

## Housing & Urban Planning

### Policy Framework on mitigating building failures: A critical ingredient for safe, secure and resilient built environment in Kenya.

Patrick Mwenda Bucha<sup>1\*</sup> Joseph Odhiambo Onyango<sup>2</sup> &

Dennis Okello Juma<sup>2 1\*</sup> Secretary Housing, State

Department for Housing and Urban Development, Jomo  
Kenyatta University of Agriculture and Technology, JKUAT,  
Kenya *buchambucha@gmail.com*

#### Abstract

Vision 2030 envisages construction of 200,000 housing units annually while big 4 Agenda on affordable housing intends to construct 500,000 houses by 2022, to realize the demand for housing that stands at 250,000 annually against 50,000 constructed every year. The demand for housing is aggravated by the high population growth, urbanization rate and effects of devolution. This demand has made developers to construct sub-standard houses without following appropriate building policies, resulting in increased building failures, which is a global challenge that reduces resilience of built environments. It has become more prevalent in Kenya in the last decade, which was the motivation of this study, focusing on how policy framework can mitigate building failures in Kenya. Study population (877 target and sample size of 275 respondents) was drawn from institutions involved in Policy, formulation, planning and enforcement as well as regulatory professional bodies in the building sector. Primary data (quantitative and descriptive) was collected through structured questionnaires which was pilot-tested for reliability and validity. Regression analysis undertaken to identify the significance of study variable, while descriptive statistics such as frequencies, percentages, the mean, standard deviation and standard errors were used in describing the data. The study findings indicate high level of unawareness of the existing policies and that the policy coverage is inadequate particularly areas of safety and risk management. Part of stakeholders do not comply with the existing policies and are not conversant with the building sector policies. The study concludes that formulation of building policies should all be inclusive involving building stakeholders and harmonized to a comprehensive building policy with clear roles of National and County Governments including National institutions and professional bodies in management of building sector. The study suggests further research on the influence of policy framework on mitigating infrastructure failure that would stimulate the realisation of big four agenda on affordable housing.

**Keywords:** Keywords: Building failures, Policy Framework, Buildings collapse, Power Elite Theory

