2%

{SA = strongly agree; A= agree; U= undecided uncertain; D= disagree; SD= strongly disagree} Source: Field Data (2023)

The study also revealed that most respondents (46.5%) agreed with the trend of "increased influx of migrants and rapid population growth." However, residents did not find this trend surprising, as the population has consistently grown. It is essential to note that as more immigrants come into the city, the

population of slum communities like Old Tulaku is likely to surge. The respondents also highlighted that growing family sizes due to childbirth would contribute to the natural population increase. On the other hand, a significant number of respondents (61.2%) disagreed with the statement regarding improved security of tenure land. This finding should prompt authorities to take action and address land insecurities in the area more effectively.

Views on appropriate slum development initiatives

Hasegawa et al. (2019) stated in their work that citizen participation in urban management is emphasized in current urban planning theory and practice more than ever. They recommended the need to work holistically to address the challenges of urban growth and development. Therefore, respondents were asked to give their opinion on the best ways to address the challenges they face in the community, particularly those problems enumerated earlier in Table 19. While a few respondents had no idea how to resolve the challenges, most made suggestions ranging from economic, security, environmental, sanitation, and educational. Moreover, most views on necessary initiatives demand help from the Central Government and other Non-Governmental Organisations (NGOs). Respondents also intimated that community members could help the situation by proactively mobilizing the rest of the residents through the elders and influential leaders for self-help projects.

The respondents requested help from the national government and NGOs for Old Tulaku. This included constructing real access routes per the agreement, through which residents ceded parts of their lands to make way for these access routes. It was also stated that the government should offer an

affordable housing scheme for those who cannot afford to build according to the required standard. These affordable housing schemes should have favourable terms and conditions for the current occupants of various lands in the slum area. Respondents also noted an acute shortage of potable water and, as such, wanted to construct a water facility for the area. They believe this will lessen the burden of obtaining water from only private operators, who charge high fees to make a profit. According to the respondents, expanding water and electricity will enhance the number of secure, hygienic, and easily accessible social facilities and raise their standard of living.

Respondents asked that public schools and health facilities be established to enhance education and health facilities in the area. They believe this will help reduce extortion from private schools and health facility operators. It was also noted that unemployment was prevalent and rising in the community. Hence, Authorities should direct attention and devote resources to creating more employment opportunities, especially for young people, who are primarily involved in crime and other social vices when idle. They understand that the State and the Municipal Assembly cannot accomplish this independently and must encourage investment in the private sector. Therefore, in addition to the Central government, the municipal Assembly should use taxes wisely for the good of everybody. Many responders bemoan that most taxes are not successfully used to solve issues facing regular people, such as slum residents.

Further, when asked to make recommendations to improve living conditions in the study area by the respondents, they indicated that basic social amenities should be provided just as in other parts of urban areas in Ghana.

Specifically, respondents said that the connection fees charged for these amenities should be made affordable to meet the cost of operations for the provider and enable many more slum dwellers to connect. Respondents suggest issues such as water connection fees should be lowered. They also contend that electricity service acquisition should be faster and the fee reduced from GhC1000 to possibly GhC200.

Moreover, it was suggested that more toilet facilities be constructed in every house with the assistance of the District Assembly of the area. Similarly, it was revealed that the authorities should allow for durable concrete block buildings to eliminate the wooden structures, which can be easily destroyed by fire and are not so safe and durable for human habitation. Some respondents believe there is a need for proper drains for rainwater and domestic sewage to run efficiently, though others believe the improvised drainage system in the area is good enough. This sewage will replace the old sewage systems (Figure 12) in bad shape in the community and help prevent diseases (Seroney, Mchun, Kgarosi & Magak, 2023).



Figure 12: State of sanitation at Old Tulaku
Source: Field survey (2023)

Nevertheless, some respondents believe authorities should grant complete land ownership rights to enable residents to build durable houses for themselves. Concerning this, the Head of the Physical Planning Dept for TDC Devt Ltd made the following comments:

Most residents have land leases meant for temporal structures in the area. Moreover, most are given certificates and licenses to stay on the land for commercial purposes. However, they can build durable houses as some have permits to build good houses, which can be seen along the main roads. However, the Municipal Assembly often do not give ownership rights to some residents due to suspicion and mistrust, as some residents will not conform to building codes or the purpose for granting the permit.

Many complained explicitly about the poor state of education in the community. Respondents implored the government to help put up public schools instead of leaving everything in the hands of private school operators. There is currently no public school in the Old Tulaku slum area, though some are within the Ashaiman Municipality, where children from the slum can trek to and from. However, this exposes these youngsters to many dangers, including child trafficking and road traffic accidents, as they cross the streets daily.

Furthermore, the need for a change of attitude among residents is another opinion that came out strongly in respondents' opinions of what can be done to improve the living conditions in the slum area. One of the Key Informants remarked as follows:

The illiteracy level among people here is too high, which comes with ignorance. Though most people here cannot return to school to learn to read and write, we can regularly carry out public education to inform and change people's minds on some of the critical issues confronting this community.

Nevertheless, other respondents think residents must do more for the community and themselves, as one elderly respondent opined:

We can do communal labour to clean the surrounding/environment regularly for our health and other benefits.

Other views indicated that there should be honesty and humanity in dealing with each other, particularly in dealing with land ownership issues and how some are evicted. In addition, respondents called for authorities at all levels to cooperate and compromise to bring about the changes and conditions desired. Respondents believe this would achieve fairness for all, improve housing conditions, and provide other critical services. Furthermore, respondents believe the residents should unite and present a common front regarding the regularisation of land ownership for all who hold the initial documents signed with the late chief to the land.

The participants added that it is essential for all parties involved to put forth an effort, so in addition to the government, people, other charitable organizations, and the traditional council may help by offering facilities for the growth of businesses and by offering crucial social amenities. All hands should be on deck to complete whatever has to be done since the stakeholders should view the community as a particular need area. Additionally, they can assist by working together and coming to a consensus, empowering the young

people in the neighbourhood, providing adequate notice to occupants/tenants of sold-out properties before demolishing the structure for reconstruction or affordable housing, and ensuring that volunteer community watchdog members carry out their work diligently.

Furthermore, respondents asked that everyone clean their surroundings and that the junky boys/disposal trucks send the items to the proper location for disposal rather than leaving them there after collecting them from some homes. Respondents also urged government officials to consider their interests, assist them in leading respectable lives, and refrain from imposing foreign notions on them, particularly concerning house designs and ownership rights.

Planned Development Intervention Activities

The development of the slum upgrading and prevention strategy in Ghana is rooted in acknowledging that slum upgrading serves multiple purposes, collectively contributing to the nation's growth and social development. Ultimately, slum upgrading bestows dignity upon dwellers by alleviating deprivation and social injustice. Through these programs, all slum residents are empowered to actively participate in national development, as their status is recognized by providing essential services. The Ghana government, Assemblies, and developmental partners often carry out these initiatives. These initiatives, including the National Housing Policy and Action Plan and the National Urban Policy, are frequently linked to the National Development plans, programs, and policies that improve the living conditions of people living in slums in Ghana. As a result, slums in Ghana will receive some level of planned intervention regardless of the lack of tenure security.

Therefore, this sub-section sought to analyse planned development interventions and initiatives in Old Tulaku.

The respondents confirmed the government's efforts in implementing slum development interventions, indicating that various measures have been taken or planned. These initiatives encompass a range of vital aspects, including the provision of affordable housing, construction of roads and access routes, electrification, safe and affordable water supply, installation of drainage systems, augmentation of restroom facilities, and establishment of educational facilities. The Head of the Physical Planning Department of TDC Devt Company Ltd commented:

There was the UN-Habitat Project II near the Ashaiman Municipal Assembly Office, which involved the construction of two 4-story buildings designed to accommodate slum residents who would later be relocated to make room for further development. However, only two planned buildings were completed due to unforeseen constraints, and government workers now utilize these structures. The project also included layout modifications within the slum area, establishing access routes and open spaces through collaborative efforts with the residents. The UN-Habitat Project II initially intended to facilitate comprehensive improvements in the area, carrying out housing solutions and infrastructure enhancements.

The Ashaiman Municipal Assembly's physical and economic planning officers confirmed the above findings by attesting that representatives from residents' associations actively participate in numerous meetings to discuss plans and actions related to slum upgrading.

Figure 13 illustrates the community's awareness level concerning the ongoing slum upgrading initiatives in the study area. The collective efforts of the government, local authorities, and the involvement of residents' associations indicate a comprehensive approach to addressing the challenges slum communities face in the Ashaiman area. These initiatives signify progress in infrastructure development and a commitment to enhancing the living conditions, social amenities, and overall well-being of the slum dwellers. This level of awareness and collaboration between various stakeholders can play a pivotal role in achieving inclusive and sustainable urban development, ensuring a dignified and improved quality of life for those residing in these marginalized areas.

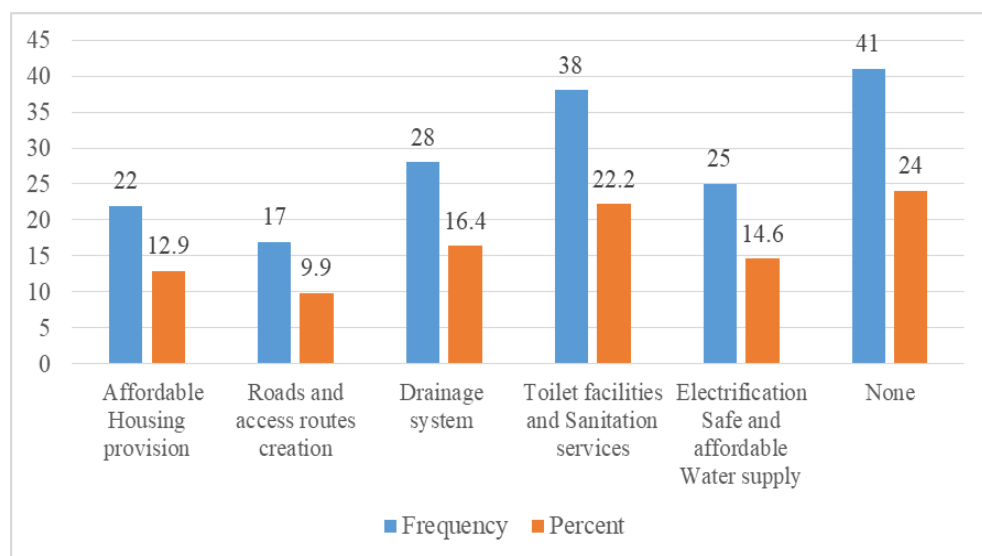


Figure 13: Slum Upgrading Activities implemented in Old Tulaku
Source: Field Data (2023)

According to Danso-Wiredu (2018), the goal of slum upgrading is to enhance community welfare and living standards. Slum upgrading incorporates slums or areas of socioeconomic exclusion into the urban fabric and management system by transforming them into thriving neighbourhoods.

Campbell (2016) has demonstrated that significant economic and social changes can be produced when inclusive and integrated practices are used. This benefits the larger goal of sustainable urbanization, including the right to appropriate housing.



Figure 14: Mixture of Concrete High-rise Buildings and Shark Structures
Source: Field Data (2023)

At the neighbourhood or settlement level, slum upgrading aims to solve particular issues or provide for the urgent needs of locals, as stated by Dover & Massengale (2013). Upgrading slums brings these settlements into the formal urban planning framework and the land and housing market while giving the municipal and federal government access to better housing (figure 14). Slum upgrading enhances access to vital municipal services and adds to the physical infrastructure, claims Jones (2012). Qualitative housing, socioeconomic cohesiveness, and tenure security can all be improved. The nature, extent, and intricacy of an upgrading project will differ based on the interventions included and their formulation. Experiences in Old Tulaku demonstrate that an area-based strategy is more effective and significant for

the community's slum upgrading, offering a comprehensive set of interventions in the physical (land, infrastructure, and housing) and socioeconomic environments.

Effects of Formal Planning Instruments on Old Tulaku

Formal planning instruments play a crucial role in shaping urban development and improving the living conditions of marginalized communities. Formal planning instruments include land use zoning, infrastructure, transport networks, zoning ordinances, building codes and regulations, and urban renewal programs (Kim, 2020; Laari, Bayorbor & Sagoe, 2019). In Ghana, informal settlements, such as the Old Tulaku slum, have become a significant challenge due to rapid urbanization and population growth. To address these issues, formal planning interventions have been implemented to manage and upgrade such areas, aiming to address the social, economic, and environmental challenges slum dwellers face. This section addresses objective two of the study, which examines the effects of these formal planning instruments applied in managing the physical landscape of Old Tulaku. Policymakers and urban planners can make informed decisions to ensure sustainable and inclusive development that promotes the well-being of the slum residents by understanding these effects.

Formal planning instruments have been used in Ghana since the promulgation of the Towns Ordinances in 1892 (Asafo, 2020; Mensah, 2010). Several planning instruments are used in Ghana, including the National Spatial Development Framework, the National Land Use Policy, the National Building Regulations, and the National Housing Policy (Ransford, 2019). The National Spatial Development Framework is a guiding framework for the

country's spatial development, while the National Land Use Policy provides directives for land allocation and usage. Similarly, the National Building Regulations set construction standards, and the National Housing Policy offers guidelines for affordable housing provision. Alongside these formal planning instruments, Ghana is trying to implement decentralized and participatory planning approaches. Decentralized planning involves transferring responsibilities from the central government to local authorities, and participatory planning entails involving local communities in the planning process. These initiatives empower local communities and enhance planning responsiveness to their unique needs and aspirations (Ransford, 2019). Under decentralization planning and participatory planning initiatives, MMDAs apply different instruments to ensure orderly urban development in localities and areas.

Figure 15 revealed that the Ashaiman Municipal Assembly applies different planning instruments and approaches in managing Old Tulaku. The findings in Figure 15 indicate that demolition is the predominant planning instrument used by the authorities, with around 55% of the respondents highlighting its implementation in managing Old Tulaku. Demolition refers to removing existing structures in a designated area to make way for new developments or urban renewal projects (Hackworth, 2016). The emphasis on demolition as a primary planning approach suggests that the local government prioritize physical restructuring and redevelopment to address the challenges posed by the slum. This aligns with urban regeneration efforts in various cities globally, where deteriorated or informal settlements are targeted to improve living conditions and urban aesthetics (UN-Habitat, 2020). While demolition

is a significant formal planning tool in Old Tulaku, it can lead to long-term residents' potential displacement, causing social disruptions and insecurity. The lack of comprehensive and inclusive urban planning and affordable housing provisions may perpetuate the cycle of slum formation as displaced residents seek shelter elsewhere (Cobbinah, Poku-Boansi & Peprah, 2017). Additionally, demolition may erode the social and cultural fabric of the community, disrupting the preservation and integration of local heritage in redevelopment plans to maintain identity and social cohesion (Sowińska-Heim, 2020).

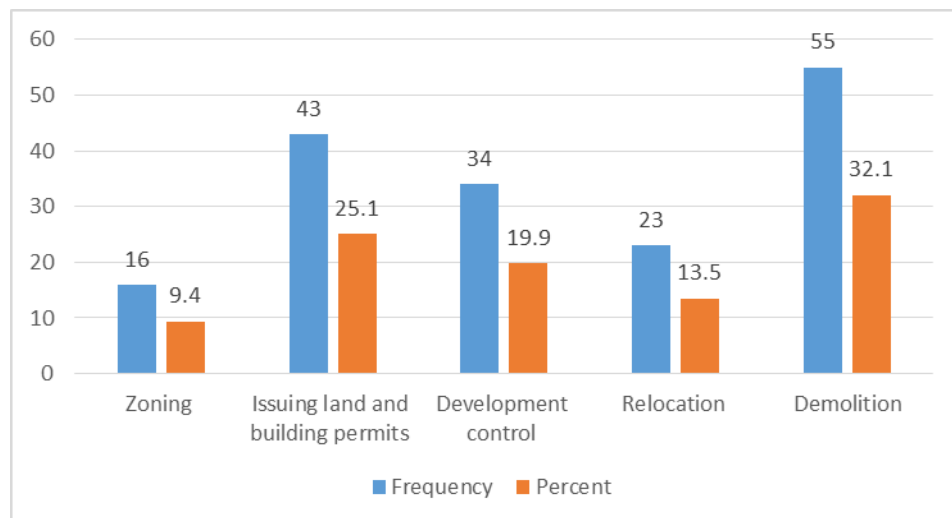


Figure 15: Formal planning instrument applied in managing Old Tulaku
Source: Field Data (2023)

Moreover, the finding also shows that approximately 43% of the respondents indicated issuing land and building permits as a planning instrument in managing development in Old Tulaku. Guliyevev (2018) emphasized that proper permit issuance is crucial in controlling haphazard urban expansion and promoting safer and more sustainable structures. By requiring developers to obtain permits before constructing or renovating buildings, the local authorities can ensure that these developments meet

specific standards and codes, contributing to enhanced safety, improved infrastructure, and efficient land use. This aligns with the notion that permit systems enable municipalities to exercise their legal authority over land use decisions and ensure that developments comply with established zoning and building regulations (Boamah & Amoako, 2020; Siegan, 2020; Charman, Tonkin, Denoon-Stevens & Demeestere, 2017). The utilization of this planning instrument signifies the municipal government's efforts to formalize the built environment and create a foundation for orderly urban development.

The presence of developmental controls as a formal planning instrument, as indicated by approximately 34% of the respondents, underscores the importance of shaping the physical development of Old Tulaku per specific guidelines and standards of the Ashaiman Municipal Assembly. As Thomas (2013) pointed out, developmental controls encompass various measures, such as height restrictions, setback requirements, and architectural guidelines, which maintain a certain level of aesthetics and functionality in the urban landscape. The developmental controls the Ashaiman Municipal Assembly used included urban renewal and development plans, environmental impact assessment, and use of planning and building codes. These controls enable the municipal authorities to influence the form and design of buildings and infrastructure, thereby achieving cohesive and visually appealing neighbourhoods. Such an approach aligns with urban design and planning principles, emphasizing the importance of creating a sense of place and community identity through design interventions (Frantzeskaki, Van Steenberghe & Stedman, 2018). By incorporating developmental controls, the Ashaiman Municipal Assembly can foster a built

environment that enhances the quality of life for Old Tulaku residents and contributes to the area's sustainable development.

Furthermore, the identification of relocation as a formal planning instrument by approximately 23% of the respondents suggests that the authorities are considering strategies to address the challenges posed by high-risk areas or sites designated for redevelopment in Old Tulaku. However, it is crucial to approach relocation plans with sensitivity, considering the needs and livelihoods of the affected residents. As discussed by Nikuze, Sliuzas, Flacke, and van Maarseveen (2019), forced relocation of slum residents can have adverse social and economic impacts on communities, leading to potential disruptions in social networks and access to livelihood opportunities. The inclusion of relocation as a formal planning instrument reflects the municipality's intention to address issues related to urban resilience, safety, and overall improvement of living conditions in Old Tulaku.

Lastly, zoning was identified by approximately 16% of the respondents, highlighting its significance as an essential planning tool for managing land use in Old Tulaku. Zoning involves designated areas for particular uses, such as residential, commercial, industrial, or recreational (Brown, Sanders & Reed, 2018). Proper zoning can help prevent conflicts between incompatible land uses and promote more efficient urban development. By allocating land for different functions, the Ashaiman Municipal authorities can shape the spatial layout of the community, ensuring that residential areas are separate from industrial or commercial zones. The inclusion of zoning as a formal planning instrument indicates the

municipality's efforts to bring order and structure to the urban environment, thereby contributing to the overall liveability and functionality of Old Tulaku.

Effects of the applied formal planning intervention on the physical landscape of Old Tulaku

As revealed by the findings, the applied formal planning interventions in Old Tulaku have significantly affected the area's physical landscape. These interventions, which include demolition, the issuance of land and building permits, developmental controls, relocation, and zoning, have contributed to shaping the built environment, land use patterns, and overall urban development in Old Tulaku.

Table 20: Effects of formal planning on the physical landscape of Old Tulaku

Effects of formal planning on the physical landscape	Least important	Important	Most important
Formal planning strategies have improved housing conditions and structural quality.	-	76.3%	23.7%
Formal planning enhanced sanitation and good health.	-	32.8%	67.2%
Formal planning has improved education.	-		
Formal planning has enhanced the security of tenure on the land.	54.6%	31.2%	14.2%
Formal planning has reduced the risk of natural disasters such as fire, flooding, and disease outbreaks.	43.2%	48.2%	8.6%
Formal planning is more participatory and inclusive	75.2%	20.1%	4.7%

Source: Field Data (2023)

Table 20 presents the findings on the effects of the applied formal planning intervention on the physical landscape of Old Tulaku. The responses indicate the residents' perceptions regarding the importance of the various formal planning strategies and their impacts on the physical environment. The findings revealed a positive impact of formal planning strategies on the physical landscape of Old Tulaku. Firstly, most respondents (76.3%) perceive

that the planning intervention has improved housing conditions and enhanced structural quality. This suggests that the measures implemented by the local authorities have positively influenced the quality of housing and buildings in the area, ultimately contributing to a safer, healthier, and more comfortable living environment for the residents.

Furthermore, a substantial proportion of respondents (67.2%) believe that formal planning has enhanced the community's sanitation and overall health. This intervention seems to have included measures to bolster sanitation infrastructure and services, leading to a healthier living environment for the residents. Improved access to sanitation facilities is critical in preventing disease spread and promoting overall well-being (World Health Organization, 2015). Thirdly, while the study did not elicit specific responses on the impact of formal planning on education, this aspect appears less prominent in the respondents' perceptions. It was revealed that the formal planning interventions were not directly linked to the area's educational development, facilities, and programs.

Fourthly, a high proportion of respondents (54.6%) consider the enhanced security of land tenure as an essential outcome of formal planning. This suggests the planning interventions may have addressed land ownership and rights issues, giving locals security and defence against evictions without cause or land disputes. Maintaining societal stability and attracting long-term investments in infrastructure and housing requires secure land tenure (UN-Habitat, 2018; Sharifi & Yamagata, 2018). Fifthly, the survey indicates that many respondents (48.2%) perceive formal planning as reducing the risk of natural disasters such as fire, flooding, and disease outbreaks. The planning

measures incorporated strategies aimed at mitigating the impacts of natural hazards. This included improving drainage systems, constructing resilient structures, and implementing disaster preparedness programs (Mensah-Bonsu, 2022; Asibey et al., 2022). These efforts can significantly minimize the adverse effects of disasters and enhance the community's resilience.

Lastly, most respondents (75.2%) view formal planning as more participatory and inclusive. This suggests that the planning process involved community engagement and participation, allowing residents to have a voice in shaping their neighbourhoods and influencing decisions about urban development (Kgobe & Mamokhere, 2021). Participatory planning approaches are crucial in creating more responsive and equitable urban interventions that address the needs and aspirations of the residents.

The findings demonstrate that the applied formal planning interventions have positively influenced various aspects of the physical landscape in Old Tulaku. These interventions have led to improved housing conditions, enhanced sanitation and health, increased security of land tenure, reduced risks of natural disasters, and more inclusive planning processes. While the positive impacts are evident, the local authorities need to continue considering community needs and aspirations to ensure sustainable and inclusive urban development in the future.

However, the respondents also highlighted several adverse effects that can be inferred from formal planning strategies implemented in Old Tulaku. These include gentrification and displacement, loss of informal livelihood, conflict and resistance, and environmental impacts. Concerning gentrification

and displacement, the Head of the Physical Planning Department of TDC Devt Company Limited remarked as follows;

The positive changes resulting from formal planning might inadvertently lead to gentrification and displacement of people in Old Tulaku. The Ashaiman Municipal Assembly has made efforts to improve the area's housing conditions, which is essential. However, the improved housing conditions and increased property values in the area have attracted higher-income developers. This has led to the displacement of some residents in some regions of Old Tulaku as they can no longer afford to live there.

On the issue of conflict, the Assembly Member of Old Tulaku also stated this;

There are situations where the measures the Municipal Assembly wants to implement lead to conflicts between the residents and the authorities, as the residents perceive that their inputs are ignored during instances like the Assembly's demolition exercises. The resistance creates tension in the community and hinders the success of the planned development initiatives.

Concerning high rent costs, the Development Control Officer of the Ashaiman Municipal Assembly made the following remarks;

We have made reasonable efforts and plans to improve housing quality in the community. However, there is the risk that the measures may drive up property values and rent costs. This could make housing less affordable for residents who have enjoyed the low costs of slum living over the years.

The findings indicate that while formal planning strategies implemented in Old Tulaku have positively impacted the physical landscape, there are also notable negative effects that need consideration. These adverse outcomes include gentrification, displacement, loss of informal livelihoods, conflicts, resistance, high rent costs and environmental impacts. These adverse effects align with documented concerns about the unintended consequences of formal planning interventions in informal settlements. Scholars like Rigolon and Németh (2018) and Ascensão (2018) have highlighted how well-intentioned planning efforts can inadvertently lead to gentrification, driving up property values and altering the socioeconomic composition of neighbourhoods.

Similarly, Appiah-Kubi (2020) discusses the phenomenon of "resistance" in communities undergoing development interventions, where conflicts between residents and authorities arise due to differing priorities and a lack of inclusive planning processes. The risks associated with the loss of affordable housing and displacement resonate with findings by Nzau and Trillo (2020), who emphasize the potential social costs of urban development that displaces existing residents. These insights underscore the need for comprehensive and participatory planning approaches considering the multifaceted impacts of formal interventions on informal settlements.

Informal Planning Strategies Applied at Old Tulaku

Informal planning strategies in Ghana are often used by “the urban poor” to cope with the challenges of urbanization. The informal planning activities include hawking, food vending, scrap metal collection, and door-to-door sales (Azunre, Azerigyik & Puwurayire, 2021). These activities are often

carried out in slums, which have become ubiquitous in Ghana's rapidly urbanizing southern cities. Despite the challenges confronting informal settlements in Ghana, there are innovative practices in these areas that can be integrated into urban planning and policy. For instance, residents of the indigenous quarter of La Dade-Kotopon in Accra have developed collective infrastructure management practices to improve their living conditions (Okyere & Diko. 2022). The findings in Figure 16 reveal several informal planning strategies commonly employed by the dwellers in Old Tulaku.

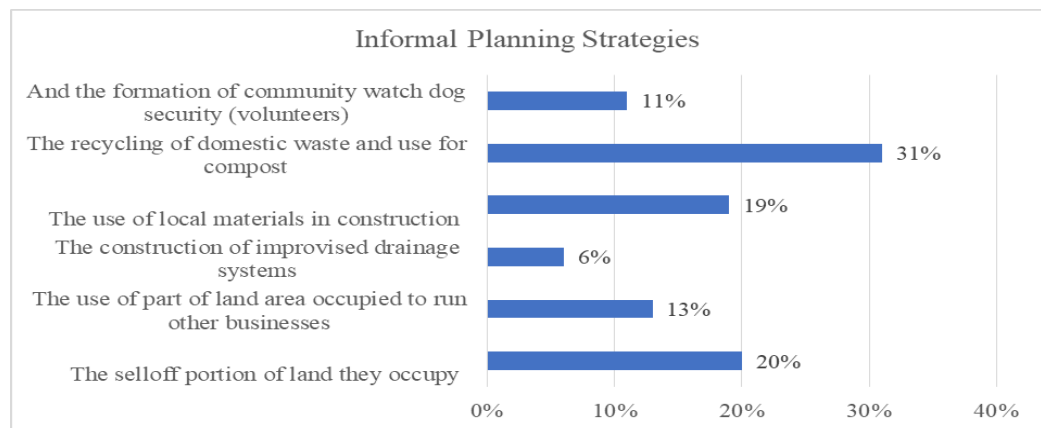


Figure 16: Informal strategies applied by residents in Old Tulaku

Source: Field Data (2023)

The findings revealed that most of the respondents (31%) in Old Tulaku engage in the Recycling of Domestic Waste for Compost: The recycling of domestic waste for compost in Old Tulaku aligns with the principles of waste management and environmental sustainability. Studies by Medina (2016) and Van Veenhuizen et al. (2018) emphasize the potential of waste recycling to reduce environmental pollution and enhance urban resilience. For slum upgrading initiatives, encouraging and supporting waste management practices can lead to cleaner and healthier environments within the settlement. Integrating waste recycling programs into the broader slum

upgrading framework can also create income generation and skill-building opportunities among the residents.

Furthermore, the utilization of occupied land for small businesses in Old Tulaku, as indicated by 13% of the respondents, reflects the informal economy that thrives in slum settlements. According to the Assembly Member of Old Tulaku, some residents open recycling businesses to sort and sell domestic waste to major recycling plants. This is seen in Figure 17 as domestic waste in the community is sorted for recycling by small businesses in the area. Etim and Daramola (2020) emphasize that the informal economy plays a crucial role in sustaining livelihoods for slum dwellers, offering flexibility and adaptability to changing economic conditions. Integrating informal businesses into slum upgrading plans can support economic resilience and promote sustainable development. However, this integration should be balanced with proper regulation and support to ensure equitable opportunities and protect vulnerable businesses from displacement.



Figure 17: Sorting of domestic waste for recycling in Old Tulaku
Source: Field Data (2023)

Moreover, about 20% of the respondents sell off Portions of Occupied Land: The practice of selling off portions of occupied land in Old Tulaku can be linked to the concept of land tenure informality, which is common in slum settlements. Studies have highlighted that informal land tenure systems often prevail in slums due to the lack of formal property rights (Gwaleba & Chigbu, 2020; Cai, Selod & Steinbuks, 2018). Selling land allows residents to access much-needed cash for various purposes, such as meeting basic needs, investing in education, or coping with emergencies. However, this strategy may also lead to the fragmentation of land ownership, potentially hindering future development and formalization efforts. Slum upgrading interventions should consider the implications of informal land transactions and explore ways to regularize land tenure while safeguarding residents' financial security.

The findings also revealed that about 19% of the residents use local materials in construction. Using locally available materials for construction in Old Tulaku demonstrates the importance of resourcefulness in slum settlements. Pojani (2019) noted that informal settlements often lack access to formal construction materials and technologies. By embracing local materials, slum dwellers reduce costs and support local economies. Slum upgrading interventions should recognize the value of such practices and explore ways to incorporate sustainable building techniques that utilize locally sourced materials. This approach not only strengthens the sense of community ownership but also contributes to the ecological resilience of the area.

Moreover, about 11% of the respondents expressed the formation of community watchdog security as an informal planning strategy. The formation of community watchdog security teams in Old Tulaku reflects the importance

of community-driven safety measures. Studies highlight that informal settlements often face security challenges, and community-led initiatives can effectively address them (Georgiadou, Loggia, Bisaga & Parikh, 2020). For slum upgrading interventions, collaborating with community watchdog teams can improve safety and security outcomes, creating a sense of collective responsibility and trust among residents. Authorities should recognize and support such initiatives while working towards broader security improvements involving informal and formal measures.

Lastly, the construction of improvised drainage systems in Old Tulaku represents community-driven infrastructure development, as indicated by 6% of the residents. This approach aligns with the principles of participatory planning and resilience-building. Studies by Rigon (2022) and Owusu and Nurse-Bray (2019) highlight the significance of involving communities in shaping local infrastructure to address their specific needs effectively. For slum upgrading initiatives, fostering community participation in drainage system development can enhance their success and sustainability. However, it is essential to integrate local knowledge with technical expertise to ensure the systems are effective and do not exacerbate environmental issues.

The informal planning strategies observed in Old Tulaku provide valuable lessons for slum upgrading interventions. Integrating these strategies into formal plans can enhance the effectiveness and sustainability of development efforts, empower the community, and foster a sense of ownership and pride among the residents. By considering and building upon the practices and knowledge of the residents, local authorities and stakeholders can create

more inclusive and impactful slum upgrading interventions for the benefit of all.

Governance Framework for Managing the Slum in Old Tulaku

The governance framework for slum management is an essential aspect of urban governance in Ghana. The success of any framework lies in its ability to address the pressing issues faced by slum dwellers comprehensively. This section focuses on objective four of the study, which examines the governance framework for slum management in Old Tulaku. As of 2022, Ghana has made notable strides in developing governance frameworks for managing slums. In collaboration with various stakeholders, the government has implemented policies and programs to address the challenges of informal settlements and improve living conditions for slum dwellers. From the interviews with the respondents, it was discovered that the Government, the Ashaiman Municipal Assembly, and other foreign organizations had implemented governance frameworks such as "the Participatory Slum Upgrading Programme, National Urban Policy, and Action Plan, Medium-Term Development Policy Framework-Agenda for Jobs II and the National Housing Policy" to improve existing settlement and prevent the occurrence of new slums in the area. According to the Planning Officer in the Ashaiman Municipal Assembly,

Over the years, the government, with the help of UN-Habitat, implemented the Participatory Slum Upgrading Programme (PSUP), a nationwide slum upgrading strategy that helps improve the country's settlements. Examples of policies under the PSUP were establishing the Community Management Funds to assist young businesses and different projects to upgrade the slums in Accra.

Moreover, the National Housing Policy and Medium Term Development Policy Framework were also implemented to address the housing deficit and ensure access to adequate and affordable housing, which would have implications for slum improvement efforts. According to the Development Control Officer at the Ashaiman Municipal Assembly,

These policies outline the government priorities and strategies for economic development, job creation, and poverty reduction. However, the implementation has become a challenge as many hurdles are encountered, such as the people's lack of understanding of government priorities toward slum management.

This statement, however, was vehemently opposed by the Assembly Member of Old Tulaku. According to him,

The Accra Metropolitan Assembly and the Ashaiman Municipal Assembly have the right to implement these strategies to ensure the upgrading and well-being of the people. However, the mechanisms they enforce have been problematic. The assemblies often use forced evictions, leaving residences without adequate notice, protection, and compensation. This violates their rights to adequate housing and other economic, social, and cultural rights.

This situation is common in Ghana, as many scholars have identified residents being forcefully evicted from slum settlements in urban centres (Agyabeng et al., 2023; Adamtey et al., 2021; Yajalin, 2022). These policies often face criticisms, such as a fragmented policy framework, implantation failures, lack of funding, monitoring and evaluation, and lack of protection for slum dwellers (Heynnor, 2021; Doe et al., 2020). According to the

Development Control Officer at the Ashaiman Municipal Assembly, one of the main challenges is the lack of understanding among the people regarding the government's priorities towards slum management. This lack of understanding may hinder the successful implementation of the policies as it could lead to resistance or lack of cooperation from the affected communities.

On the other hand, the Assembly Member of Old Tulaku opposes the Development Control Officer's view. He acknowledges the government's right to implement strategies for upgrading and improving the well-being of the people in slum areas. However, he criticizes the mechanisms used by the assemblies, particularly their tendency to resort to forced evictions without adequate notice, protection, or compensation. This approach violates the residents' rights to adequate housing and other economic, social, and cultural rights.

The opposing views of the Development Control Officer and the Assembly Member highlight the complexities and challenges in addressing slum improvement and housing deficits. While there is an intention to improve living conditions and access to housing, the methods and execution of these policies must be carefully considered to avoid violating the rights of the affected communities. A more participatory and inclusive approach may be required to implement slum improvement efforts successfully. Engaging with the local communities, understanding their needs and concerns, and involving them in decision-making can help build trust and cooperation. Furthermore, alternatives to forced evictions should be explored, such as supporting upgrading existing slum settlements or relocating residents to better housing options with adequate compensation and protection of their rights (Bah et al.,

2018). The findings suggest that addressing the housing deficit and improving living conditions in Old Tulaku requires a multifaceted and comprehensive approach considering the communities' social, economic, and cultural aspects. Balancing the interests of the government, urban authorities, and the rights of the affected residents is crucial to achieving sustainable and equitable slum improvement.

Effectiveness of Existing Policies in the Governance of Slums in Old Tulaku

The effectiveness of existing policies in the governance of slums varies significantly based on factors that contribute to the varying levels of success in addressing the challenges faced by the slum communities. This sub-section explores the effectiveness of the existing policies in the governance of slums in Old Tulaku that were discussed above. Figure 18 presents the findings on the effectiveness of the existing policies in governing Old Tulaku.

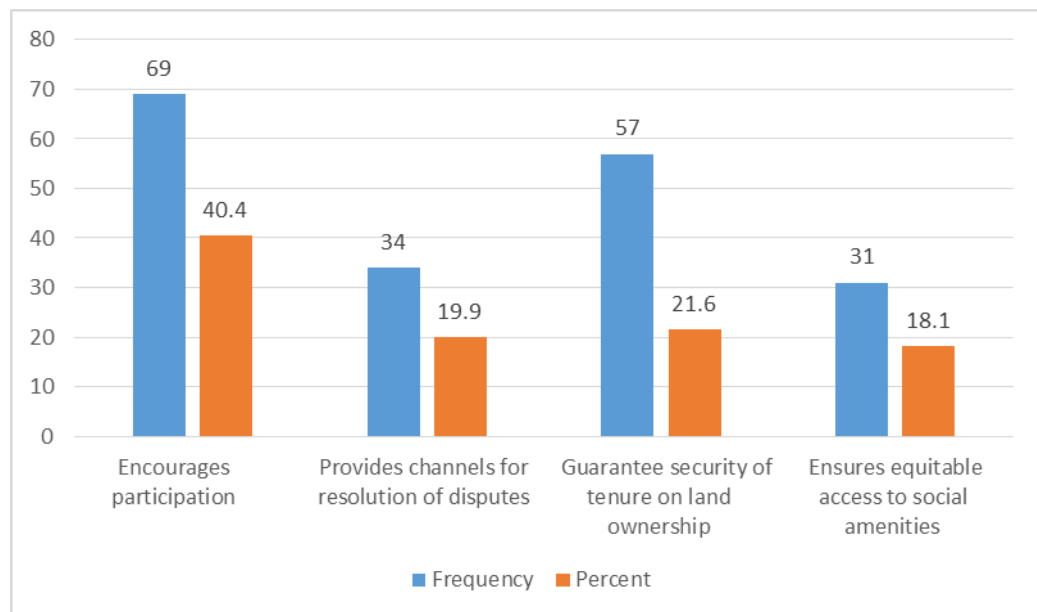


Figure 18: Effectiveness of Existing Policies in Slum Governance
Source: Field Data (2023)

The study found that 40.4% of respondents indicated that existing policies encourage participation in slum governance in Old Tulaku. This

aspect is crucial as involving the affected community in decision-making can lead to more inclusive and sustainable solutions. When slum residents are actively engaged, they can identify their needs, voice concerns, and propose strategies for improvement. Participation can enhance policy implementation and lead to policies that align better with the realities of slum communities. The significance of community participation in slum governance is well-documented in academic literature. For instance, Solimy (2022) posits that community engagement empowers slum dwellers, increases their ownership of development initiatives, and fosters social cohesion. Additionally, participatory approaches in urban governance led to more effective and equitable outcomes in slum development (Geekiyanage, Fernando & Keraminiyage, 2021).

Moreover, the study highlights that 19.9% of respondents believe existing policies provide adequate channels for dispute resolution. In slum areas, conflicts may arise due to various issues, such as land ownership disputes, resource access, or social tensions. Effective dispute-resolution mechanisms are essential for maintaining peace and social stability in these communities. Efficient dispute resolution is crucial for creating an enabling environment in slum communities. According to Deekshit and Sumbre (2022), slums often lack formal legal systems, making access to justice challenging. However, establishing accessible and culturally sensitive dispute resolution channels can improve social cohesion and reduce conflicts within slums.

Furthermore, approximately 21% of respondents indicated that existing policies guarantee the security of tenure on land ownership. Secure land tenure is fundamental for slum dwellers as it offers protection from forced evictions,

enables investment in housing improvements, and fosters a sense of belonging and stability. Land tenure security is widely recognized as a critical aspect of slum governance. According to Bah, Faye, and Geh (2018), secure land tenure empowers slum dwellers to access credit, invest in property, and break the cycle of poverty. In contrast, a lack of secure land tenure can lead to vulnerability and disempowerment.

Lastly, the findings revealed that 18.1% of respondents believe existing policies ensure equitable access to social amenities in slum areas. Access to essential services like water, sanitation, healthcare, and education is vital for improving living conditions and enhancing the overall well-being of slum communities. Equitable access to social amenities is a fundamental human right and is pivotal in reducing inequalities. The governments must ensure that slum residents have equal access to services to foster inclusive urban development. Furthermore, Owusu-Ansah et al. (2016) argue that providing accessible amenities can break the cycle of poverty and improve the quality of life in slums in Ghana. However, Nkrumah Agyabeng et al. (2023) observed that most national policies do not address the realities of the slums. They stressed that it may address specific aspects of providing social amenities and channels for dispute resolution; the policies are often implemented without the resident's concern or recourse to the realities of the settlements.

In summary, the governance framework for slum management in Old Tulaku reflects the broader challenges faced in urban governance in Ghana. While notable strides have been made in implementing policies and programs to address slum issues, the effectiveness of existing policies varies

significantly. Community participation is critical to successful slum governance, as engaging with affected communities can lead to more inclusive and sustainable solutions. However, challenges remain, including dispute resolution, land tenure security, and equitable access to social amenities. The conflicting views of stakeholders highlight the complexities of balancing government priorities with protecting residents' rights. To achieve meaningful and sustainable slum improvement, a more participatory and inclusive approach, alongside alternatives to forced evictions, should be considered. These approaches can include strengthening the legislation framework, reviewing and developing slum policies, upgrading dilapidated housing in communities, improving access to affordable housing, and undertaking public sensitization through the media on land use (Echendu, 2022). By addressing the diverse needs and concerns of slum communities, policymakers can work towards more equitable and effective governance of slums in Old Tulaku and beyond

Roles of Stakeholders in Slum Governance in Ghana

Stakeholders play crucial roles in slum governance in Ghana, where informal settlements are prevalent. These stakeholders include government institutions, non-governmental organizations (NGOs), community-based organizations (CBOs), residents, and private sector actors. The effective collaboration and coordination among these stakeholders are crucial for sustainable slum governance in Ghana, ensuring that the needs and rights of slum dwellers are met and their living conditions are improved. This section explores objective five of the study, which assesses stakeholders' role in slum governance. This will entail the expected roles of stakeholders in slum

governance and upgrading, the current capacity of community organizations, challenges facing stakeholder participation in slum development, and the stakeholder's participation in facilitating the integration of formal and informal planning strategies to manage slums.

Expected Roles of Stakeholders in Slum Governance and Upgrading

Stakeholders play an essential role in Ghana's slum governance and upgrading. Slums are a significant challenge in Ghana's urban areas, and addressing the issues related to slums requires a coordinated effort from various stakeholders. The stakeholders involved in slum governance and upgrading in Ghana include the Government, emerging institutions, planners, external stakeholders, and slum dwellers. Each stakeholder has a unique role in improving the living conditions of slum dwellers and addressing the challenges faced in slums and informal settlements. Per the Ghana Government National Slum Upgrading and Prevention Strategy (2022-2030), one of the specific activities linked to slum upgrading and prevention is to enhance upgrading initiatives in collaboration with stakeholders (residents, civil societies, and private sector initiatives). This ensures that all stakeholders' interest is guaranteed in all the slum upgrading projects. However, there is often a disparity between the expected roles of the stakeholders and what they do to realize the objective of the slum governance and upgrading projects in Ghana. This section explores the roles of the various stakeholders engaged in the slum governance and upgrading project in Ghana and Old Tulaku.

Government Authorities

The Government of Ghana and its authorities, such as the MMDAs, play an important part in Ghanaian slum governance. According to the

National Slum Upgrading and Prevention Strategy 2022-2030, the Government and its subsidiaries, such as the ministries and MMDAs, are responsible for setting up all sources of necessary funding for slum upgrading and prevention activities, including constructing low-income housing. They also provide financial assistance to all slum upgrading and prevention programs and projects undertaken by all MMDAs and their partner organizations, including NGOs. Such financial allocations include the District Assembly Common Fund, which will invest in infrastructure and provide social amenities such as roads, schools, and health facilities. Danso-Wiredu and Midheme (2017) posit that the Ghana government has been the primary authority engaged in slum upgrading in the country with initiatives such as the Amui Dzor Housing Project in 2013.

However, the roles of the Government in slum governance and upgrade can vary from what is expected due to a range of factors, including institutional capacity, political priorities, resource constraints, and competing priorities. The study discovered that the Government may have well-formulated policies for slum governance and upgrading, but there are challenges in their practical implementation. A 42-year-old resident of Old Tulaku explained that:

Usually, the Government provides clear and concise policies that may seem to address the problems in the area. However, there is a lack of communication and coordination between the government agencies and the people during the implementation process. This is often due to corruption as local authorities misuse the funds and provide inadequate facilities, housing, and amenities.

In response to this, the Planning Officer indicated that:

The government and the Ashaiman Municipal Assembly perform their roles in slum upgrading and prevention. However, there are instances when the effective implementation of our duties in housing provision falls short, often due to the government's limited resources to invest in significant infrastructure development, housing projects, and amenities in the slum communities. Nevertheless, these issues are often addressed through community participation and strategic partnerships to identify developments of higher priorities for the people in the slum areas.

Interestingly, the Assembly Member of Old Tulaku also stated:

The government authorities often do not prioritize the well-being of the people in slum upgrading. Most of the time, they engage in such activities when there is forced eviction and demolition of properties. The government authorities have been ineffective in performing their roles in upgrading the area to ensure that the people have better social amenities and services such as infrastructure, schools, water, and sanitation services.

These findings illustrate that factors such as institutional capacity, political priorities, resource constraints, and competing priorities can influence the Government's role in slum governance and upgrade. While the Government may have well-formulated policies, effective implementation on the ground can be hindered by communication gaps, corruption, and limited resources (Rotich, 2017). Community participation and strategic partnerships emerge as potential solutions to address these challenges and ensure that developments

align with the needs of the people in slum areas. To improve the situation, governments should focus on enhancing communication and coordination between different agencies, promoting transparency and accountability to tackle corruption, allocating sufficient resources for slum upgrading, and involving the community in decision-making processes. Additionally, long-term planning that prioritizes the well-being of slum dwellers and allocates resources for sustainable improvements is crucial to addressing the challenges faced in slum governance and upgrade.

Traditional Authorities

Traditional authorities in Ghana play a significant role in slum upgrading initiatives. As custodians of the land and cultural heritage, they hold considerable influence over local communities, making their involvement crucial for successful upgrades. Their role primarily involves providing land tenure and facilitating land allocation for development projects. By engaging with the Government, NGOs, and private sector organizations, traditional authorities can create partnerships promoting sustainable development and resource access (Home, 2021; Boonyabancha, 2009). Moreover, they act as intermediaries between the government and slum dwellers, enhancing communication and understanding between the two parties. Additionally, traditional leaders possess valuable knowledge of community dynamics and preferences, ensuring that upgrading efforts align with the specific needs and cultural context of the slum areas (Jones, 2017). Through their leadership and cooperation, traditional authorities can contribute significantly to improving infrastructure, housing, and essential services, fostering better living

conditions, and enhancing the overall well-being of slum communities in Ghana.

During the focus group discussion, respondents expressed dissatisfaction with the local authorities in performing their duties to upgrade and improve the conditions in the area. It was noted that the local authorities have been selling their land to wealthy outsiders, are rigid on land issues, do not engage residents in developmental activities, and do not mobilize community members for development. According to a 35-year-old female:

The traditional chiefs and authorities in the area have not been helping develop and improve the area's conditions. They often sell the land to wealthy outsiders, neglecting the housing needs of the residents. Moreover, they do not engage the residents regarding developmental projects, which is problematic because they end up providing services not needed in the community.

A male resident also stated that:

The chiefs have been brutal on residents regarding land ownership and tenure systems. It is often regrettable when lands that should be allocated to residents for housing needs are sold to outsiders. Moreover, even land owned by residents is sometimes taken away by dubious traditional laws and customs.

The findings highlight a contrast between traditional authorities' potential positive role in slum upgrading initiatives and the dissatisfaction expressed by residents regarding their actual involvement and action. The residents feel a lack of genuine community engagement, leading to decisions that do not align with their needs. Corruption and mismanagement of land are concerns, as land

is sold to outsiders, neglecting housing needs and perpetuating inequalities. Conflicts over land tenure further hinder progress, emphasizing the need for fair and inclusive systems. Coordination with local authorities is essential for effective implementation, and capacity building for traditional leaders can empower them to serve their communities better. Strengthening governance mechanisms is necessary to address challenges and ensure accountability. Addressing these issues can lead to more successful and sustainable slum upgrading efforts in Ghana.

Non- Governmental Organizations and Civil Society Organizations

According to the draft National Slum Upgrading and Prevention Strategy 2022-2030 of Ghana, NGOs and CSOs are recognized for their resourcefulness in sourcing funding for their activities, the support in delivering service to people experiencing poverty, and the promotion of slum upgrading projects. NGOs and CSOs often engage in advocacy and awareness raising about the challenges faced by slum dwellers, housing delivery, monitoring and evaluation of projects, and partnerships and collaborations with government agencies and other institutions (Agyabeng et al., 2023; Danso-Wiredu & Midheme 2017).

From the focus group discussion, the residents applauded the NGOs and CSOs for their exceptional performance in providing support and improving the conditions of residents in the area. A male respondent further stated that:

The NGOs and CSOs have been supporting us efficiently in the community. They have been helping us with our children's education, providing donations for the needy, scholarships, credit facilities, and

housing, and bringing in more donors to help in community development activities.

The Assembly Member of Old Tulaku also indicated:

The NGOs and CSOs have been helping the community by supporting the needy and providing housing and educational scholarships for the brilliant but needy children. This has helped improve the youth's education level and reduce school dropouts and crime in the area.

The findings suggest that NGOs and CSOs play a vital role in addressing the needs and challenges faced by slum dwellers. Their activities span various aspects of community development, including education, housing, and social support, which collectively enhance the residents' overall well-being and living conditions (Agyabeng et al., 2023; Danso-Wiredu & Midheme, 2017). The community members and local leaders acknowledge and appreciate the positive impact they create. However, it is also important to note that sustaining and scaling these efforts will require continued support from local and national authorities and individuals and organizations contributing to developing and upgrading slum areas. Additionally, periodic evaluation and strategy adjustments were necessary to ensure their interventions' long-term effectiveness and relevance.

Local Residents

Residents in slum upgrading in Ghana have crucial responsibilities, including active participation and engagement with relevant stakeholders, such as government agencies and NGOs. They are expected to mobilize their communities, share valuable knowledge and feedback, and contribute to the maintenance and sustainability of the improvements made. Additionally, they

can advocate for their rights and be involved in decision-making, leading to more inclusive and effective outcomes for slum upgrading initiatives (Meredith & MacDonald, 2017). Their involvement ensures that their needs, aspirations, and perspectives are considered, making the efforts more successful and sustainable. However, they have been observed to deviate from their responsibilities when fulfilling their roles.

From the observations during the study, residents in Old Tulaku do not keep the environment clean and safe and ensure that they improve themselves to help better their well-being (Figure 19).



Figure 19: Unclean environment in Old Tulaku

Source: Field Data (2023)

The focus group discussion revealed that the residents do not practice environmental hygiene and support each other to improve themselves and the community. To this, the Assembly Member of Old Tulaku explained:

The residents do not keep the surroundings clean. They often discharge their water and solid waste in public, which does not tidy the environment. Moreover, some residents engage in criminal activities

that do not help keep the area secure. Even if educated, most people refuse to implement the measures to improve themselves and their surroundings.

This situation was alarming because the well-being of the residents is tied to the overall development of Old Tulaku. The absence of proper hygienic practices was evident as there were terrible drainage systems in the community and the disposal of waste and plastics in public, which can affect their health. Owusu (2010) also observed similar poor sanitation practices among the residents in Sabon Zongo Accra, which can affect their health. The findings reveal that residents in slum upgrading in Ghana have essential responsibilities, but deviations are observed in fulfilling these roles in Old Tulaku. These include a lack of environmental hygiene, limited support for community improvement, criminal activities, resistance to implementing measures, and health implications (Appiah-Kubi, 2020; Mohanty, 2020; Corburn & Sverdlik, 2019). These challenges highlight the link between well-being and development, emphasizing the need for targeted interventions and community engagement strategies. Stakeholders should collaborate with the residents to create awareness, educate them about hygiene and community support, and implement empowerment programs to enhance residents' capacity for positive contributions. Addressing these issues can lead to more sustainable and inclusive outcomes for slum upgrading initiatives in the area.

The Current Community Organizational Capacity

Kritz and Batsa (2020) found out in a similar study of the Old Fadama slum that a strong community organization in the form of the Slum Dwellers Association helped the slum dwellers get the support of external organizations

to further their course. This is also in line with the study by Minnery et al. (2013), which revealed that governance and institutions, particularly the community's contributions and elements of civil society, are critical to ensuring sustainable interventions in any community. Similarly, Watson (2009) suggested that the new imagined urban form was meant to go hand-in-hand with a new society based upon voluntary cooperation within self-governing communities.

Therefore, in assessing the social and community organizational level for intervention and possible upgrade in Old Tulaku, the respondents were asked if they have channels for meeting and sharing ideas on common issues confronting them (Figure 20). This is vital as Hasegawa et al. (2019) noted that in most developed countries, with emerging technologies based on civic knowledge, citizens have started to obtain the power to engage directly in urban management by obtaining information, thinking about their city's problems, and taking action to help shape the future of their city themselves.

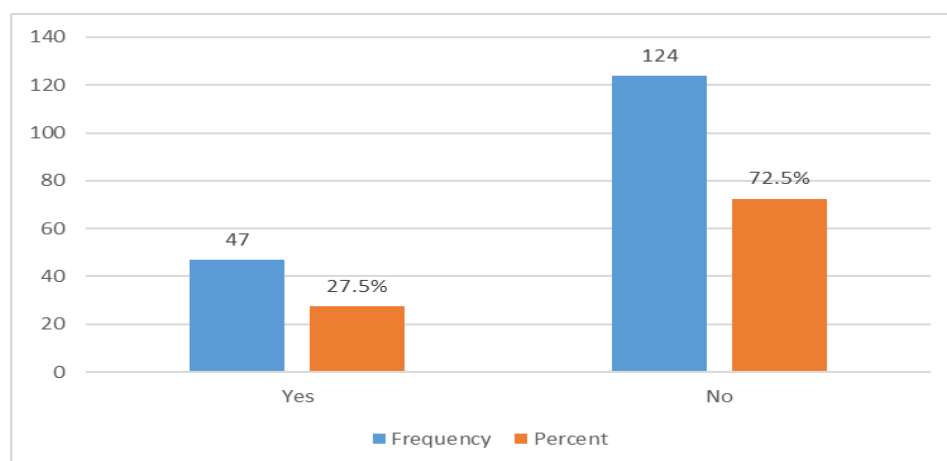


Figure 20: Membership in any slum residents' group/association
Source: Field Data (2023)

From Figure 4.15 above, it was discovered that most respondents (72.5%) do not belong to any such association or group in the community,

while only 27.5% are members of a resident association in the community. This shows that most dwellers are ignorant of the benefits of joining such associations/groups. It also suggests that respondents know the benefits of such social groupings but do not feel obliged to join. However, some respondents indicated that there are no slum resident associations/groups in the community or that they are unaware of any.

Taking a cue from Minnery et al. (2013), the study assessed community awareness and self-mobilization in addressing and seeing solutions to their needs. Respondents were asked to give names of the Slum Dwellers association/group they belong to or are aware of any association. In all, six (6) different associations were identified. The associations/groups that were mentioned are Revelation Football Club, Old Tulaku Widows Association, Krobo People's Union, Tulaku Landlords Association, Nimisum, and Slum Dwellers Association. This showed a certain level of community self-mobilization and self-governance.

However, many other respondents did not belong to the identified associations for various reasons. Some respondents indicated they do not even know of any association in the community. Moreover, others still lamented that there are a lot of financial obligations in such associations, which they find challenging to honour due to their poor economic status. Furthermore, others have also complained that the current associations in the area lack focus and waste time organizing meetings that do not yield any tangible results. Furthermore, respondents stressed that they had not joined any of the associations in the slum because, per their experience and assessment, they could not achieve anything meaningful for members. Discrimination among

members and the fact that membership to some associations was limited to house owners and “the elderly” in the community also discouraged community members' participation in slum activities.

Challenges facing stakeholders' participation in slum Development in Old Tulaku

Slums are a significant urban challenge many developing countries face, affecting millions living in these overcrowded and underserved areas. Engaging stakeholders, including residents, local authorities, non-governmental organizations, and other relevant parties, is essential in sustainable urban development to create effective and lasting solutions. However, despite the growing recognition of the importance of stakeholder participation in slum development, several challenges hinder their meaningful involvement. This sub-section explores the challenges facing stakeholders' participation in slum development in Old Tulaku, a community grappling with the complexities of urbanization and socio-economic disparity.

The findings in Figure 21 reveal several challenges facing stakeholders' participation in slum development in Old Tulaku. These challenges can significantly impact the progress and effectiveness of development initiatives in the area. One of the most significant challenges is the lack of adequate financial resources. About 35.75% of respondents indicated that limited financial and other resources hinder stakeholder participation in Old Tulaku. Fuseini and Kemp (2015) posit that limited funding can hinder stakeholders' ability to undertake and sustain development projects in slum areas. Without sufficient resources, it becomes challenging to implement essential infrastructure, services, and community development

programs that can improve the living conditions of residents. Securing funding from various sources, both public and private, can help address this issue.

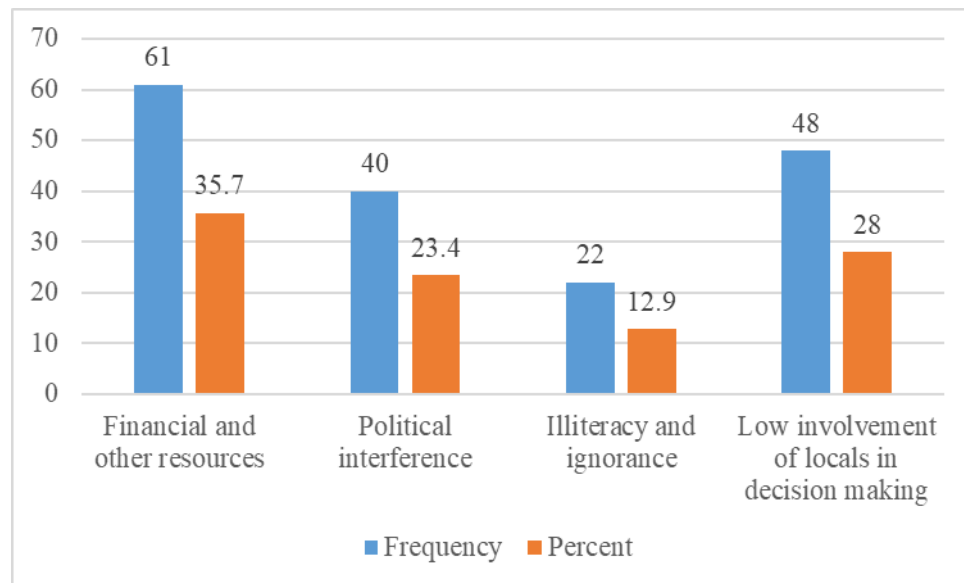


Figure 21: Challenges facing stakeholders' Participation

Source: Field Data (2023)

Moreover, approximately 23.4% of the respondents reported political interference as a problem preventing stakeholder participation in slum activities and development. While politics can bring attention and resources to the area, it also poses risks. Interference may lead to inefficiencies, resource mismanagement, and a lack of focus on the community's needs (Ssemugabo et al., 2020). Establishing transparent and accountable governance structures is essential to address this challenge, prioritizing the community's well-being over political interests.

Another noteworthy challenge identified in the study is illiteracy and ignorance, reported by 12.9% of the respondents. According to Agyabeng et al. (2023), stakeholders' lack of knowledge and awareness can impede their effective participation in slum development efforts. When stakeholders do not fully comprehend their roles, rights, and responsibilities, they may become

disengaged and passively accept decisions made by others. Implementing educational programs and awareness campaigns is vital to overcome this obstacle, empowering stakeholders with the necessary information to engage in the development process actively.

Additionally, the study reveals that 28% of the respondents indicated low involvement in local decision-making, which poses a significant concern for successful slum development. When stakeholders, including community members, are not actively engaged in decision-making processes, their perspectives and needs may not receive adequate consideration (Agyabeng et al., 2023; Udoudom & Nwokeocha, 2023). As a result, development plans may not align with the realities and aspirations of the slum residents. Encouraging and facilitating increased involvement and consultation with local stakeholders is crucial, ensuring their voices are heard and integrated into more inclusive and effective development strategies to address this issue.

The findings underline the critical importance of addressing the lack of financial and other resources, political interference, illiteracy, ignorance, and low involvement in local decision-making to foster flourishing and sustainable slum development in Old Tulaku. By establishing transparent governance structures, providing education and awareness programs, and promoting meaningful stakeholder engagement, there is a more significant opportunity to overcome these challenges and create positive and transformative change within the community.

*Stakeholders' role in facilitation the Integration of Formal and Informal
Planning Strategies in Managing Slums*

This subsection, which falls under objective five of the study, is dedicated to exploring and understanding the critical roles that stakeholders can play in facilitating the seamless integration of formal and informal planning strategies for effective slum management. Recognizing the complexity of the urban landscape and the unique challenges posed by slums, this section aims to shed light on the pivotal contributions of various stakeholders in driving sustainable and inclusive development. The study delved into a comprehensive analysis to identify and highlight the key actors responsible for implementing the planning strategies to achieve this. Examining the interplay between formal institutions, such as government bodies and urban planning agencies, and informal actors, including local community leaders, grassroots organizations, and slum dwellers, helps unveil the intricate dynamics shaping slum development.

Across Sub-Saharan Africa, the perception of slums varies significantly among different stakeholders. For the inhabitants of these areas, slums offer a crucial lifeline by providing affordable shelter, a strategic urban location that fosters economic development, employment opportunities, and a strong sense of community. However, city authorities view development in slum areas as entailing numerous social, economic, political, and environmental challenges. Over time, planning for slum areas has primarily followed a limited set of approaches centred around eradication, eviction, and displacement. Unfortunately, this approach has been widely employed despite its questionable effectiveness. As reported by UN-Habitat (2011), global

estimates indicate that between 1998 and 2008, forced evictions affected a staggering 18.59 million people. These evictions, though intended to address slum issues, have proven largely unsuccessful, as evicted individuals relocate to other slums without viable alternatives for affordable housing.

Consequently, these evictions result in significant financial, social, and human costs for the individuals, encompassing women, men, and individuals of all ages, who are forced out of their homes against their will. Another method commonly employed to tackle the challenges of slums is relocation. Under this approach, slum dwellers are moved to new housing, and the slum land is redeveloped. However, a critical limitation of this strategy lies in the difficulty of securing proper housing rights for relocated individuals, leading many to end up in different slum areas. In some cases, relocation includes providing new housing, such as public housing available for rent or sale. To effectively reduce the slum population, governments must focus on developing more public housing and provide subsidies for rental and housing purchases.

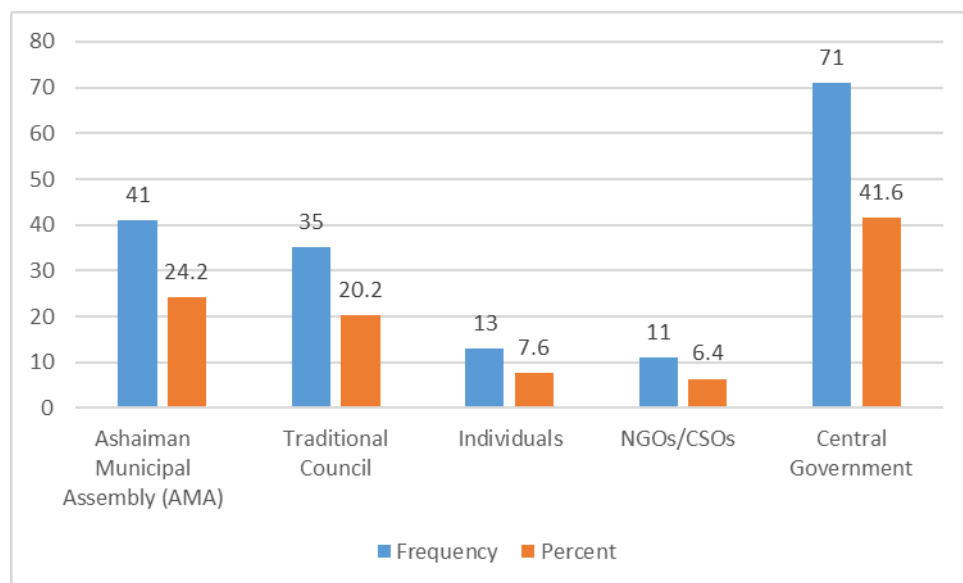


Figure 22: Stakeholders and Formal and informal Planned Activities
Source: Field Data (2023)

The findings from Figure 22 shed light on respondents' perceptions regarding the stakeholders responsible for effectively implementing formal planned activities. The study survey revealed that a significant majority, comprising 41.6% of the respondents, believe that the central Government is primarily responsible for effectively implementing these planned activities. This result suggests that citizens place considerable faith in the role of the central Government in driving and overseeing development initiatives and projects. Following closely behind, 24.2% of the respondents identified the Municipal Assembly as a critical entity responsible for effectively implementing formal planned activities. This finding indicates that local governance structures are crucial in successfully executing regional development plans and activities.

Interestingly, the Traditional Council garnered a notable level of responsibility perception, with 20.2% of the respondents attributing effectiveness in implementation to this institution. This reflects the continued significance of traditional authorities in specific communities, who are perceived to play a vital role in decision-making and development processes. Moreover, the study results reveal that individuals are not exempt from the responsibility for effective implementation, with 7.6% of respondents acknowledging this aspect. This highlights the recognition of individual agency and accountability in driving the success of planned activities. Finally, 6.4% of the respondents identified Non-Governmental Organizations (NGOs) and Civil Society Organizations (CSOs) as responsible parties for effectively implementing formal and informal planning activities. This finding underscores the acknowledgement of the valuable contributions made by these

organizations in supporting development initiatives and addressing community needs.

The findings present a diverse distribution of responsibility perceptions, with the central Government, Municipal Assembly, and Traditional Council being the most widely recognized stakeholders in effectively implementing formal planned activities. However, it is crucial to note that individuals and civil society, including NGOs and CSOs, also play essential roles in driving successful development outcomes. These findings emphasize the need for collaborative efforts and partnerships among various stakeholders to ensure a holistic and sustainable approach to planned activities and development initiatives.

CHAPTER FIVE

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

Introduction

This chapter presents the summary, conclusions, and recommendations of the study. The chapter starts by first summarizing the entire study, highlighting the primary and specific objectives of the research and the methods used. The study's significant findings are highlighted, and based on these findings, the study's conclusions are provided. The chapter ends with recommendations to address the key issues from the study, various ways the current study has contributed to knowledge on the understudy topic and areas for future research.

Summary

This study investigated how formal and informal planning strategies can be integrated to manage the slums at Old Tulaku. Specifically, the study;

- a. Explored the current planning situation of Old Tulaku,
- b. Examined the effects of already applied formal planning interventions on the physical landscape of Old Tulaku,
- c. Analyse the informal planning strategies applied at Old Tulaku.
- d. Examined the governance framework of Old Tulaku and
- e. Assessed key stakeholders' roles in facilitating the integration of formal and informal planning strategies to manage slums.

The pragmatist research philosophy was applied with a concurrent mixed-method design utilized in the study. One hundred and seventy-one (171) household heads in Old Tulaku, eight (8) key informants, and Eight (8) respondents for focus group discussion were selected for the study with multi-

stage convenience and purposive sampling techniques as the primary sampling techniques employed in the study. The research instruments utilized were a questionnaire, a semi-structured interview guide, a focus group discussion guide and an observation checklist. The study's data analysis covered descriptive and content analysis, presented in tables, figures and direct quotations.

Summary of Main Findings

- Most residents were in the active working age bracket (31-60 years), with 33.3% falling within the 51-60 age bracket. Additionally, males dominated the slum population, comprising 83.6% of respondents. Educational attainment was low, with 32.2% having no formal education and only 3.5% having tertiary education. Marital status showed that 41.5% were married but living separately, likely due to employment-related migration.
- Most respondents were landlords (59.1%) without legal tenure, and household sizes were generally large, with 76.6% having seven or more members. Most residents engaged in the informal sector (53.2%) for employment, and income levels were generally low, with 81.3% earning less than GH¢1,000 per month. The community exhibited ethnic and religious diversity, with the Ewe ethnic group (32.2%) and Christianity (63.3%) being the most prevalent.
- The findings regarding the planning situation in Old Tulaku highlight a range of interventions and policies implemented by the government and other agencies to address urbanisation and housing challenges in the area. These initiatives include the Participatory Slum Upgrading

Program (PSUP) by the UN-Habitat and various government policies to achieve sustainable development, infrastructure improvement, and social services provision. However, despite these efforts, Old Tulaku still faces inadequate infrastructure, poor living conditions, and limited access to essential services, resulting in a heavy reliance on government support and external assistance. Moreover, there are issues of exploitation and misuse of power by local authorities, hindering effective development and exacerbating the challenges slum dwellers face.

- Job opportunities, affordability, proximity to the city centre, and the availability of a low-cost living environment are significant factors influencing residents' decision to stay in the Old Tulaku slum. Additionally, some stay in the area due to a lack of better alternatives, marriage commitments, and the desire to escape family and social pressures back home. Social connections and a sense of community are crucial in residents' decisions to remain in Old Tulaku, emphasising the importance of personal relationships and family ties in shaping their choices.
- No statistically significant linear relationship existed between population growth and reasons to stay in Old Tulaku. However, the study suggests that the reasons, such as job opportunities, proximity to the city centre and low cost of living, still play a role in influencing population growth, albeit not in a straightforward linear manner.
- The housing conditions in Old Tulaku are characterised by predominantly traditional wooden structures with corrugated iron

roofing, posing concerns about safety and vulnerability to environmental hazards. Insecurity, poor sanitation and rapid population growth were the significant challenges in Old Tulaku. Respondents suggest various initiatives to improve living conditions, including affordable housing, water supply, sanitation, and educational facilities. Planned development interventions are in progress, reflecting collaborative efforts between government authorities and residents' associations. These initiatives aim to transform the slum into a thriving neighbourhood, enhance housing quality, and provide access to essential services.

- Formal planning instruments were found to have several impacts on the Old Tulaku slum in Ghana. It underscores the significant role of such instruments in shaping urban development and improving living conditions in marginalised communities, including land use zoning, infrastructure development, transport networks, zoning ordinances, building codes, and urban renewal programs. The research highlights the historical use of these instruments in Ghana, dating back to the Towns Ordinances in 1892, and discusses their application alongside decentralised and participatory planning approaches. Notably, the predominant planning instrument in Old Tulaku is demolition, with 55% of respondents indicating its implementation. This reflects a focus on physical restructuring and redevelopment, aligning with global urban regeneration efforts. However, demolition raises concerns about potential resident displacement and cultural disruption. Other planning instruments, such as land and building permits,

developmental controls, relocation, and zoning, are also utilised, each with its own set of implications. Overall, while these formal planning interventions have positively impacted housing conditions, sanitation, security of land tenure, and disaster risk reduction, they have also led to unintended consequences such as gentrification, conflicts, and potential rent increases. This highlights the importance of comprehensive, participatory planning to ensure sustainable and inclusive development in informal settlements like Old Tulaku.

- It was found that different informal planning strategies were employed in Old Tulaku. These Informal planning strategies include recycling domestic waste for compost, small businesses on occupied land, selling portions of occupied land, using local materials in construction, forming community watchdog security, and constructing improvised drainage systems. These strategies reflect the resourcefulness and resilience of slum dwellers and provide valuable lessons for integrating them into formal urban planning efforts. However, the effectiveness of existing policies varies. Some respondents feel that policies encourage participation, provide channels for dispute resolution, guarantee land tenure security, and ensure equitable access to social amenities. Still, others express concerns about policy implementation, including forced evictions and a lack of understanding of government priorities among residents. Achieving successful slum improvement requires a more participatory and inclusive approach, balancing government priorities with protecting

residents' rights and exploring alternatives to forced evictions while addressing diverse community needs and concerns.

- Many parties were found to be important in Ghana's slum governance framework, including inhabitants, government agencies, non-governmental organizations (NGOs), community-based organizations (CBOs), and players in the business sector. Effective collaboration and coordination among these stakeholders are vital for sustainable slum governance, ensuring that the needs and rights of slum dwellers are met and their living conditions are improved. The roles of these stakeholders vary, with the government responsible for funding and infrastructure, traditional authorities facilitating land allocation, NGOs and CSOs supporting residents, and residents actively participating in community improvement. However, limited resources, political interference, illiteracy, and low involvement in decision-making can hinder stakeholder participation. Improving resource allocation, reducing political interference, promoting education and awareness, and enhancing stakeholder engagement in decision-making processes are essential. Collaboration among stakeholders is critical for successful slum development to address these challenges and facilitate the integration of formal and informal planning strategies for managing slums.

Conclusions

Based on the study's summary of findings, the following conclusions have been provided.

- Formal planning instruments such as land use zoning, zoning ordinances, demolition, developmental controls, relocation, building codes and urban renewal programs were used to manage Old Tulaku slum.
- These formal planning instruments have improved housing conditions, sanitation, land tenure security and disaster risk reduction. However, they have also given rise to conflicts, gentrification and rent increases.
- Informal planning strategies used in Old Tulaku include recycling domestic waste, running small businesses on occupied land, selling portions of occupied land, using local construction materials, forming watchdog security groups and creating an improvised drainage system.
- The governance framework and policies in Old Tulaku are geared towards public participation in development and dispute resolution, ensuring land tenure securities and providing equitable access to social amenities. However, concerns exist regarding policy implementations such as forced evictions and a lack of understanding of government priorities among residents.
- Government institutions, the Ashaiman Municipal Assembly, NGOs, CSOs, and the Traditional Council of Old Tulaku were the stakeholders responsible for the governance and implementation of planning strategies in Old Tulaku. Their responsibilities included funding and infrastructure development, land allocation, supporting residents and participating in community improvement efforts. Limited resources, political interference, illiteracy and low

involvement in decision-making hinder these stakeholders' participation and effective governance of Old Tulaku. Measures such as improving resource allocation, reducing political interference, promoting education and awareness, and engaging stakeholders in decision-making can help address these challenges and successfully integrate formal and informal planning strategies to manage Old Tulaku.

Recommendations

The study's summary and conclusions led to the following suggestions being made;

- In collaboration with NGOs, the Ghana government should implement targeted programs to address the low educational attainment and limited access to formal education among residents. These programs should focus on improving literacy rates and providing skill development opportunities to enhance employability.
- To address the significant gender imbalance in the slum population, organisations such as the Ashaiman Municipal Assembly and UN Women should engage in gender-sensitive interventions that empower women economically and socially, including entrepreneurship and leadership development initiatives.
- The Ministry of Works and Housing should prioritise creating affordable housing options within Old Tulaku to mitigate the challenges associated with large household sizes and poor living conditions. Collaborations with private developers can be explored to achieve this goal.

- In collaboration with international organisations like UN-Habitat, local authorities should enhance their urban planning efforts to provide essential infrastructure and services. Particular attention should be paid to addressing inadequate sanitation facilities and improving overall living conditions.
- The Ashaiman Municipal Assembly should address local authorities' exploitation and misuse of power. Transparency and accountability mechanisms should be established to ensure that resources allocated for slum development are used effectively and fairly.
- The Land Use and Spatial Planning Authority should collaborate with community members to integrate informal planning strategies into formal urban development plans, such as recycling and local construction materials.
- A collaborative effort should involve government institutions and non-governmental organisations (NGOs). Government institutions, including the Ashaiman Municipal Assembly, should lead the establishment of policy implementation and dispute-resolution mechanisms. Meanwhile, NGOs specialising in human rights and community development should play a pivotal role in conducting comprehensive educational campaigns within the community. Together, these agencies can empower residents to advocate for their rights effectively.

Contribution to knowledge

The study has advanced understanding in many important areas. Firstly, it has deepened our understanding of the role of formal planning

instruments in shaping informal settlements. The research has shown that these instruments, such as land use zoning and demolition, have improved housing conditions, sanitation, and land tenure security. However, they have also led to unintended consequences like conflicts, gentrification, and rent increases. This nuanced understanding enriches our knowledge of the complex dynamics within informal settlements and the trade-offs associated with formal planning interventions.

Secondly, the study has highlighted the importance of informal planning strategies employed by slum dwellers, such as recycling waste and running small businesses. These findings contribute to our knowledge by emphasizing the resourcefulness and resilience of residents in informal settlements, challenging conventional perceptions of informality.

In terms of practices, the research underscores the need for a more participatory and inclusive approach to slum governance. It emphasizes collaboration among various stakeholders, including government institutions, NGOs, CSOs, and traditional authorities. The study informs practices by advocating for improved resource allocation, reduced political interference, education and awareness initiatives, and enhanced stakeholder engagement in decision-making processes to govern informal settlements effectively.

Regarding policies, the study provides insights into the challenges and limitations faced by stakeholders responsible for governing and implementing planning strategies in Old Tulaku. This informs policies by highlighting the importance of addressing issues such as limited resources, political interference, and low involvement in decision-making. It underscores the need for policy reforms that consider the multifaceted nature of informal

settlements and aim to protect residents' rights while pursuing urban development goals.

In summary, the study on Old Tulaku's informal settlement has contributed valuable knowledge about the impacts of formal and informal planning instruments, the resilience of slum dwellers, and the challenges in governance and policy implementation. This knowledge can inform more effective practices and policies for managing informal settlements and improving the living conditions of their residents.

Suggestions for Further Studies

Researchers, students, and professionals who wish to research slum development should focus on a comparative analysis of slum development policies, its long-term impact assessment, Gender and slum development, and urban gentrification and displacement. These suggested research areas can build upon the findings and insights from the current study, contributing to a deeper understanding of slum development urbanisation challenges and providing practical policy interventions in Ghana.

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**APPENDIX I: QUESTIONNAIRE FOR HOUSEHOLDS AT OLD
TULAKU**

**DEPARTMENT OF GEOGRAPHY AND REGIONAL PLANNING
UNIVERSITY OF CAPE COAST**

Introduction

I am Mark Kala Banyaa, an MPhil student from the University of Cape Coast, Department Of Geography And Regional Planning, researching “Integrating formal and informal plans in the management of slums: A case study of Old Tulaku.” This is an academic investigation toward awarding a Master of Philosophy degree in Geography and Regional Planning from the earlier stated University. Therefore, I would be very grateful if you could support this study by completing this questionnaire; your candid response was much appreciated. The answers to these questions are purely for academic purposes; as such, the information provided was treated with utmost anonymity, confidentiality, and objectivity.

Instruction: Tick (✓) where appropriate, circle your answer as necessary, and **write** your response where applicable.

Section a. Demographic Information of The Respondent

1. Sex: A. Male [] B. Female []
2. Age (years): A. Below 18 [] B. 18-27[] C. 28-37[]
 D. 38-47[] E. 48 and above[]
3. Marital status: A. Single [] B. Married [] C. Widowed []
 D. Divorced/separated [] E. Married but lived separately []
4. Highest level of education: A. No formal education []
 B. Basic education []

- C. Secondary School /S.H.S / Tech/Vocational Institute [] D. 'O'
level education []
- E. A'Level education [] F. Tertiary education []
- G. Others (specify).....
5. Religion: A. Christian [] B. Muslim [] C. Traditional []
D. Others: specify.....
6. Were you born here? A. Yes [] B. No []
7. Ethnicity (please specify):
8. How long have you lived in this community? A. Less than five years []
B. 5-10yrs [] C. 11-15 yrs. [] D. 16-20 yrs. []
E. 21-25yrs[] F. more than 25yrs []
9. Please indicate the total composition of your Household Size(including
yourself). A. Number of male member(s) [] B. Number of
female member(s) []
10. What is your residential status? A. Landlord [] B. Tenant [] C.
Family house [] D. Others: Specify
11. Occupation:
12. What is your average monthly income in Ghana Cedis? A. Below 500[]
B. 501-1,000[] C. 1,001-1,500 [] D. 1,501 -2,000 [] E. Above
2,000 []

Section B: The current planning situation in Old Tulaku

13. Are you a member of any slum residents' group/association? A. Yes []

B. No []

a. If yes, what is the name of the association/group:

14. If not a member of any slum dwellers Association, what is your reason(s) for not joining any?

Reasons for not joining any slum dwellers association	Tick Appropriately
A. There are a lot of financial obligations.	
B. There is discrimination among members.	
C. The current association lacks focus.	
D. The association cannot achieve anything meaningful for members and wastes time.	
E. No such association exists in our community.	
F. It is limited to house owners and elders, which I am not.	

15. On a scale of 1 (least important) to 5 (most important), why did you decide to stay at Old Tulaku?

Reason for the decision to stay in Old Tulaku slum	Scale				
	1	2	3	4	5
A. Job Opportunity					
B. Near to the city center					
C. It has a low cost of living.					
D. Has nowhere else to go					
E. Close to relatives and other tribe mates					
F. I moved here upon marriage.					
G. Away from family and other pressures back home					
H. Others: Specify					

16. What is the trend of slum/squatter dwellings in Old Tulaku?

The trend of slum/squatter dwellings in Old Tulaku	I Strongly agree	I agree	Neutral	I disagree	I strongly disagree
A. Insecurity and crime are on the increase.					
B. Sanitation is getting worse.					
C. Increase in influx of migrants and rapid population growth.					
D. There is improved security of tenure on land.					
E. Others: Specify					

17. Rate the following problems of slum conditions in Old Tulaku community on a scale of 1 (least important) to 5 (most important).

Problems faced by residents in the Old Tulaku slum	Scale				
	1	2	3	4	5
A. Inadequate access to safe affordable water					
B. Inadequate access to sanitation services					
C. Insecure tenure on land and property					
D. Lack of Educational Facilities					
E. Poor structural quality of housing					
F. Lack of Health facilities					
G. Lack of proper Electrification					
H. Insecurity, crime and violence					
I. Others: Specify					

18. In your opinion, what is the best way to address the above problems?

.....

19. What are some of the slum development interventions

ever implemented in your community?

Past slum development interventions	Tick appropriately
Affordable Housing provision	
Roads and access routes creation	
Drainage systems	
Toilet facilities	
Electrification	
Safe and affordable Water supply	
Any other:	

20. Please rate the following slum upgrading activities on a scale of 1 (least important) to 5 (most important) in their current state in Old Tulaku.

Current and ongoing slum upgrading activities at Old Tulaku	Scale				
	1	2	3	4	5
Affordable Housing provision					
Roads and access routes creation					
Drainage systems					
Toilet facilities					
Electrification					
Safe and affordable Water supply					
Any other:					

21. Rate on a scale of 1 (least important) to 5 (most important), which of the following formal planning instruments are applied in managing Old Tulaku?

Formal planning instruments applied in managing the Old Tulaku slum	Scale				
	1	2	3	4	5
A. Zoning					
B. Issuing Building permits					
C. Development control					
D. Relocation					
E. Demolition					
F. Any other:					

22. What is your assessment of the current state of planned slum initiatives in Old Tulaku?

a. Very Good [] b. Good [] c. Fair [] d. Poor [] e. Very Poor

[]

23. What is your general assessment of the current condition of the whole Old Tulaku community?

a. Very Good [] b. Good [] c. Fair [] d. Poor

[] e. Very Poor []

24. How will you rate the impact of formal plan activities?

a. Very Good [] b. Good [] c. Neutral []

d. Poor [] e. Very Poor []

25. On a scale of 1 (least important) to 5 (most important), who do you think is responsible for effectively implementing formal planned activities?

Responsibility for the effective implementation of formal planned activities	Scale				
	1	2	3	4	5
A. Ashaiman Municipal Assembly (AMA)					
B. Chiefs and Traditional Council					
C. Individuals					

D. NGOs/CSOs					
E. Central Government					
F. Others specify					

Section C: Effect of Formal planning on the physical landscape of Old Tulaku

26. Rate the following as positive effects of formal planning on the physical landscape of Old Tulaku on a scale of 1 (least important) to 5 (most important).

Positive effects of formal planning on physical landscape	Scale				
	1	2	3	4	5
Formal planning strategies have improved housing conditions and structural quality.					
Formal planning enhanced sanitation and good health.					
Formal planning has improved my children's education.					
Formal planning has enhanced my security of tenure on the land.					
Formal planning has reduced the risk of natural disasters such as fire, flooding, and disease outbreaks.					
Formal planning is more participatory and inclusive.					
Others, specify:					

27. Rate the following as adverse effects of formal planning on the physical landscape of Old Tulaku on a scale of 1 (least important) to 5 (most important).

Adverse effects of formal planning on physical landscape	Scale				
	1	2	3	4	5
Formal planning strategies have worsened housing conditions and structural quality.					
Formal planning led to the deterioration of sanitation and health.					
Formal planning has reduced business operations and incomes.					
Formal planning has created land tenure insecurity, unfairness, and inequality.					
Formal planning has increased the risk of natural disasters such as fire, flooding, and disease outbreaks.					
Formal planning has increased my cost of living and caused a loss of income.					

Formal planning has led to gentrification and loss of social and cultural identity.					
Formal planning excludes locals and is less participatory.					
Others specify:					

Section D: Informal planning strategies suitable for slum management

28. What material is your dwelling structure constructed with?

Materials used to construct dwelling structures	Tick appropriately
I. Concrete/cement blocks with corrugated iron roofing	
J. Mud wall with corrugated iron roofing	
K. Mud wall with thatch roofing	
L. Wooden structure with corrugated iron roofing	
M. Wooden structure with polythene roofing	
N. Polythene covers the entire structure.	
O. Metal container structure	

29. Rate on a scale of 1 (least important) to 5 (most important) which informal planning strategies are applied in managing Old Tulaku.

Other Informal planning strategies	Scale				
	1	2	3	4	5
A. Sell off a portion of land I occupy.					
B. Use part of the land area occupied to run other businesses.					
C. Constructing improvised drainage systems					

D. Use of Local materials in construction					
E. Recycling Domestic waste and use for compost					
F. Formation of community watchdog security					
G. Others specify:					

Section E: Governance framework/structure for Old Tulaku

30. How efficient and effective are existing policies in slum governance?

Effectiveness of slum policies in slum governance	Scale				
	1	2	3	4	5
A. Encourages participation					
B. Provides channels for the resolution of disputes					
C. Guarantee the security of tenure on land ownership.					
D. Ensures equitable access to social amenities					
E. Any other:					

31. What do you recommend to enhance the policies and legal framework for improving slum conditions in Old Tuluka?

.....

Section F: Role Of Stakeholders in Facilitating Integration

32. In your opinion, who should address the problems of the slum community?

Stakeholders responsible for solutions to key problems in Old Tulaku	Scale				
	1	2	3	4	5
A. Communal labour and self-help projects					
B. Government intervention					
C. NGOs/CSOs					
D. Traditional authority intervention					
E. Private sector investment					
F. Any other:					

33. What problems hinder stakeholders' participation in slum activities in Old Tuluka?

Problems that hinder stakeholders' participation in slum activities	Scale				
	1	2	3	4	5
Financial and other resources					
Political interference					
Illiteracy and ignorance					
Low involvement of locals in decision-making					
Others specify:					

APPENDIX II: INTERVIEW GUIDE FOR REPRESENTATIVES OF MCC & PLANNING OFFICIALS

Dear Sir/Madam,

I am Mark Kala Banyaa, an MPHIL student from the University of Cape Coast, Department of Geography and Regional Planning, researching *“Integrating Formal And Informal Plans In Management of Slums: a Case Study Of Old Tulaku.”* This is an academic investigation toward awarding a Master of Philosophy degree in Geography and Regional Planning from the earlier stated University. Therefore, I would be very grateful if you could support this study by completing this questionnaire; your candid response was much appreciated. The answers to these questions are purely for academic purposes, and as such, the information provided was treated with utmost anonymity, confidentiality, and objectivity.

Thank you.

1. Can you give a brief description of yourself?
2. What is the relationship between the Municipal Assembly and the slum settlement?
3. Are there any legal and environmental guidelines and laws regarding slum settlement?
4. What are these laws and environmental guidelines?
5. Have these guidelines been enforced, and how?
6. What are some of the developmental projects undertaken in the Old Tulaku settlement?
 - A. What are the conditions of these projects?
7. In what ways were/are these projects beneficial to the dwellers?

8. What approaches and procedures are usually adopted in undertaking such projects in the slum settlement?
9. How could the Assembly assess the needs and interests of the settlement?
10. Do you think there is a strong local leadership in Old Tulaku?
11. What can you say about the community's support for developmental projects?
12. What community problems have the Assembly addressed with developmental efforts and plans?
13. Have there been instances of failures in the implementation of plans, projects, and policies?
14. What factors contributed to such failures?
15. Have there been some measures successfully adopted to address the slum living situation?
16. What mechanisms can address the slum settlement issues in Old Tulaku?
17. In what ways would you like slum development to be improved?
18. What is the role of key stakeholders in ensuring that slum governance and upgrading activities in Old Tulaku are realized?
 - a. Government
 - b. Traditional Chiefs
 - c. NGOs/CSOs
 - d. Local Residents
 - e. Any Other (Specify):

APPENDIX III : OBSERVATION CHECKLIST

Observation checklist for Old Tulaku Slum community, Sept-Oct 2022.			
Date	Time	Area	Name of the item observed

APPENDIX IV: INTERVIEW GUIDES FOR REPRESENTATIVES OF CSOS/NGOS

Dear Sir/Madam,

I am Mark Kala Banyaa, an MPHIL student from the University of Cape Coast, Department Of Geography And Regional Planning, researching *“Integrating Formal And Informal Plans In Managing Slums: a Case Study Of Old Tulaku”*. This is an academic investigation toward awarding a Master of Philosophy degree in Geography and Regional Planning from the earlier stated University. Therefore, I would be very grateful if you could support this study by responding to these questions; your candid response was much appreciated. The answers to these questions are purely for academic purposes, and as such, the information provided was treated with utmost anonymity, confidentiality, and objectivity.

Thank you.

1. Name of Organization:
2. Date and Time of Interview:
3. How long have you been carrying out intervention projects(s) in the area?
4. What motivated your intervention project(s)?
5. Has the situation changed?
 - a) If yes, is the change positive or negative?
 - b) What do you think requires further intervention?
6. Have you been working with other organizations/institutions to carry out your intervention(s), or do you do it unilaterally?
7. Do you get cooperation from community members?

8. Which major institutions of authority did you contact to ensure the success of any intervention(s)?
9. What were their contributions to the intervention?

**APPENDIX V: INTERVIEW GUIDE FOR REPRESENTATIVES OF
TDC TEMA DEVELOPMENT CORPORATION**

RESEARCH TOPIC: Integrating Formal and Informal Plans in the
Management of Slums: A Case Study of Old Tulaku.

Dear Sir/Madam,

I am Mark Kala Banyaa, an MPHIL student from the University of Cape Coast, Department of Geography and Regional Planning, researching the above topic. This is an academic investigation toward awarding a Master of Philosophy degree in Geography and Regional Planning from the earlier stated University. Therefore, I would be very grateful if you could support this study by completing this questionnaire; your candid response was much appreciated. The answers to these questions are purely for academic purposes; as such, the information provided was treated with utmost anonymity, confidentiality, and objectivity.

Thank you.

1. Can you give a brief description of yourself?
2. What is the relationship between Tema Development Corporation and Old Tulaku?
3. Is the Corporation still interested in utilizing the land in that area?
4. Why are the residents not given complete ownership and rights to develop their plots?
5. Can any other person who has legal acquisition of any piece of land in the area develop and build on it?
6. Have there been any initiatives or programs to improve or upgrade the area?

7. In your opinion, what can be done to upgrade the slum and improve the well-being of residents there and the municipality?
8. Who are the stakeholders that can facilitate any upgrading initiative to the program?
9. What is each stakeholder's role(s) identified in question 7 above in managing and upgrading the slum at Old Tulaku?

APPENDIX VI: INTERVIEW GUIDES FOR REPRESENTATIVES OF TRADITIONAL AUTHORITIES AND ASSEMBLYMEMBER

Research Topic: Integrating Formal And Informal Plans In Managing Slums:
a Case Study Of Old Tulaku.

Dear Sir/Madam,

I am Mark Kala Banyaa, an MPHIL student from the University of Cape Coast, Department Of Geography And Regional Planning, researching the above topic. This is an academic investigation toward awarding a Master of Philosophy degree in Geography and Regional Planning from the earlier stated University. Therefore, I would be very grateful if you could support this study by responding to these questions; your candid response was much appreciated. The answers to these questions are purely for academic purposes; as such, the information provided was treated with utmost anonymity, confidentiality, and objectivity.

1. Background information of the respondent?
2. Can you give a brief history of the settlement?
3. What is the current situation concerning settlement in Old Tulaku?
4. What are the infrastructural and environmental challenges faced in the community?
5. Has there been any intervention from the government?
 - a. If yes? What were some of these interventions?
 - b. What were the problems that it targeted to address?
 - c. Were they successful in addressing the problems?

6. Aside from the government, have any other institutional interventions have taken place in the area? What was their target, and were they successful?
7. In your point of view, do you consider Old Tulaku Settlement a slum? Can you state why?
8. In your view, what measures can be put in place to improve the living conditions in Old Tulaku?
9. Is there any other thing you would like to add?

APPENDIX VII: FOCUS GROUP DISCUSSION GUIDE

Exploring the Current Planning Situation

1. What do you perceive as the current planning state in Old Tulaku, particularly in slum areas?
2. How do residents and community members participate in or experience the existing planning processes?

Effects of Formal Planning Interventions:

3. Can you describe any noticeable changes in the physical landscape of Old Tulaku due to formal planning interventions?
4. How have these changes impacted the daily lives and living conditions of residents?

Informal Planning Strategies

5. What informal planning strategies have you or your community used to address the challenges in Old Tulaku?
6. Are there examples of successful informal planning initiatives that have improved the quality of life in the slum areas?

Governance Framework for Slum Management

7. How would you describe the current governance framework for slum management in Old Tulaku?
8. What do you think are the strengths and weaknesses of this framework in addressing the needs of the community?

Roles of Key Stakeholders

9. Who are the key stakeholders involved in slum management in Old Tulaku, and what roles do they play?
10. How can these stakeholders better collaborate to facilitate effective slum management, particularly in integrating formal and informal planning strategies?