AN EVALUATION OF ACCOMMODATION CHALLENGES FACED BY SEASONAL COMMERCIAL WORKERS DURING TOURISM PEAK SEASON IN MALINDI TOWN, KENYA

BY

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JUNE, 2015
DECLARATION

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

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DEDICATION

This work is dedicated to my daughters, Diana and Melody, with a prayer that they will diligently follow my footsteps in pursuit for knowledge that will transform livelihoods of many generations after them.
ACKNOWLEDGEMENTS

During the conduct of this research and throughout my graduate studies, I have benefited immensely from the assistance and goodwill of many people. Although my benefactors are many, I can mention only a few here. Needless to say, my thanks go to all.

My sincere appreciation go to my supervisors Dr. P.W. Muiruri and Mr. D.A.M Osebe for their invaluable academic guidance, assistance and patience in the whole process of preparing this thesis and whom, without their support, it would have taken longer time to complete. I am equally grateful to the officers in Malindi Municipal Council, Malindi District Development Office, Physical Planning Department and all my respondents for their information. Further appreciation goes to Mr. Ngubao Kahindi and Mr. Peter Mabethia, my research assistants.

Mention is made to my family, both nuclear and extended. To my wife, Mary, and my parents, whose prayers, support and encouragement was an indestructible pillar that supported this endeavor.

Finally, I wish to acknowledge the Almighty God whose great mercy and love has enabled me to do all that I have done.
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OPERATIONAL DEFINITIONS OF KEY CONCEPTS AND TERMS

**Accommodation:** This refers to a place of temporary residence. This includes rental premises, boarding and lodging, overnight accommodation and any other place where seasonal commercial workers reside. For the purpose of this study, this term will be used synonymously with the term housing.

**Characterization:** This refers to circumstances and status that determine commitments, interest and roles of seasonal migrant workers. It also involves attributes such as marital status, family size, gender, types of business and seasonal migrants’ social network among others.

**Seasonal Commercial Worker:** A person who temporarily moves to another region in search of tourism related opportunities or business associated with tourism to better their material or Social conditions and improve the prospect for themselves or their families. In this study the phrase is used synonymously with the term seasonal migrant.

**Seasonal migrant:** A person who temporarily moves to another country or region to better their material or social conditions and improve the prospect for themselves or their families.

**Stakeholders:** This is a person, group, organization member or system that affects or can be affected by accommodation. It includes for instance the government, the local authority and the private investors.

**Tourism:** This refers to the act of traveling to and staying in places outside their usual environment for not less than 24 hours and not more than one consecutive year for leisure, business or other purposes.

**Tourism Peak Season:** This refers to time of the year with the highest number of tourists in Malindi town. This is normally between July and March.
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<td>NHPAU</td>
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<td>OECD</td>
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ABSTRACT

This study examined accommodation challenges facing seasonal commercial workers during tourism peak season in Malindi Town. Malindi Town is one of the major tourist destinations in Kenya with the tourism peak season starting from July to March each year. The town experiences an increase in population as a result of seasonal commercial workers who visit the area in search of employment and other income generating economic activities such as trade. This exerts pressure on the existing accommodation services. This study was accomplished by pursuing the following objectives: characterizing seasonal commercial workers who seek accommodation, finding out the accommodation challenges they face, finding out the coping strategies to these accommodation challenges and assessing the intervention among various stakeholders to the accommodation challenges in Malindi town. The study utilised descriptive design and the data collected was both qualitative and quantitative. The population of the study was mainly the seasonal migrant workers and other stakeholders related to accommodation. The sample size was 102 respondents all inclusive. Data was collected using questionnaires and in-depth interviews. The hypothesis was tested using correlation and regression analysis. The data was analyzed using Statistical Packages for Social Sciences (SPSS). Descriptive and inferential statistics were used to analyse data and it involved calculation of means, frequencies, percentages, correlation and regression analysis. The study reveals that there was no significant relationship between age characteristics of the migrant workers and their access to accommodation in Malindi town. The study further reveal that majority of the respondents were accommodated in low income estates which are characterised by low rent charge. The major accommodation challenges given included, insecurity and congestion since the houses are small. The study also reveals that majority of the respondents considered sharing up as a way of reducing the cost of housing. The study recommends that there is need to put in place policies that promote seasonal migrants by providing basic needs and physical infrastructure. There is need for consultation and information sharing between the local authorities, private investors and other stakeholders towards provision of housing such as rental houses, hostels and lodges and this will tremendously increase awareness and understanding needed to address the challenges of housing. The government and policy makers should therefore come up with measures to diversify the economic activities in the areas affected by tourism seasonality. For example the government should encourage establishment of different industries to these areas to provide constant source of livelihood and stimulate investments such as housing projects.
CHAPTER ONE

INTRODUCTION

1.1 Background to the research problem

Temporary or circular migration programs are seen as a way of overcoming and enabling poorer, less-skilled workers to benefit from the higher incomes to be earned as part of a “triple-win”, whereby migrants, the sending country, and the receiving country all benefit (Teixeira & Li, 2009). Many migration arrangements can be described as circular, repeat, seasonal or temporary. While circularity is not built into all programs, the time-limited contracts and the limited opportunities in the home country often mean that temporary workers go back and forth repeatedly (Newland, Agunias & Terrazas, 2008).

There are several hundreds of bilateral temporal workers agreements worldwide, with the number increasing rapidly in recent years. Even a decade ago, it was noted that there were over 170 bilateral agreements amongst just the OECD countries with a similar number within Latin America (Newland, Agunias & Terrazas, 2008). A continued rise in the migration pressures underlying these sorts of temporary worker agreements can be expected in future in response to international wage gaps, rising demand for labour-intensive services such as nursing care, divergent trends in youth and elderly populations in developed and developing countries, and catch up from the previously “everything but labour” nature of globalisation in the post-World War II era (Szivas, Riley & Airey, 2003).
Migration is one key feature of human history (Srivastava & Sasikumar, 2003). It might be of short to long distance as well as of short to long duration. It is also evident that there is a widespread occurrence of temporary and seasonal migration for employment in developing countries (Lam, John, Chamratrithirong & Sawangdee, 2007). For instance, temporary migration is one of the most significant livelihood strategies, adopted by the poorest in rural India, pre-dominantly in form of seasonal mobility of labour (Deshingkar & Farrington, 2009). Seasonal migration is a type of mobility where the economic activity of a person is moved but not the usual residence. In essence, it is a move made for a short period of time with the intention of returning to the place of usual residence. An important group of circular migrants consists of seasonal migrants, those who combine activities in several places according to seasonal labour requirements (Mberu, 2006).

International Labour Organization, (ILO) (2010) describes the characteristics of migrant workers in the hotel, catering and tourism sector to “include daily commuters, seasonal workers and permanent migrants.” The majority are drawn into low-paid informal or casual employment in the sector. Tourism and hospitality represent highly labour-intensive sectors and, numerically, a significant source of employment. It is among the world’s top job creators and allows for quick entry into the workforce for youth, women and migrant workers. As a leading contributor to export earnings, it accounted for 6 per cent of all global exports in 2008, (Goldin, 2010).

Tourism on the other hand is one of the most important economic activities in the world today, because it directly generates services, products, foreign currency, employment and investments. In countries where tourism has become a flourishing service industry, it has
economic and social impacts on national development. International tourism also has complex linkages to other industries and to government development strategies and plans, which means that it affects the structure and diversity of other economic activities at the national and regional levels (ILO, 2008).

International business and holiday tourism travel has grown to a significant level in terms of arrivals while the domestic tourism is estimated to be ten times bigger than international tourism (Goldin, 2010). Major economic, environmental and social impacts follow this mass movement of tourists. In addition to the primary sources, tourists require the secondary supportive sources such as accommodation, transport facilities, shops, restaurants and other facilities which entail physical changes and expansion in general economic activity (Stabler & Goodall, 1996). The operation of tourism firms reflects the market driven characteristics of other economic sectors. Extended tourism expansion or concentration in certain destinations has neglected the long term dependence of the industry on environment and led to over exploitation of natural resource base and the generation of non-priced effects (Cater & Goodall, 1992).

Seasonal migration in relation to tourism is underspread in the world as evidenced by scanty literature on this area. In Kenya, seasonal migration peak from July to March every year making it the tourism high season. Tourism is known to be among the leading foreign exchange earners in the country and therefore the tourism season is highly anticipated and prepared for by both the government and Kenyans at large. Kenyan coast is known to receive the bulk of the tourists every year due to its favourable weather, attractive historical sites and hospitable communities. Malindi town is one of the leading tourist centres in the coastal
Africa, with among the highest concentration of tourism and hospitality facilities and infrastructure (Municipal Council of Malindi, 2010).

Malindi and adjacent townships receive over one third of international tourist arrivals to Kenya. The area is exceptionally popular among Italian tourists among others. Due to tourism activities, the area receives migrants from all areas of the country who are attracted by the associated economic opportunities. However, the unprecedented large number of seasonal migrants exceeds the available housing and accommodation facilities creating pressure on available facilities (Municipal Council of Malindi, 2010). Public housing and affordable private housing is needed, and the potential for housing shortages to remain a focus for community tensions should be recognized. Negative attitudes towards migrants are bound up with fears of diversity and change. As a way forward, public policy interventions should focus on changing the nature of debates about migration, and enable the society to accommodate better the greater diversity brought about by migrants, giving greater focus to local interventions (Nabutola, 2004).

1.2 Statement of the research problem

Seasonal migration is a common occurrence in tourism circuit with multitudes travelling in search of employment and other opportunities in the hotels, entertainment, security and transport industries. Some migrants are traders who deal in curios and souvenirs, foodstuffs and clothes while others are commercial sex workers who visit the areas to cash in the tourist boom. During the period, the tourism destination area record heightened economic activities and a general increase in population.
However, while efforts are in place to provide accommodation facilities to the visiting tourists, fewer efforts have been made towards accommodation for seasonal migrant workers who by far exceed the number of the visiting tourists. There is therefore high demand for rental housing units for this population but they tend to be inadequate. This study evaluated accommodation challenges facing seasonal commercial migrants during tourism peak season in Malindi town.

1.3 Research Objectives

The main objective of this study was to evaluate the accommodation challenges faced by seasonal commercial workers during the tourism peak season in Malindi Town. The specific objectives were:

1. To characterize seasonal commercial workers who seek accommodation in Malindi Town during tourism peak season.
2. To establish accommodation challenges faced by seasonal commercial workers in Malindi Town during tourism peak season.
3. To find out the coping strategies adopted by seasonal commercial workers due to the accommodation challenges in Malindi Town during tourism peak season.
4. To assess the interventions by various stakeholders to the accommodation challenges in Malindi Town.

1.4 Research Questions

The following research questions guided this study:

1. What are the characteristics of seasonal commercial workers who seek accommodation in Malindi Town during tourism peak season?
2. What accommodation challenges do seasonal migrant workers face in Malindi Town during tourism peak season?

3. What are the coping strategies adopted by seasonal workers to the accommodation challenges in Malindi Town during tourism peak season?

4. Which interventions do various stakeholders take to the accommodation challenges in Malindi Town?

1.5 Research Hypotheses

The guiding hypotheses of the study were:

Ho1: There is no significant difference between age characteristics of the seasonal commercial workers and their access to accommodation in Malindi Town.

Ho2: Access to different types of accommodation does not depend on the type of business activities of seasonal commercial workers.

1.6 Justification of the study

Malindi Town was chosen because of the large number of seasonal migrants who visit the area and also due to their impact on the economic environment of the town in adding huge pressure to the existing accommodation facilities. Another reason for the choice of the area is the fact that, there is no other major economic activities apart from tourism that bring seasonal migrant workers thus influencing demand and supply of accommodation facilities. Seasonal commercial workers who temporarily visit the town in large numbers during the tourism peak season in search of economic opportunities such as employment, trade and auxiliary services exert pressure on the available resources such as water and sanitation, transport and accommodation. On the other hand, during the off peak, most of the
accommodation facilities remain underutilized because the usual residents of the town may not occupy all of them. All due to these fluctuations in population in the region, provision of accommodation take a cyclic trend and this invariably affects the rate at which more accommodation facilities are constructed.

This study described access to accommodation by migrant workers during tourism peak season and identifying the characteristics of these commercial workers. The findings of this study intend to assist in designing policies that can balance the positive and negative impacts of seasonal migration especially on accommodation in Kenya.

1.7 Scope and limitation of the study

The study solely dealt with characterization of seasonal commercial workers, accommodation challenges, coping strategies and responses among various stakeholders to the challenges facing seasonal commercial workers who visit Malindi Town seasonally. Hence, it is limited to the tourism peak season that falls between July and March and consequently, data collection was done within this stipulated time frame. In addition, even though there are many challenges facing seasonal migrants, the study focused only on those that are related to accommodation.

Some of the seasonal migrants for instance commercial sex workers were quite reluctant to disclose the nature of their business since they engage in illegal activities. Still, some were suspicious that the research was aimed at capturing data to enable the local authority by then to levy taxes on their activities. However, this challenge was overcome by assuring them that the information was going to be kept confidential and used only for academic purposes.
CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

This chapter reviewed literature on accommodation challenges faced by seasonal migrant workers. Literature review was done so as to pick variables that guided this study and identify existing gaps on issues affecting seasonal commercial workers and their accommodation. It enabled the researcher to concretize the knowledge on accommodation and human seasonal migration in order to offer academic discussion and discourses on the same. Further synthesis of literature review enabled this study to identify and refine research instruments, validate research tools and methods and develop a conceptual framework that guided this study.

The study was based on the following themes; seasonal workers’ characterization, accommodation challenges, coping strategies and responses among the stakeholders towards accommodation challenges. Literature review on characterization of seasonal commercial workers focused on information such as age, sex, level of education and marital status of the commercial seasonal workers. In addition, the study reviewed information on the place, nature of the accommodation facilities and the main accommodation challenges experienced by the migrants and their coping mechanism. Finally the study reviewed literature on the various stakeholders’ responses to housing provision. Peak load investment model for seasonal commercial housing was found relevant to the study.
2.2. Characteristics of seasonal commercial workers and their accommodation

According to ILO (2010), immigration and, consequently the experience of migrant work is very complex and the system, policies, processes and terminology that underpin it vary from country to country. Castle (2000) noted that migrants may be classified as, temporary labour migrants, highly skilled and business migrants, family reunification migrants, irregular migrants, refugees and forced migrants. Seasonal workers can be divided into the voluntary (traditional and professional) and involuntary (immature and displaced). According to Ball (1996), traditional voluntary workers are unemployed prior to seasonal jobs and they have other engagements, such as study, trade and want to work during the holidays to make money. Involuntary seasonal migrants are externally forced migrants due to circumstances such as war, political instability, and ethnic conflicts. Temporary and seasonal work is usually characterized by lower wages leading to a high turnover of staff in the tourism industry due to high work pressure and low wages. The needs of seasonal employees differ from those of permanent employees. For example, seasonal commercial workers are not offered opportunities for development and promotion. Reasons for seeking temporary employment may be related to family considerations, economic needs and personal preference, or as a last resort when permanent employment is not in the offing. In this vein, the study aims at characterizing migrants in relation to tourism activities. It categorizes the migrants in terms of age, marital status, level of education, economic activities they engage in, place of origin and how this relates to where they are accommodated during the tourism peak season.

Seasonal commercial activities in the world are an activity for women, men and children. Street vending is one of the most common category of informal work for seasonal
commercial workers. In many countries, women represent the majority of street vendors. In Africa: women constitute more than two thirds of street traders in the main cities of Benin, Côte D’Ivoire, Ghana, Mali, and Togo, and more than half in Kenya, Madagascar, Senegal, and South Africa (Budlender, Buwembo & Shabala, 2011). Women also form a majority of street traders in some cities in Asia and Latin America, including Hanoi (79%), Ho Chi Minh City (67%), and Lima (65%). In only a few countries where cultural norms restrict women’s economic activities do women account for 10 per cent or less of street vendors. Women dominate the street trading because of the low costs of entry and flexible hours that make street trading an attractive option for poor women; for many, it is the only option.

In some countries such as Ghana, most seasonal traders are aged between 20 and 50 years, with few traders falling below 20 years and above 50 years. Children as young as ten years of age have been found vending along streets and roadsides. Some of these children assist their parents and relatives, whereas in some cases they are entrepreneurs in their own right. In Ghana, child labour is estimated at 28 per cent. Accra and other urban centres where street trade is active account for 12 per cent of child labour. The dominance of women in street trade is further observed in a study on feminization of men’s labour and its implications for gender relations in Mozambique (Agadjanian, 2001). Agadjanian, observes that street vending attracts the disadvantaged segments of society who have limited skills and capital; in particular women due to their low education, skill and its compatibility with childcare. He further observes that, although the number of men engaged in street vending is considerable in Maputo, most people including women do not consider street vending as an appropriate occupation for men, but more appropriate for women.
The driving forces behind seasonal street trading, as with the informal economy as a whole, are diverse. As the “dualist” school of thought argues, many of the working poor who enter street trading do so because they cannot find jobs in the formal economy. Street trading thus serves as a refuge occupation, where low barriers to entry make it possible to earn a subsistence income. Vendors of fruits and vegetables and other low-end goods often fall into this category. Others enter street trading because it offers a more flexible or otherwise attractive employment option than wage or salaried work (as the “voluntarist” school of thought contends), and/or because they see it as a way to avoid the costs of operating a formal storefront business (as argued by the “legalist” school) (Bromley, 2000).

On the other hand, seasonal migrants may also be characterised according to their accommodation needs. Hills (2007) argued that transitional/social housing provides living accommodation for about 4 million migrant households in England. Many public debates about the allocation of social housing to new migrants have acknowledged that there has been a large reduction in social housing stock in many parts of the UK. This has been caused by existing tenants exercising their right to buy their properties, as well as a reduction in the numbers of newly built social housing over the last few decades. According to the UN Habitat (2010), transitional housing generally involves provision of both medium-term accommodation and a support programme that helps residents to develop the skills and capacity to establish themselves in a home and address any issues that might make long-term housing unsustainable. In addition, transitional housing is noted to be time-limited and usually ranges from six months to two years (UN-Habitat, 2010).

In many tourism destination areas, guest houses, inns, hotels, budget hotels and motels are the main form of emergency accommodation provided for seasonal migrants. According to
the UN Habitat (2010) factors influencing access to accommodation might include household size, composition or particular medical or social needs. Some provide dormitories and/or single rooms and some include meals and other services. Some may charge for accommodation on a nightly or weekly basis. However, influx of people lays high pressure on the available accommodation facilities leading to overcrowding. Sometimes the landlords hike rents due to high demand and as way of compensating for the slack off peak period.

Most workers attain their accommodation through the private market and many rely on rental premises on renter-occupied basis. Rental services are facilitated by the local housing agents who in addition to providing housing from their own stock, they also provide advice and information to you on your housing options (UN Habitat, 2010). Despite the high need for rental premises among this population, rental units tend to be less plentiful in many intermediate towns and rural areas (Housing Assistance Council, 2001).

According to the UN Habitat (2010) makeshift accommodation services involves keeping vigil in social places like the church and the mosques for those who cannot afford decent housing. Sometimes, street outreach teams befriend and engage with rough sleepers. They helped to link them with accommodation and other services with a view to helping them move out of the streets and into long-term accommodation, at their own pace. However, while there is a lot of literature characterizing seasonal migrants in commercial activities like farming and street trading, the researcher doubts on the existence of any literature characterising seasonal commercial workers in tourism destinations. This study therefore will characterise seasonal commercial workers during tourism peak season in Malindi Town.
2.3 Accommodation challenges faced by seasonal migrant workers

Graham and Marvin, (2002) stated that migration process is faced with many challenges. The challenges include widespread poverty, deficiency in accommodation and deficiencies in the supply of most basic infrastructure and public facilities required for human habitation. In addition to overcrowding, migrant workers and their dependants frequently live in substandard housing with serious structural problems. National surveys of farm workers’ housing indicate sagging roofs, frames, and porches (22%), broken windows or screens (36%), and units without complete kitchens, such as those lacking a working stove (10%), are frequently found (Housing Assistance Council, 2001). At the federal level a number of public policies have been formulated to address the housing needs of farm workers. Occupational Health and Safety regulations set basic standards for agricultural labour housing. The Migrant and Seasonal Agricultural Worker Protection Act of 1983 includes housing among the established protections, and the United States Department of Agriculture through its Rural Housing Services division provides funding for the development of farm worker housing. In spite of these policies, seasonal migrant workers continue to live in inadequate housing.

According to Vijay (2010), there have always been risks associated with being a seasonal commercial worker. From the time they arrive, many migrants face unkind treatment from the host population. Some migrants are harassed by residents who are worried about losing their jobs to migrant workers. Migrant workers do mostly menial labour in low-paying jobs. Because of the seasonal nature of tourism industry, many migrant workers are unemployed for some time of the year, or find local temporary jobs. In addition, living conditions of migrant farm workers have always been difficult and this is no less so for the condition of their housing.
By its nature, the demand for migrants housing is temporary; but temporary shelter is difficult to provide. Vijay, (2010) noted that housing is capital intensive, which means it is expensive compared to most other products. Providing decent quality housing for all residents with low incomes in communities is an on-going unmet challenge. Providing decent quality migrant housing is an even greater challenge, one which concerns not only the employers and the migrant workers but also the countries of both origin and destination.

Where one lives and works are reflections of a complex set of economic conditions and social relationships. Housing provides a visible manifestation of socio-economic realities for seasonal migrant workers and their families. Although technological advances have decreased labour demand, seasonal labour remains essential to produce and process these commodities. Second, while limited literature exists on farm workers, information on labour for seasonal processing and the housing needed to accommodate these workers is basically non-existent. Third, the arrival of migrant workers puts additional pressure on the existing shortage of affordable rental housing both in urban and rural areas (Ziebarth, 2006).

For example, a study carried out in state of Minnesota shows that migrant workers and their families arrive to work in the production and processing of the state’s sugar beets and vegetable crops. Providing adequate and affordable housing for these temporary Minnesotans creates unique and on-going challenges (Ziebarth, 2006). Migrant workers in Minnesota are typically housed in the least desirable housing that is available within the community. Housing occupied by seasonal migrant workers tends to be in substandard condition, often structurally inadequate, lacking basic plumbing and kitchen facilities, as well as being overcrowded. While the reasons for this vary, it is more than a function of income, housing
costs, and lack of affordable housing. As highlighted in the survey findings, the availability of housing is constrained not only in absolute terms by the number of affordable units available for seasonal rent, but also limited by housing discrimination. Evidence indicates that rather than seeking to improve these appalling housing conditions, public policies have resulted in substantial barriers to the development of adequate and affordable housing.

Migrant workers employed seasonally need temporary housing near their place of work as well as in the home base community. A study by the Housing Assistance Council (2001) in the United States provides an overview of housing occupied by migrant farm workers. The findings indicated that nationally, only about 25 percent of housing units occupied seasonally by migrant farm workers were employer-owned, and only about half of those were provided free of charge as part of the workers’ conditions of employment. The remaining households must find short-term rental housing in the private market. In rural areas, where housing is in short supply, locating a place to live while doing seasonal work can be extremely difficult. The cost of rental housing along with the migrant workers’ extremely low income combines to make affordability of housing an additional problem. Nearly one-third of migrant workers paying rent for their housing were found to be paying housing costs of more than 30 percent of their gross income. A common response to the shortage and high cost of housing is for household members to share housing. Excluding workers living in dormitories and barracks, over half of the housing units occupied by migrant workers were overcrowded as people double up in order to find housing and pay the cost (Housing Assistance Council, 2001).

There is also a close link between housing, worker well-being and productivity (ILO, 2001). In Kenya, housing of seasonal agricultural workers is characterized by inadequate and
overcrowded installations, poor ventilation, deficient sanitary facilities and non-portable drinking water, which enhance the spread of communicable diseases such as upper respiratory tract infections, influenza and tuberculosis (International Land Coalition, 2006). Living conditions on many farms and plantations remain inhuman, with workers living in tents, makeshift plastic huts/shacks or hostels for long periods. Poor housing also contributes to the spread of HIV/AIDS; such as male workers living in hostels away from their families, or families sharing overcrowded living quarters (ILC, 2006).

An ILC visit in Kenya found that housing facilities in a number of plantations were in need of repair and upgrading so as to improve the living standards of workers, and some of the older houses required outright replacement (ILC, 2006). In other estates, workers were housed in rows of brick-built quarters with shared toilet facilities and water points, whereas in others, grass-thatched mud houses were still common. In other estates, workers complained of poor or non-existent sanitation, made worse by the congestion in the living quarters. In the lower-grade housing estates, one pit latrine was shared by several families, while drainage systems were non-existent in a majority of the cases. In some instances, employees had to draw water from nearby rivers and streams due to the absence of piped water. Casual workers are rarely provided with plantation housing. Many such migrants live in shanties near the estates without even the most basic sanitary facilities. The hygiene situation in these settlements can be deplorable, as witnessed by frequent outbreaks of waterborne diseases such as cholera, typhoid, malaria and dysentery (Hurst, Termine & Karl, 2010). There is however no study in the researcher’s knowledge that has linked accommodation challenges seasonal commercial workers face in tourism destinations. This study therefore will evaluate accommodation
challenges experienced by seasonal commercial workers during tourism peak season in Malindi Town.

2.4 Accommodation coping strategies adopted by seasonal commercial workers.

According to Texiera, (2013) in his case study of the housing experiences and coping strategies of migrants in Vancouver, Canada found that, the most common coping strategies used by migrants to deal with expensive rental housing market was sharing accommodations and/or renting low-quality housing, such as basement suites, ground floors, or old apartments. About one-third of the participants’ households were large, consisting of five or more people in the same dwelling. Many participants didn’t view overcrowding as a problem because they were used to sharing housing (a common cultural practice) in their home countries, and/or they were ready to sacrifice space in order to keep the family together. Housing Assistance Council (2001) established similar findings in North America. In some migrant worker situations, workers with differences in “shifts” sleep at different times (hotbeds). Thus, six workers might be housed in a space designed to accommodate four (Texiera, 2013).

Establishing networks is another coping strategy as noted by Castles and Miller (2003) who found that migrants establish networks to make life easier in the diaspora and to support each other. A significant community-based strategy is the use of networks to share information about access to work and accommodation. The in-depth interviews he conducted indicated clear evidence of the utilization of such networks where personal contacts from the same village in Egypt were utilized to secure their positions resulting in the clustering of specific locality groups in different economic sectors of Milan and Paris’s labour market. Beyond work, migrant networks are also important in operating consumption-
minimizing strategies such as reducing the cost of housing (McIlwaine, 2005). It was noticed that Egyptian migrants choose to live together in crowded apartments to reduce the cost of housing and to increase savings and remittances. Carter and Vitiello, (2012) in his study on immigrants, refugees and housing of North American cities, noted that doubling-up was a significant strategy for study participants to cope with barriers they faced in searching for housing, dealing with high housing costs, and saving money.

Seasonal workers can also remigrate to cope with challenges that affect them. For instance, Egyptians who fail to find profitable jobs in Italy re-migrate to France; where they can find jobs through the Egyptian network there. In addition, migrants tend to migrate to countries with established networks from their governorates and localities in Egypt. This is clear in the case of Gharbyia, Fayoum, and Behera governorates; where migrants from Fayoum tend to migrate to Italy, migrants from Gharbyia tend to migrate to France, while migrants from Beheirs tend to migrate to England (Bloch, 2006). However, while there is a vast literature showing the coping strategies adopted by migrants to their new destinations, there is no literature relating to the migrant coping strategies with tourism related economic activities especially during tourism peak seasons. This study therefore evaluated the coping strategies adopted by seasonal commercial workers during tourism peak season in Malindi Town.

2.5 Interventions by various stakeholders in the housing sector

Texiera (2013) noted that the government need to provide capital funds to develop affordable housing for rent or purchase; to regulate and cooperate with developers and builders on issues related to flexible zoning, density bonuses, land partnerships, and waiving property taxes; to loosen controls by legalizing existing basement suites; to facilitate dialogue between
landlords and tenants; and to support local community organizations that provide housing help. This would ease the immigrant congestion in the area hence provision of affordable housing especially those with low incomes and large family sizes (Texiera, 2013).

According to Kayriko (2013), the role of local government in housing in Kenya includes; examination of the housing conditions of their respective areas, estimation of demand including the requirement of special groups such as the aged, physically handicapped and the homeless, assessment of the housing supply including the physical conditions of the existing dwelling and the size and scope of the building and acquisition program of all the agencies involved, overall responsibility for the local authority properties, estates and auxiliary services establishment of a sound relationship between the tenants and the housing authority as landlords, and fostering of good social relationship and community development. In addition, the local government is charged with repairs and maintenance of local authority dwellings and other estate properties, housing welfare and liaison with social services, administration of a housing aid and advice service to individuals, including advice on rent act and housing act matters, landlord and tenant relationship, house purchase, mortgages and property improvements Kayriko (2013).

Golland, (1996) noted that private sector housing is defined as any production which is not connected at all with the actions of the state, neither directly constructed by the state nor financially sponsored by the state, where production is not expected to have a social element. The clear motivation that underlies the private sector is profit (or potential profitability) with profit-maximizing options being, in the context of housing, producing and selling more of the product; reducing the cost of production through lower raw material and wage costs (cost per
unit or quantity) and finally, increasing the price of the product or service (Hancock, 1998). It has been observed that the private sector is capable of providing living needs to large segments of the urban community if they operate within a well-conceived competitive environment where there is a possibility of charging consumers and making a profit, absence of daunting obstacles such as technology and scale of investment and the presence of competent governments with the capacity to enforce standards, contract fulfilment and service provision. (Otiso, 2003).

2.6 Conceptual framework

The study employed a peak load investment model for seasonal commercial worker housing (Elvis, Ron, & Philip, 2001). This model is adapted to develop investment rules for the least – cost provision of seasonal worker housing. Many industries rely on inputs that have large savings in seasonal usage, for example, tourism, agriculture and logging. According to the model, provision of housing for seasonal workers is analytically similar to energy supply. Since energy is difficult to store on a large scale, energy capacity must be built to supply all levels of demand including the highest (peak load), failure to which brownouts and blackouts occur. However, maintaining capacity to meet peak loads leaves excess supply capacity underutilized at non- peak times. Similarly, the problem of providing accommodation for seasonal workers is a peak load “storage problem”. As with energy, seasonal labour has great variability and supply must always balance demand, workers must live (sleep, or be “stored”) somewhere. Again while total housing capacity must meet peak housing demand, housing capacity may be idle underutilized in the off peak season. According to the model, the state, the employers, and the local community being the main stakeholders should take direct interest in housing based on a variety of concerns, such as the strength of the industries that
employ the workers, the ability of the local community, and the social infrastructure of the region.

The model was modified to meet the objectives of this study. While outlining measures to contain or support seasonal worker housing, the model, does not consider socio-demographic characteristics of seasonal commercial workers. According to Anne, (2004), seasonal workers employment rights, social protection and their involvement in issues affecting them should be given ultimate consideration. Another area ignored by the model is the need to involve seasonal commercial workers and private investors on accommodation issues. Attempting to take action on the accommodation welfare without their involvement or consultations can be counterproductive. There was need, therefore to strengthen Elvis et al., (2001) model, where state and employers’ interaction will have to consider socio-demographic aspects of seasonal commercial workers, the nature of their accommodation and the role of the private investors in provision of accommodation.

Seasonal commercial workers can be characterized based on variables such as educational background, types of businesses they engage in, their places of origin and sources of information about opportunities in the town as shown in Figure 2.1. Other attributes involved in characterizing seasonal commercial workers are age of the workers, sex and marital status. The major business activities they engage in includes service businesses like tax drivers, vital business like curio traders, hospitality industries like animation, corporate business and construction sector.

The influx of seasonal commercial workers in tourist destination has been creating a large pressure in the available accommodation facilities. This has led to a myriad of challenges that they face in their stay as they take advantage of the tourist boom. Some of those
challenges include inadequate houses, poor sanitation, overcrowding and insecurity among others. To deal with the above challenges, a seasonal commercial worker adapts some mechanisms to enable them cope for their survival. Some of their coping mechanisms include sharing accommodation, looking for cheaper accommodation and reducing the number of days for stay, among others.

To address accommodation challenges affecting seasonal commercial workers there is increasing call for the local authorities, the government and private investors to put in place measures aimed at sustainable management of houses through provision of cheap, safe and available accommodation. They should therefore come up with appropriate policies especially through legislation, regulation, licensing and public participation in urban housing management. This would be realized on the premises that there will be a favourable political, economic and socio-cultural environment.
Figure 2.1: A conceptual model showing characterization of seasonal commercial workers, accommodation challenges, coping strategies and stakeholders’ responses

**Independent variables**

**Characteristics of migrants**
Age, education level, marital status, sex, business activities, source of information on opportunities etc

**Accommodation challenges**
Inaccessibility to residential estates, lack of houses, poor sanitation, inadequate water supply, lack of electricity, overcrowding, high cost of accommodation and insecurity etc

**Migrants coping strategies to accommodation challenges**
Sharing accommodation, re-migration, shifting to cheaper house, staying with a relative, shift sleepers etc

**Stakeholder’s interventions to accommodation issues**
Legislation, regulation, monitoring, provision of needed support etc

**Dependent variable**
Accommodation challenges facing seasonal commercial workers during tourism peak seasons

**Intervening variables**
- Political stability
- Economic stability
- Socio cultural factors

Source: Modified from Elvis et al., (2001)
2.7 A Summary of Literature Review
The Literature review found some important research gaps that warrant further studies. This will assist in strengthening the understanding about seasonal commercial workers both in rural and urban areas. This understanding is of great importance in responding to the needs of seasonal migrants especially on issues relating to their accommodation. There is already an in-depth knowledge about human seasonal migration and their social and economic challenges on the areas they visit. However, there is limited information on seasonal migrants who visit tourist destinations during tourism peak seasons. Equally, though affected by so many challenges, it is not apparent on how relevant institutions have been able to address accommodation challenges affecting seasonal commercial workers. Therefore, there is need to address the following gaps in the literature. First, there is need to establish the social-economic characteristics of seasonal commercial workers who visit tourist destinations during the tourism peak seasons. Second, it is important to establish the nature of accommodation and the challenges seasonal commercial workers face when accessing this accommodation in tourist destinations during the tourism peak seasons and how they cope with them. Finally, this study will help bridge the gap on the role and response of stakeholders and how this affects seasonal commercial workers especially on accommodation.
CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

This chapter systematically gives a comprehensive insight on the study area, research design, sampling procedure and sample size. Other aspects of the study captured in this section are tools and methods of data collection, pilot study, validity and reliability, data analysis and ethical considerations.

3.2 Study Area

3.2.1 Location

This study was conducted in Malindi Town which is found in Malindi Sub-County, Kilifi County. It is located at Malindi Bay at the mouth of the Galana River on the Indian Ocean, Coastal region of Kenya. It is 120 kilometers Northeast of Mombasa City. It boards Kilifi Sub-County to the south, Taita Taveta to the west, Tana River Sub-County and the Indian Ocean to the north west and east, respectively. It is served with an international airport and along the highway between Mombasa and Lamu. The Watamu and Malindi National parks form a continuous protected coastal area South of Malindi as illustrated in the figures 3.1 &3.2 (Municipal Council of Malindi, 2010).

3.2.2 Climate and topography

Malindi Town boasts a humid tropical climate throughout the year with temperatures ranging from low of 24\(^0\) C to high of 35\(^0\)C. Like most of Kenyan regions, Malindi experiences two rainy seasons between March and May and November and December although due to climate
changes across the world, the rainy season have become erratic. The annual rainfall ranges from 400 mm in the hinterland and 1200 mm in the coastal belt. It lies between latitude 2.2° and 4° south and longitudes 39° and 14.4° east. The district covers a geographical area of 7605 km² which is 1.3% of Kenya total area with a coastline of 155 km. Malindi is characterized by four major topographical features, namely coastal plains, foot plateau, coastal range and Nyika plateau. These topographical features are closely related to the existing agro-economic zones. The Nyika plateau which starts from the towns’ hinterland cover the largest area. Malindi has uneven relief, characterized by low range sandstone hills, shallow depressions and gently undulating terrain. The town is drained by the Indian Ocean to the North West as shown in figures 3.1 & 3.2 (Municipal Council of Malindi, 2010).

3.2.3 Social economic activities

Malindi Town is a centuries old settlement whose geographical location has over time attracted people of different nationalities ranging from Arabs, Portuguese, British, Germans, Indians and Italians in addition to the original inhabitants of the area who include the Mijikenda mostly of the Giriama descent and the Swahili. The major economic activity in Malindi is tourism and its associated industries. Tourism attraction is related to tropical waters and sandy beaches, coral reefs, marine parks, animals, birds and reptile sanctuaries, surfing and deep-sea fishing and historic monuments such as Vasco Da Gama and Gedi Ruins. More so, Arabuko Sokoke forest, a gazetted forest falls within the jurisdiction of Municipal Council of Malindi. Tourism in return attracts seasonal migrants who cash in the tourism activities and consequently exerting pressure on existing accommodation facilities in the town (Municipal Council of Malindi, 2010).
S3.2.4 Housing and accommodation sector

Housing sector in Malindi Town is characterized by absence of adequate, affordable and decent housing especially owing to seasonal nature of tourism activities. The architectural landscape of the town is characterised by a variety of building ranging from the makuti thatched houses, hotels, cottages and storey buildings. Most of the tourist hotels, cottages and resorts are concentrated along the beach front. Residential villas that house tourists and foreigners are also a common feature. However, most of these accommodation facilities are beyond reach of the majority due to their associated cost (Municipal Council of Malindi, 2010).
Figure 3.1: Map of Malindi Sub County

Source: Municipal Council of Malindi, 2010
3.3 Research design

This study adopted a descriptive research design. Descriptive design is a method of collecting information by interviewing or administering a questionnaire to a sample of individuals. It can be used when collecting information about people’s attitudes, opinions, habits or any of the variety of education or social issues, (Orodho, 2004). This design was used in determining accommodation challenges facing the seasonal commercial workers in Malindi.
Town. It incorporated both qualitative and quantitative methods of gathering information on the status of accommodation in the area.

3.4 Sampling procedure and sample size

The study population consisted of seasonal migrants working in Malindi town. In order to have a fair representation of seasonal migrants in the whole town especially in relation to economic activities they engage in, the study area was divided into four distinct clusters namely town centre, tourist hotels, beach area and surrounding residential estates, from which cluster sampling was used to select the seasonal commercial workers. The overall goal of cluster sampling was to select a subset of a population with a distribution of characteristics that matches the study population. According to the theory of social sciences, at least 100 respondents are needed for a valid and meaningful study (Orodho, 2004). In the town centre, 35 respondents were selected, 25 respondents selected from beach markets, 20 respondents were selected from tourism hotel workers and 18 respondents were selected from the surrounding residential estates making a total of 98 respondents. In this method, participants with the desired characteristics were identified using snowballing method of purposive sampling technique. However, 94 questionnaires were adequately filled thus achieving a questionnaire return rate of 95.9% which was good enough to warrant data accuracy. In addition, 4 key informants, drawn from the municipal council, Physical Planning and Sub-County Development Offices were used.
3.5. Data Collection Tools

Both primary and secondary sources of data collection methods were employed in this study. Primary data was acquired by the researcher using a questionnaire, (Appendix 2) which was administered to seasonal migrant workers. The advantage of the questionnaire is that it can be issued to a large number of people at the same time. Both close and open ended questions were used since they are easy to use, analyze and capture data. These questions also enhanced consistency of responses across the respondents. In addition, an interview guide (Appendix3) was administered to collect data from 4 key informants who included the Town engineer, the building inspector, Sub-County Development Officer and Sub-County physical planner to allow for comparison of similarity of views and attitudes and to allow for idea generation.

Secondary data was collected through review of documents such as strategic plans and related journals. In addition, an interview guide (Appendix 3) was administered to collect data from key informants such as land and housing development officers and town planners so as to enrich the views and attitudes and allow for idea generation. The researcher further used ground observation to affirm the nature of accommodation and state of accommodation premises and in addition, photographs were used to capture and record these primary data for analysis.

3.5.1 Reliability and Validity
In this study, reliability was assured by test re-testing the questionnaire with a selected sample from the population. A pre-test study was conducted before the actual data collection by randomly picking 15 seasonal commercial workers to fill the questionnaires from the neighbouring Lamu Town. Choice of Lamu Town was based on the premise that the two
towns possess similar characteristics especially in relation to tourism and seasonal migration. From this pre-test study, the researcher was able to detect questions that needed editing and those with ambiguities. It also assisted in shedding some light on what was expected in the actual research and also provided an opportunity for training of research assistants. The pilot data was not included in the actual study.

The research instruments were validated through the application of content validity procedures. This is a judgement made better by a team of professionals (Mugenda & Mugenda, 1999). In this connection the researcher established content validity by seeking experts’ judgement from the supervisors while developing and revising the research instrument. Any ambiguity and inconsistency were addressed based on the supervisors’ comments.

3.6 Data Collection Methods
This refers to the means the researcher used to gather the required data or information. The researcher administered the questionnaire with the assistance of two research assistants. The questionnaires were distributed during working hours and respondents were found at their workplaces. Research assistants were trained on how to administer the questionnaires before embarking on the exercise. The researcher exercised care and control to ensure all questionnaires issued to the respondents were received and to achieve this, the researcher maintained a register of questionnaires, which were issued, and which were received. Data on social, economic and demographic characteristics were collected using a questionnaire (Appendix 2). This was enriched by information on type of economic activity, duration of stay and place of origin. Data on the source of information about opportunities and accommodation in Malindi Town was also sought. To assess accommodation challenges and
coping strategies adopted by seasonal commercial workers, a questionnaire was also used. This involved finding out the main problems encountered by seasonal commercial workers when and after getting the accommodation and the coping mechanisms they put in place to deal with the challenges. The researcher also took photographs of the rooms, spaces and structures that represent various types of accommodation. To assess the response to the accommodation situation in Malindi town during tourism peak season, views of seasonal commercial workers were collected using a questionnaire. Likert scale where the respondents rated various statements regarding accommodation was used (Appendix 2). Equally important was to find out the role of the government and the local authorities in addressing issues of accommodation in Malindi Town. The data were captured by use of in-depth interview with officials from Municipal Council, physical planning Department and District Development Office.

3.7 Methods of Data Analysis

The questionnaire from the field were sorted out and checked for consistency. Statistical Package for Social Sciences (SPSS) was used to analyse and present the specific issues through coding and summarizing the responses of all the respondents. Descriptive analysis involving calculation of percentages, means and frequency counts was done to determine the characteristics of seasonal commercial workers, accommodation challenges, coping strategies and responses to accommodation challenges. Chi-square technique was used to test the hypothesis on the relationship between the social-economic characteristics of seasonal commercial workers and their access to accommodation. The overall findings were presented using tables, graphs and pie charts as well as photographs.
<table>
<thead>
<tr>
<th>Objective</th>
<th>Data to be collected</th>
<th>Methods of collecting data</th>
<th>Data analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>To characterize seasonal commercial workers in Malindi Town</td>
<td>Social economic characteristics of migrants, like gender, education, marital status, reason for migrating in relation to type of businesses</td>
<td>Questionnaires (seasonal migrants) Appendix 2</td>
<td>Descriptive analysis Calculation of percentages, means, frequencies and hypothesis testing</td>
</tr>
<tr>
<td>To evaluate accommodation challenges faced by seasonal migrants.</td>
<td>Availability of the accommodation facilities as well as the conditions of these facilities</td>
<td>Questionnaires, observation and key informant interview</td>
<td>Descriptive</td>
</tr>
<tr>
<td>To find out the coping strategies to the accommodation challenges in Malindi town</td>
<td>Coping mechanisms and alternative sources of accommodation to migrants</td>
<td>Questionnaires (seasonal migrants) and observation</td>
<td>Descriptive using percentages and frequencies</td>
</tr>
<tr>
<td>To find out responses among various stakeholders to the accommodation challenges in Malindi town</td>
<td>Government legislation, regulations and restrictions on housing and provision of physical infrastructure</td>
<td>Review documentally sources, Questionnaires and Indepth interview (local authorities,physical planners and District Development Officers )</td>
<td>Descriptive using percentages and frequencies</td>
</tr>
</tbody>
</table>
3.8 Ethical Considerations

In this study, consent was obtained, first by talking to the head of Planning Department in Malindi Town. Consent was also obtained from individual participants before they were interviewed. The nature of the research was explained to the respondents and they voluntarily took part in the study after reassuring them of confidentiality of their identities as well as their information. Since the respondents were reluctant to disclose some information, the researcher reassured them of use and confidentiality of the information given by carrying an introduction letter from the University indicating that the data was to be used only for research purpose. Additionally, the whole research process was undertaken without bias or misrepresentation of facts, and with politeness, civility and enhanced understanding among all the participants. Finally, the research was undertaken with clear independence, without any conflict of interest and with total integrity, quality and transparency.
CHAPTER FOUR

RESEARCH FINDINGS AND DISCUSSION

4.1 Introduction

The main objective of this study was to evaluate accommodation challenges faced by seasonal commercial workers during tourism peak season in Malindi Town, Kenya. To achieve the above main objective, data on the following specific objectives were collected and analyzed.

1. Characteristics of seasonal commercial workers who seek accommodation in Malindi town during tourism peak season.
2. Accommodation challenges faced by seasonal commercial workers in Malindi town during peak season.
3. Coping strategies adopted by seasonal commercial workers to the accommodation challenges in Malindi town during peak season.
4. Interventions among various stakeholders to the accommodation challenges in Malindi town.

The findings and discussions are presented below;

4.2. Characteristics of seasonal commercial workers in Malindi Town

To achieve the objective on characteristics of seasonal commercial workers, data on age, sex, level of education and marital status were collected. Other information sought included place of origin, duration of stay in the town and type of business they engaged in. The rationale behind inclusion of these attributes in the analysis is to expose the migrants’ personal attributes and their nature of work and how this relates to their choice of accommodation.
4.2.1 Age of the respondents

Age is of paramount value when tracking the history of seasonal commercial workers. From the study, majority (46.8%) of the respondents were aged between 21-30 years while 44.7% were aged 31-40 years, 4.3% were aged below 21 years and 2.1% of them were aged between 41-50 years and above 50 years respectively as shown in Table 4.1. This implies that majority (91.5%) of the migrants were aged between 21-40 years. Similar findings emerged from Hassan (2003) and were attributed to the declining formal jobs for the youth who as a result seek employment in the informal sector as a way of improving their livelihood.

Table 4.1: Age of the seasonal commercial workers

<table>
<thead>
<tr>
<th>Age</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Below 20 years</td>
<td>4</td>
<td>4.3</td>
</tr>
<tr>
<td>21-30 years</td>
<td>44</td>
<td>46.8</td>
</tr>
<tr>
<td>31-40 years</td>
<td>42</td>
<td>44.7</td>
</tr>
<tr>
<td>41-50 years</td>
<td>2</td>
<td>2.1</td>
</tr>
<tr>
<td>Above 50 years</td>
<td>2</td>
<td>2.1</td>
</tr>
<tr>
<td>Total</td>
<td>94</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Source: Fieldwork, 2013

4.2.2 Level of education of the respondents

On seasonal commercial workers’ level of education, majority (43.6%) of the respondents had attained secondary level of education, 29.8% had attained primary level of education, 23.4% had college level of education and only 2.2% had university level of education as shown in Figure 4.1. This shows that majority of the migrants had attained different levels of education with majority (69.1%) having above basic education; hence they would have moved to Malindi Town to seek for employment, trade and to offer other auxiliary services.

Educational background largely influences seasonal workers’ ability to run their businesses and absorb managerial and technical skills. The relatively well educated and trained workers
tend to engage in fields where technical and managerial skills are essential. For instance, small businesses require skills on bookkeeping while hospitality services require some knowledge in catering and public relations to excel. The result concurs with Goldin (2010) who observed that skilled and semi-skilled immigrants display superior labour market performance in terms of their services. In his findings, he noted that skilled emigrants can be particularly important while unskilled workers can face tough competition with the local labour market, hence it may be important for them to get some training in order to remain relevant in the job market.

**Figure 4.1: Level of Education of the seasonal commercial workers**

![Bar chart showing level of education of seasonal commercial workers](chart.png)

Source: Fieldwork, 2013

**4.2.2 Sex and Marital status of the respondents**

Majority (61.2%) of the respondents were female while 38.8% were male. This implies that there are more female commercial workers. Therefore, it is correct to argue that seasonal employment has provided enormous opportunities for women to create and have control over
personal income as well as significant chance to take part in public life. These findings are in agreement with Olukosi (2001) that women were the pillar of West African informal economy, not just as retailers at the domestic level but also in trans-border transactions.

Nearly half (48.9%) of the seasonal commercial workers were married while 37.2% were single, another 10.6% were divorced and 3.2% of them were separated as shown in Figure 4.2. Mitullah (2003) noted that migration has become central as a coping mechanism to secure family survival. Decisions about who should migrate, where, and for how long are sanctioned, if not completely controlled, by the family so as to promote inter-generational flows of resources. In addition Mitullah (2003) suggested that although women post low income that is insecure, they meet essential needs of the family such as rent, food, clothes and school fees. This has direct impact on poverty reduction and the well being of the family. Ironically women face greatest challenges while at their places of work, for instance, women are more susceptible to crime, violence and harassment through rape and sexual overtures (Sabrina, 2004).
4.2.3 Place of origin for seasonal commercial workers

Respondents were asked about their place of origin. A majority of the migrants (70.2%) were from upcountry areas and only 29.8% of them were from the coastal region. Out of those from inland areas, majority (26.1%) were from Nairobi region, 15.3% were from Eastern region, 14% were from Central region, 6.4% were from Rift Valley region, 3.2% were from Western region, 3.1% were from Nyanza region and 2.1% were from North Eastern region of the country. This implies that majority of the workers originated from up country in search of economic opportunities such as employment, trade and offer other auxiliary services and take advantage of the tourism boom in the Town. Networking may have played a vital role in relation to the available employment opportunities in Malindi town during the tourism peak season. These findings agree with Bloch (2006) who argued that migrants tend to migrate to regions with established networks from their governorates and localities. The findings are shown in figure 4.3 below.
4.2.4 Duration of stay of seasonal commercial workers in Malindi Town

Findings revealed that majority, (86.2%) of the respondents had stayed in Malindi for less than 3 months while 9.6% of them had stayed for 4-6 months, 2.1% had stayed for 7-9 months and 10-12 months (Table 4.2). This implies that a majority of the migrants had stayed in Malindi Town for a period of less than 3 months. The findings concur with Marshall (1999) that in tourism, seasonal jobs also defined as a non-permanent paid job that will end at a specified time or in the near future, once the seasonal peak has passed are common. These seasonal positions often recur on an annual basis, influenced by the labour demands of seasonal industries (Perusse, 1997).
Belcourt and McBey (2000) argued that embracers of seasonality would be businesses that by choice or circumstance accept the seasonal nature of their industry. For example, some business owners might truly prefer to operate only 8 to 12 weeks out of the year. They may be supplementing their income with a tourism-related business because they live in a locale with a specific tourist season, but might not want to run a year-round enterprise. An example of this type of business might be a summer bed-and-breakfast operation. Challengers, on the other hand, would be tourism operators that are, not by choice, affected by seasonality, but who would prefer the more even-paced nature of a non-seasonal business. These owners would challenge the seasonal nature of their business in any number of ways, trying to extend their season by offering visitor discounts during the shoulder season, adding additional services and activities and lobbying government to subsidize employee wages for a portion of the season.

Table 4.2 Duration of stay of seasonal commercial workers in Malindi Town

<table>
<thead>
<tr>
<th>Duration</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-3months</td>
<td>81</td>
<td>86.2</td>
</tr>
<tr>
<td>4-6months</td>
<td>9</td>
<td>9.6</td>
</tr>
<tr>
<td>7-9 months</td>
<td>2</td>
<td>2.1</td>
</tr>
<tr>
<td>10-12months</td>
<td>2</td>
<td>2.1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>94</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

Source: Fieldwork, 2013

4.2.5 Types of employment and business activity for seasonal commercial workers

Majority (40.4%) of the migrants provided services which included boda boda operators, taxi drivers and commercial sex workers while 30.9% of them were in retail business such as
curio traders and street vendors. Hotel employees such as casual labourers including security officers, animators and tour guides as well as caterers comprised of 20.2% while 4.3% were employed in corporate business and construction (Figure 4.4). This shows that majority of the seasonal commercial workers were in service and retail businesses in Malindi Town. Bromley, (2000) also found out that, the driving forces behind street trading, as with the informal economy as a whole, are diverse. As the “dualist” school of thought argues, many of the working poor who enter street vending do so because they cannot find jobs in the formal sector. Street trading and other informal businesses thus serves as a refuge occupation, where low barriers to entry make it possible to earn a subsistence income. Vendors of fruits and vegetables and other low-end goods often fall into this category. Others enter street vending because it offers a more flexible or otherwise attractive employment option than wage or salaried work, and/or because they see it as a way to avoid the costs of operating a formal storefront business.

**Figure 4.4 Type of employment and business activity for seasonal commercial workers**

![Bar chart showing type of employment and business activity for seasonal commercial workers.](image)

Source: Fieldwork, 2013
4.2.6 Source of information on opportunities and accommodation in Malindi Town

Majority (66.0%) of the respondents learnt about opportunities and accommodation in Malindi Town through a friend. However, 11.7% discovered on their own, 7.4% through internet, 6.4% through a relative and 4.3% through the media. This implies that majority of the migrants moved to Malindi Town because of information from friends had informed them of opportunities in Malindi Town at the time of migrating.

Majority (46.8%) got their houses through a friend, while 36.2% searched on their own, 9.6% were through the agent, 5.3% was through the social media and 1.1% was through their work place (Figure 4.5). This implies that there is a strong relationship between networking for the opportunities and for accommodation facilities in Malindi Town which means that those who were referred to the town by their friends also acquired accommodation through them or lived with them. These findings concur with Castles and Miller (2003) who noted that with all migrant communities, migrants establish networks to make life easier in the diaspora and to support each other. A significant community-based strategy is the use of networks to share information about access to work. The in-depth interviews indicate clear evidence of the utilization of such networks where personal contacts from the same village in Egypt are utilized to secure their positions resulting in the clustering of specific locality groups in different economic sectors of Milan and Paris’s labour market (Castles and Miller 2003).

Beyond work, migrant networks are also important in operating cost saving strategies such as reducing the cost of housing (Bloch, 2006; McIlwaine, 2005). It is noted that Egyptian
migrants choose to live together in crowded apartments to reduce the cost of housing and to increase savings and remittances. These results are shown in Figure 4.5.

Figure 4.5: Source of information for seasonal commercial workers on opportunities and accommodation in Malindi Town

![Source of Information on Opportunity and Accommodation](chart.png)

Source: Fieldwork, 2013

4.3 Accommodation challenges experienced by seasonal commercial workers in Malindi town

This study sought to establish the accommodation challenges faced by seasonal commercial workers in Malindi Town during the tourism peak season. To achieve this objective, information on the place where the seasonal commercial workers get accommodation, nature of the accommodation facilities, rent payment pattern and the main accommodation challenges experienced was gathered.

4.3.1 Main accommodation places for seasonal commercial workers in Malindi Town

Accommodation places were classified as low class, middle class and high class estates. Majority (62%) of the seasonal commercial workers were accommodated in low class estates mostly owned by local residents, the areas included Kisumu Ndogo, Majengo, Maweni, Shella, Soweto, Kaburini and Mtangani estates. These high density settlements face
numerous challenges such as lack of urban services, including running water, waste management electricity or paved roads. In addition these areas are characterised by low rent charges, which may have attracted most seasonal workers, poor sanitation, overcrowded environment and insecurity as shown in Plate 1. This was followed by 36.2% who were accommodated in middle class estates mostly owned by private investors with some being managed by house agents (Table 4.3). These areas included Kijiwetanga, Central Business District, Central, Bomani, Sea Breeze and Ngala. These areas are characterised by moderately average population density, average provision of infrastructural services and high rent charges as shown in plate 2. Lastly, 2.1% of the respondents were accommodated in Serena estate which is a high class estate as shown in Plate 3. This estate has well laid basic infrastructural services like piped water, electricity, well constructed feeder roads and spacious houses. The findings agree with Ziebarth, (2006) who observed that migrant workers are typically housed in the least desirable housing that is available within the community. He argued housing occupied by seasonal migrant workers tends to be in substandard condition, often structurally inadequate, lacking basic plumbing and kitchen facilities, as well as being overcrowded. While the reasons for this vary, it is more of a function of income, housing costs, and lack of available housing.
Table 4.3: Main accommodation residential places in Malindi Town

<table>
<thead>
<tr>
<th>Low class residence</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kisumu Ndogo estate</td>
<td>14</td>
<td>15.0</td>
</tr>
<tr>
<td>Majengo estate</td>
<td>14</td>
<td>15.0</td>
</tr>
<tr>
<td>Maweni estate</td>
<td>6</td>
<td>6.4</td>
</tr>
<tr>
<td>Shella estate</td>
<td>6</td>
<td>6.4</td>
</tr>
<tr>
<td>Soweto estate</td>
<td>4</td>
<td>4.3</td>
</tr>
<tr>
<td>Kaburini estate</td>
<td>6</td>
<td>6.4</td>
</tr>
<tr>
<td>Mtangani estate</td>
<td>8</td>
<td>8.5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Middle class residence</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kijiwetanga</td>
<td>2</td>
<td>4.2</td>
</tr>
<tr>
<td>Central business district</td>
<td>9</td>
<td>16</td>
</tr>
<tr>
<td>Central estate</td>
<td>4</td>
<td>4.3</td>
</tr>
<tr>
<td>Bomani estate</td>
<td>3</td>
<td>3.2</td>
</tr>
<tr>
<td>Sea breeze estate</td>
<td>3</td>
<td>3.2</td>
</tr>
<tr>
<td>Ngala estate</td>
<td>5</td>
<td>5.3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>High class residence</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Serena</td>
<td>2</td>
<td>2.1</td>
</tr>
<tr>
<td>Total</td>
<td>94</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Source: Fieldwork, 2013

Plate 1: Low class accommodation residence in Maweni Estate in Malindi Town

Source: Fieldwork, 2013
Plate 2: Middle class accommodation residence in Ngala Estate in Malindi Town

Source: Fieldwork, 2013

Plate 3: High class accommodation residence in Serena estate Malindi Town

Source: Fieldwork, 2013

4.3.2 Types of accommodation used by seasonal commercial workers

The findings revealed that an overwhelming majority, (75.5%) of the seasonal commercial workers were accommodated in shared facilities, 13.8% were accommodated in single rooms,
5.3% in garages and other open places and 4.3% in self-contained houses as shown in Table 4.4. This implies that most of the respondents could not access good housing facilities hence had to share the available accommodation facilities within the town.

Interviews with Malindi Sub-County Physical Planner that accommodation that seasonal migrants get are shared between two or more people which had two beds in one room or two double deckers. He also noted that some of the migrants as are forced to stay in makeshift houses and open places such car parks and garages in which only a roof was provided, the migrants spread mattress or mats on the surface while others used sleeping bags. Single room facilities involved a single bed in a room but with shared sanitary facilities. A typical self-contained room had bed space and a toilet in the same room. The findings agree with ILO (2001) that housing of seasonal workers is characterized by inadequate and overcrowded installations, lack heating, poor ventilation, deficient sanitary facilities and non-portable drinking water. For instance, living conditions for many farms and plantations workers in Kenya remain inhuman, with workers living in tents, makeshift plastic huts/shacks or hostels for long periods (ILO 2001).

Table 4.4: Type of accommodation used by migrants in Malindi Town

<table>
<thead>
<tr>
<th>Type of accommodation</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single room</td>
<td>13</td>
<td>13.8</td>
</tr>
<tr>
<td>Self-contained house</td>
<td>4</td>
<td>4.3</td>
</tr>
<tr>
<td>Shared facilities</td>
<td>71</td>
<td>75.5</td>
</tr>
<tr>
<td>Garage</td>
<td>5</td>
<td>5.3</td>
</tr>
<tr>
<td>No Response</td>
<td>1</td>
<td>1.1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>94</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>

Source: Fieldwork, 2013
4.3.3 Rent payment pattern by the respondents

Majority of the respondents (83.0%) indicated that rent was paid monthly while 9.6% said they paid rent every day, 4.3% of them paid weekly, 2.1% were not sure and 1.1% paid yearly. Findings also show that this payment pattern resulted into financial constraints (46.8%) in relation to the type of business activities/employment carried out and the expected income, while 33% indicated that it offered convenience and 16% indicated that it offered continuity in relation to the same. This shows that most seasonal commercial workers pay rent on monthly basis which is quite substantial in relation to the income they get. UN Habitat, (2010) found that, most workers attain their accommodation through the private market and many rely on rental premises on renter-occupied basis.

4.3.4 Nature of accommodation facilities for seasonal migrants

Table 4.5 presents the nature of accommodation facilities available for seasonal migrants. Majority, (78.7%) of the seasonal commercial workers indicated that accommodation facilities in Malindi Town were not well priced compared to other towns while 77.6% reported that accommodation facilities were not comfortable in terms of space. According to 57.4% of the respondents, accommodation facilities were not accessible implying that it was not easy to access these facilities from town centre. Further, (78.7%) felt that the facilities were not clean and hygienic, and another 59.6% reported that the facilities were not safe to live in. Of the respondents, 38.3% noted that agents were not the best source of information on accommodation. The results agree with Ziebarth (2006) who argued that the living conditions of migrant farm workers have always been difficult particularly in the conditions of their housing.
Table 4.5 Characteristics of accommodation facilities in Malindi Town by the respondents.

<table>
<thead>
<tr>
<th>Accommodation facilities in Malindi Town are;</th>
<th>Strongly disagree</th>
<th>Disagree</th>
<th>Not sure</th>
<th>Agree</th>
<th>Strongly agree</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) comfortable in terms of space</td>
<td>21 (22.3%)</td>
<td>52 (55.3%)</td>
<td>4 (4.3%)</td>
<td>14 (14.9%)</td>
<td>3 (3.2%)</td>
</tr>
<tr>
<td>(b) easily accessible</td>
<td>18 (19.1%)</td>
<td>54 (57.4%)</td>
<td>6 (6.4%)</td>
<td>14 (14.9%)</td>
<td>2 (2.1%)</td>
</tr>
<tr>
<td>(c) well priced compared to other towns</td>
<td>21 (22.3%)</td>
<td>53 (56.4%)</td>
<td>2 (2.1%)</td>
<td>17 (18.1%)</td>
<td>1 (1.1%)</td>
</tr>
<tr>
<td>(d) clean and hygienic</td>
<td>14 (14.9%)</td>
<td>53 (56.4%)</td>
<td>7 (7.4%)</td>
<td>18 (19.1%)</td>
<td>2 (2.1%)</td>
</tr>
<tr>
<td>(e) safe to live in</td>
<td>16 (17.0%)</td>
<td>40 (42.6%)</td>
<td>8 (8.5%)</td>
<td>26 (27.7%)</td>
<td>4 (4.3%)</td>
</tr>
<tr>
<td>Agents are best source of accommodation information in Malindi Town</td>
<td>21 (22.3%)</td>
<td>36 (38.3%)</td>
<td>22 (23.4%)</td>
<td>13 (13.8%)</td>
<td>2 (2.1%)</td>
</tr>
</tbody>
</table>

N= 94

Source: Fieldwork, 2013

4.3.5 Challenges faced by seasonal commercial workers when seeking for accommodation.

Majority of the respondents (71.3%) experienced problems when getting accommodation in relation to the current place of accommodation while 28.7% of them did not have a problem. Those who said there were challenges were asked to indicate the type of challenges they encountered and some of the identified problems included, accessibility, means of transport, water, power, security problems, the rent was too high, the landlords ethnically profiled migrants and denied accommodation based on profound stereotypes where they considered
some migrants not fit to use their facilities, most times the lodges were fully booked or not worth compared to the amount of money charged.

4.3.6 Major accommodation challenges experienced by seasonal commercial workers

Table 4.6 presents the main accommodation challenges faced by seasonal commercial workers during their stay in the town. Majority (90.4%) of respondents cited overcrowding, 77.6% reported lack of enough houses, 73.4% reported high cost of accommodation in terms of rent, 56.4% said that the residential estates were inaccessible in terms of poor roads and long distances from the town especially during rainy periods, 50% of the respondents cited poor sanitation, 45.7% reported insecurity, 23.4% cited lack of enough water supply and 13.8% cited lack of electricity. Indeed, most accommodation facilities were in areas outside the town with poorly planned structures as illustrated in Plate 4. This shows a strong relationship between challenges experienced when looking for accommodation and after getting the same.

However, on the problem of lack of water, town engineer from Malindi Municipal Council informed that Malindi Water and Sewerage Company provided clean water within the town and its environs and therefore disagreed that, there were water shortages. It was however observed that, though the town and its environs is supplied with clean water, most of the rental premises where seasonal commercial workers resided were not connected with piped water and were supplied by water vendors. Key informants from Malindi Municipal Council further reported that the council in collaboration with other development partners was repairing and constructing feeder roads within the town to improve on the transport systems. The council further noted that restriction on the number of floors/ storeys that a building should have, for instance along the beach greatly hinder construction of tall buildings and hence affecting accommodation facilities.
available. It was also established that most of the unutilized land within the town centre, is government owned therefore leaving the investors with very little land for building low income rental premises within the town.

These results agree with Graham and Marvin, (2002) who stated that migration process is faced with many challenges including widespread poverty, deficiency in accommodation and in the supply of most basic infrastructure and public facilities required for human habitation. In addition to overcrowding, migrant workers and their dependents frequently live in substandard housing with serious structural problems

**Table 4.6: Major Accommodation challenges experienced by seasonal commercial workers**

<table>
<thead>
<tr>
<th>Challenges</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inaccessibility of residential estates</td>
<td>53</td>
<td>56.4</td>
</tr>
<tr>
<td>Lack of houses</td>
<td>73</td>
<td>77.6</td>
</tr>
<tr>
<td>Poor sanitation</td>
<td>47</td>
<td>50</td>
</tr>
<tr>
<td>Inadequate water supply</td>
<td>22</td>
<td>23.4</td>
</tr>
<tr>
<td>Lack of electricity</td>
<td>13</td>
<td>13.8</td>
</tr>
<tr>
<td>Overcrowding</td>
<td>85</td>
<td>90.4</td>
</tr>
<tr>
<td>High cost of accommodation</td>
<td>69</td>
<td>73.4</td>
</tr>
<tr>
<td>Insecurity</td>
<td>43</td>
<td>45.7</td>
</tr>
</tbody>
</table>

Source: Fieldwork, 2013

**4.4 Strategies in coping with accommodation challenges in Malindi Town**

Seasonal commercial workers employed different strategies to deal with accommodation challenges. From Table 4.7, 31.9% of the respondents preferred shared accommodation where one would look for a person to share a house with and combine the resources to pay rent and hence lower rent cost. Plate 5 is an example of shared accommodation as found in one estate in the area. Another 29.8% said that they were looking for cheap accommodation near the town to lower both the cost of housing and transport. About 10.6% reported that they
may reduce the number of days for stay in Malindi town while 8.5% opted to shift to a cheaper lodge and wished that the government would provide cheap housing. 6.4% of the respondents felt that building a house was another option while 5.3% felt that they would buy a bike to ride to work and back home. Only 4.2% admitted that they wished to locate a relative to stay with within the town. This implies that there are few respondents who wished to settle and had future plans for themselves in Malindi while majority were there to take advantage of the tourism boom during the tourism peak season.

These findings are in agreement with Teixeira and Li (2009) that most common methods migrants used to deal with the expensive rental housing market were sharing accommodation and/or renting low-quality housing, such as basement suites, ground floors, or old apartments. In about one-third of the participants’ in his study, households were large, consisting of five or more people in the same dwelling. He also noted that, many participants didn’t view overcrowding as a problem because they were used to sharing housing (a common cultural practice) in their home counties, and/or they were ready to sacrifice space in order to keep the family together. Excluding workers living in dormitories and barracks, over half of the housing units were overcrowded as people double up in order to find affordable housing and pay the cost. Similarly, McIlwaine (2005) also noted that, due to their failure in finding jobs and the saturation of the labour market in Italy, Egyptians who fail to find profitable jobs in Italy re-migrate to France; where they can find jobs through the Egyptian network. In addition, migrants tend to migrate to countries with established networks from their governorates and localities in Egypt. This is clear in the case of Gharbyia, Fayoum, and Behera governorates; where migrants from Fayoum tend to migrate to Italy, migrants from Gharbyia tend to migrate to France, while migrants from Beheirs tend to migrate to England.
Table 4.7 Various strategies employed by seasonal migrants in dealing with accommodation challenges in Malindi Town.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building a house near town</td>
<td>6</td>
<td>6.4</td>
</tr>
<tr>
<td>Buy a bike to run to work</td>
<td>5</td>
<td>5.3</td>
</tr>
<tr>
<td>Find a cheap accommodation near town</td>
<td>28</td>
<td>29.8</td>
</tr>
<tr>
<td>Look for a person to share a house and rent</td>
<td>30</td>
<td>31.9</td>
</tr>
<tr>
<td>Migrate from Malindi</td>
<td>10</td>
<td>10.6</td>
</tr>
<tr>
<td>Reduce the number of days for stay</td>
<td>10</td>
<td>10.6</td>
</tr>
<tr>
<td>Relocate to a relative within the town</td>
<td>4</td>
<td>4.2</td>
</tr>
<tr>
<td>Shift to a cheaper lodge</td>
<td>8</td>
<td>8.5</td>
</tr>
<tr>
<td>Encourage the government to provide cheap housing</td>
<td>8</td>
<td>8.5</td>
</tr>
</tbody>
</table>

N= 94

Source: Fieldwork, 2013

Plate 4: Shared accommodation facilities in Kisumu ndogo estate in Malindi town

Source: Fieldwork, 2013
Plate 5: A photo illustrating cheap, semi permanent and incomplete accommodation facilities in Majengo estate, Malindi town.

Source: Fieldwork, 2013

4.5 Interventions to the accommodation challenges in Malindi town by stakeholders

4.5.1 Seasonal commercial workers’ Views on accommodation situation in Malindi town

Majority (79.8%) of the respondents indicated that Municipal Council of Malindi was not active in urban planning while 68.1% of them also reported that the municipal council does not regulate the building construction in the town. This implies that Malindi Municipal Council according to the respondents have little influence on the urban planning and also the regulation of construction in the town. However, in his response, the Building Inspector noted that the planning section of his department fully controls construction development activities, such as roads and buildings. The process of zoning which was started in 2007 was continuing. In addition, the provisional zoning map shows commercial, residential and agricultural zones. The Town Planning Committee meets once every month to review
Building Applications. There are no zoning restrictions as yet in the municipality. Building applications are accepted with a proof of land ownership and clearing of all due land rates. He also added that the Council scrutinizes applications against public health requirements, physical planning rules, a site inspection, and technical assessment of the design.

Majority (69.1%) of the respondents noted that the private sector and the government should have a partnership in accommodation sector in Malindi Town. Majority (64.7%) of the respondents indicated that the government do not have ample land for public utilities in Malindi town as shown in Table 4.8. On the other hand 38.3% of the respondents noted that the government building code hinder provision of accommodation facilities in Malindi Town.

In response to these challenges, the Sub-County Development Officer noted that they have engaged the residents to invest in decent cheaper houses; they have also talked with investors who were willing to build cheaper housing facilities but had problems in obtaining land. This was due to the fact that most of the parcel of land was government owned. They also noted that most land owners in Malindi had no title deeds. The researcher also observed that zoning plan was not strictly adhered to in construction of buildings.
Table 4.8 Institutional framework on accommodation situation in Malindi Town

<table>
<thead>
<tr>
<th></th>
<th>Strongly disagree</th>
<th>Disagree</th>
<th>Not sure</th>
<th>Agree</th>
<th>Strongly agree</th>
<th>No response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal council of Malindi is active in urban planning</td>
<td>22 (23.4%)</td>
<td>53 (56.4%)</td>
<td>11 (11.7%)</td>
<td>5 (5.3%)</td>
<td>1 (1.1%)</td>
<td>2 (2.1%)</td>
</tr>
<tr>
<td>Municipal council regulate the building construction in Town</td>
<td>17 (18.1%)</td>
<td>47 (50.0%)</td>
<td>21 (22.3%)</td>
<td>5 (5.3%)</td>
<td>2 (2.1%)</td>
<td>2 (2.1%)</td>
</tr>
<tr>
<td>The municipal council have demarcated the commercial and residential areas of town</td>
<td>20 (21.3%)</td>
<td>44 (46.5%)</td>
<td>21 (22.3%)</td>
<td>6 (6.4%)</td>
<td>3 (3.2%)</td>
<td>0</td>
</tr>
<tr>
<td>The government has ample land for public utilities in Malindi town</td>
<td>11 (11.7%)</td>
<td>50 (53.2%)</td>
<td>22 (23.4%)</td>
<td>8 (8.5%)</td>
<td>1 (1.1%)</td>
<td>2 (2.1%)</td>
</tr>
<tr>
<td>Private sector and government partnership is required in accommodation sector in Malindi town</td>
<td>5 (5.3%)</td>
<td>11 (11.7%)</td>
<td>11 (11.7%)</td>
<td>60 (63.8%)</td>
<td>5 (5.3%)</td>
<td>2 (2.1%)</td>
</tr>
<tr>
<td>The government building code hinder provision of accommodation facilities in Malindi town</td>
<td>11 (11.7%)</td>
<td>14 (14.9%)</td>
<td>30 (31.9%)</td>
<td>35 (37.2%)</td>
<td>1 (1.1%)</td>
<td>3 (3.2%)</td>
</tr>
</tbody>
</table>

N=94

Source: Fieldwork, 2013
4.5.2 Responses on the role of Government in provision of accommodation for seasonal commercial workers

Majority (26.6%) of the seasonal commercial workers were of the opinion that the government should provide cheap houses and security respectively. Majority (25.5%) of seasonal commercial workers felt that the role of the government was to improve road networks in Malindi Town. This implies that if the government was able to provide cheap houses, security and improve road network within Malindi and its environs then the migrants would find cheaper houses and hence they would not be faced with the challenges they have encountered during their stay. Equally, 19.1% of seasonal commercial workers felt that hotels should construct cheap homes within their locality for their workers and this means that the workers would have felt more comfortable staying near work places while 12.75% of them felt that the government ought to partner with the private sector to construct cheap houses.

A government and private sector partnership would ensure that the houses would be available and affordable since both the government and the private sector would construct relatively cheap houses as well as high cost houses. This would encourage more people to stay in the town. Another 10.6% of the respondents felt that the government should issue title deeds to land owners and this will encourage investment and bring development in Malindi Town. Only 8.5% of the respondents felt that the government should reduce taxes on building materials in the region as shown in Table 4.9. This would encourage more investors to build cheaper and affordable houses within the town. The Sub-County Development Officer noted that Kilifi County Government had introduced incentives that would assist the local and potential investors to build cheaper and affordable houses in the town. The results agrees with Texiera (2013) who noted that governments need to provide capital funds to develop
affordable housing for rent or purchase; to regulate and cooperate with developers and builders on issues related to flexible zoning, density bonuses, land partnerships, and waiving property taxes; to loosen controls by legalizing existing basement suites; to facilitate dialogue between landlords and renters; and to support local community organizations that are involved in housing projects.

**Table 4.9: Role of the government in provision of accommodation in Malindi town**

<table>
<thead>
<tr>
<th>Role of the government</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide cheap houses</td>
<td>25</td>
<td>26.6</td>
</tr>
<tr>
<td>Provide security</td>
<td>25</td>
<td>26.6</td>
</tr>
<tr>
<td>Improve roads</td>
<td>24</td>
<td>25.5</td>
</tr>
<tr>
<td>Encourage hotel owners</td>
<td>18</td>
<td>19.1</td>
</tr>
<tr>
<td>Issue title deeds</td>
<td>5</td>
<td>5.3</td>
</tr>
<tr>
<td>Help in controlling</td>
<td>10</td>
<td>10.6</td>
</tr>
<tr>
<td>Don’t know</td>
<td>10</td>
<td>10.6</td>
</tr>
<tr>
<td>Partner with private</td>
<td>12</td>
<td>12.7</td>
</tr>
<tr>
<td>Reduce taxes for</td>
<td>8</td>
<td>8.5</td>
</tr>
</tbody>
</table>

N= 94

Source: Fieldwork, 2013

**4.5.3 Responses on the role of private investors in provision of accommodation**

Majority (42.6%) of the respondents felt that the private investors should be encouraged to build cheap houses for the low cost tenants, while 25.5% the need for cooperation between the government and the private investors in construction of cheap houses. According to 12.7% of the respondents, the private investors and hotel industry should invest more in housing projects. However, 10.6% of the respondents felt that the private investors should
also be encouraged to build good houses (Table 4.10). This implies that the respondents would wish that the private investors invest in affordable houses.

The key informants noted that they had attended forums with investors and potential investors in the area of housing to forge ways of investing in housing sector in Malindi town. Hancock (1998) noted that the clear motivation that underlies the private sector just like any other business is profit (or potential profitability) with profit-maximizing options being, in the context of housing, producing and selling more of the product; reducing the cost of production through lower raw material and wage costs (cost per unit or quantity) and finally, increasing the price of the product or service. The results agrees with Otiso (2002) who noted that the private sector is capable of providing living needs to large segments of the urban community if they operate within a well-conceived competitive environment where there is a possibility of charging consumers and making a profit, absence of daunting obstacles such as technology and scale of investment and the presence of competent governments with the capacity to enforce standards, contract fulfilment and service provision.

**Table 4.10: Respondents’ view on the role of the private investors in provision of accommodation**

<table>
<thead>
<tr>
<th>Role of the private sector</th>
<th>Frequency</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Build cheap houses for the low cost tenants</td>
<td>40</td>
<td>42.6</td>
</tr>
<tr>
<td>Build good houses</td>
<td>10</td>
<td>10.6</td>
</tr>
<tr>
<td>Cooperate with government to invest in cheap houses near the town</td>
<td>24</td>
<td>25.5</td>
</tr>
<tr>
<td>Invest more in housing projects as well as hotel industry</td>
<td>12</td>
<td>12.7</td>
</tr>
<tr>
<td>No idea</td>
<td>10</td>
<td>10.6</td>
</tr>
<tr>
<td>No response</td>
<td>8</td>
<td>8.5</td>
</tr>
</tbody>
</table>

N= 94
Source: Fieldwork, 2013
4.6 Correlation analysis

Inferential statistics was used to infer from the sample data what the population might think or to make judgments about the probability that an observed difference between groups is a dependable one or one that might have happened by chance in this study. Correlation analysis is used when independent variables are correlated with one another and with dependent variable. The Pearson product-moment correlation coefficient \((r)\) assesses the degree that quantitative variables are linearly related in a sample. Each individual or case must have scores on two quantitative variables. The significance test for \(r\) evaluates whether there is a linear relationship between the two variables in the population. The appropriate correlation coefficient depends on the scales of measurement of the two variables being correlated.

**H₀:** There is no significant difference between age characteristics of the seasonal commercial workers and their access to accommodation in Malindi Town.

This study sought to establish whether there was a significant difference between age characteristics of the seasonal commercial workers and their access to accommodation in Malindi Town.

**Table 4.11: Correlation analysis between age characteristics and access to accommodation for the seasonal commercial workers**

<table>
<thead>
<tr>
<th>Variable Title</th>
<th>Access to accommodation</th>
<th>Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to accommodation</td>
<td>Pearson correlation</td>
<td>1.00</td>
</tr>
<tr>
<td></td>
<td>Sig.(2 tailed)</td>
<td></td>
</tr>
<tr>
<td>Age</td>
<td>Pearson correlation</td>
<td>.131*</td>
</tr>
<tr>
<td></td>
<td>Sig.(2 tailed)</td>
<td>.000</td>
</tr>
</tbody>
</table>
Pearson correlation test was conducted and the results are shown in table 4.11. There is a very weak correlation ($r=0.131$) between age characteristic and access to accommodation among seasonal migrants with a significant value of .000 lower than 0.05. Hence we retain our null hypothesis than there is no significant difference between age characteristics and access to accommodation.

A simple linear regression was used to determine the relationship between age characteristics of the migrant workers and their access to accommodation in Malindi town. The study sought to establish if the null hypothesis was collect or not. The results are as shown in Table 4.12.

### Table 4.12: Goodness of Fit Model

<table>
<thead>
<tr>
<th>Model</th>
<th>R</th>
<th>R Square</th>
<th>Adjusted R Square</th>
<th>Std. Error of the Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>.061(a)</td>
<td>.004</td>
<td>-.007</td>
<td>.717</td>
</tr>
</tbody>
</table>

a Predictors: (Constant), b. access to accommodation in Malindi town

b Dependent Variable: 1. Age

The analysis result Model above shows a goodness of fit as indicated by the coefficient of determination $R$ squared at .004. This implies independent variable age explains 4% of the variation in access to accommodation in Malindi Town. 96% of variations are brought about by other factors other than age. The coefficient of .061 suggests that there is no significant difference between age and access to accommodation in Malindi Town. In other words the access to accommodation is predicted by how old one is as a migrant.

Analysis of Variance (ANOVA) was further carried out to test the significance of the regression model in relation to the differences in means of the dependent and independent variables.
Table 4.13: Analysis of Variance (ANOVA)

<table>
<thead>
<tr>
<th>Model</th>
<th>Sum of Squares</th>
<th>Df</th>
<th>Mean Square</th>
<th>F</th>
<th>Sig.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regression</td>
<td>.176</td>
<td>1</td>
<td>.176</td>
<td>.343</td>
<td>.560(a)</td>
</tr>
<tr>
<td>Residual</td>
<td>47.313</td>
<td>92</td>
<td>.514</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>47.489</td>
<td>93</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

a Predictors: (Constant), b. Access to accommodation in Malindi Town

b Dependent Variable: 1. Age

The findings ANOVA test produced an f-value of 0.343 which was significant at p<0.001. This illustrates that the regression model is significant at 95% confidence level. That is, it has less than 1% probability of misrepresentation. Given the weakness of the correlation, it is surprising that the model is not statistically significant (p-value .560> 0.05 therefore we retain the null hypothesis that there is no significant difference between the characteristics of the migrant workers and their access to accommodation in Malindi town.

Table 4.14 Regression Coefficients

<table>
<thead>
<tr>
<th>Mode</th>
<th>Unstandardized Coefficients</th>
<th>Standardized Coefficients</th>
<th>T</th>
<th>Sig.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>B</td>
<td>Std. Error</td>
<td>Beta</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>(Constant)</td>
<td>2.366</td>
<td>.258</td>
<td>9.184</td>
</tr>
<tr>
<td></td>
<td>Access to accommodation in Malindi town</td>
<td>.053</td>
<td>.091</td>
<td>.061</td>
</tr>
</tbody>
</table>

a Dependent Variable: 1. Age
The coefficient table gives the values for the regression line. The Beta column provides the intercepts. This means that for every migrant increase in age the model predicts no increase of (.053) in access to accommodation in Malindi Town. The t-test in the second low in the coefficient table shows that the variable is not making a statistically significant contribution to the predictive power of the model.

**H₀²: Access to different types of accommodations does not depend on type of business activities of seasonal commercial workers.**

This study sought to establish whether the accessibility of different types of accommodations is dependent on the type of business activities of seasonal commercial workers. The results are as shown in Table 4.15.

**Table 4.15 Correlation analysis between the type of business activity carried out versus access to accommodation in Malindi Town**

<table>
<thead>
<tr>
<th>Type of business carried out</th>
<th>Type of business carried out</th>
<th>Access to accommodation in Malindi Town</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pearson Correlation</td>
<td>1</td>
<td>.040</td>
</tr>
<tr>
<td>Sig. (2-tailed)</td>
<td></td>
<td>.002</td>
</tr>
<tr>
<td>N</td>
<td>94</td>
<td>94</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Access to accommodation in Malindi town</th>
<th>Pearson Correlation</th>
<th>.040</th>
<th>Access to accommodation in Malindi Town</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sig. (2-tailed)</td>
<td>.002</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N</td>
<td>94</td>
<td>94</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
According to the table above, there is a significant correlation between Type of business carried out and Access to accommodation in Malindi town with a significant value at .002 lower than 0.05. Hence we accept the null hypothesis and reject the alternative. In other words the type of business activity carried out and access to accommodation are related with a very weak relationship.
CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATIONS

5.1 Summary of the findings
The study set out to evaluate accommodation challenges facing seasonal commercial workers during tourism peak season in Malindi Town. The stimulus of the study was to characterize seasonal commercial workers, find out the accommodation challenges they face, how they cope with these challenges and stakeholders responses on the accommodation challenges.

To achieve the above objectives both primary and secondary sources of data were employed. Structured questionnaires, observation and in-depth interviews were used in collecting data. The study targeted 98 seasonal commercial workers picked from four zones that were clustered using geographical zoning of the study area. Purposive sampling was used to select seasonal commercial workers to be interviewed. The study also interviewed 4 officials from the municipal council, physical planning and District Development office. The collected data was analyzed using descriptive statistics.

The study revealed that there were more women than men seasonal commercial workers in malindi Town, majority of the respondents were married and were aged between 21-40 years. This shows that majority were young and the migration decisions were influenced by family considerations. The study further showed that majority of the respondent had attained above basic level of education while others had some form of training.
The study indicated majority of the respondents originated from up country and had gone to Malindi Town to take advantage of the tourism boom. Most had stayed in the town for less than 3 months. Most of the respondents engaged in economic activities related to provision of services in tourism sectors which include taxi, boda boda and commercial sex workers. Another revelation was that most of the respondents were in service business and had learnt about business opportunities through a friend.

The study revealed that majority of the respondents were accommodated in low income estates such as Kisumu Ndogo and Majengo which are characterised by low rent charges. Monthly rent payment was recorded as the major payment pattern. Majority of the respondents indicated that they experienced problems when getting the house that they currently lived in. About the nature of accommodation facilities for seasonal migrants, majority reported that accommodation facilities in Malindi town are not affordable compared to other towns. Majority of the respondents were not comfortable with the accommodation places. The major accommodation challenges included, insecurity, congestion since the houses are small hence lack space to accommodate all that they own and the area had poor drainage, had a dirty environment, the houses have no plan, the houses are not accessible, they lack basic amenities, including water, electricity and the toilet.

The study revealed that majority of the respondents felt that it was better to share a house and rent with as a way of reducing the cost of housing. Other considered reducing the number of days of staying in the town while others were considering buying a bike to reduce the commuting cost.
The study revealed that majority of the respondents felt municipal council of Malindi was less active in urban planning and especially on accommodation facilities. The study revealed that most of the respondents noted that provision of cheap houses and infrastructures was paramount in addition to improving road network within Malindi and its environs. The study further revealed that most of the respondents felt that the private investors should be encouraged to build cheap houses for the low cost tenants.

5.2 Conclusions

Seasonal commercial workers are generally people with great resilience and determination to make ends meet by eking out a living. This economic activity is diverse, adoptive and addresses labour supply gap in the areas that experience seasonal trends in production in different sectors of the economy. High rate of unemployment, growth in labour force and high cost of living in the country have increased the relevance of seasonal labour migration as a solution to the above problems.

Today, there is a growing realization that ignoring the plight of seasonal commercial workers in tourism regions in relation to accommodation challenges facing them is tantamount to jeopardizing the tourism sectors and its associated benefits to the economy. The National and County Governments as well as private investors are being prevailed upon to integrate seasonal commercial workers in physical and long term urban management.

The seasonality in tourism variably affects the demand and supply for accommodation facilities. Housing investments are likely to fetch high returns during peak season and low returns during off peak season. This fluctuation in returns greatly affects investors’
confidence in provision of accommodation facilities. For instance investors may be reluctant in providing rental premises that will fetch low returns during off peak season when seasonal workers return to their place of origin.

5.3 Recommendations

Accommodation for seasonal commercial workers presents a number of issues that require special attention and strategies. In particular, accommodation availability greatly affects the viability of tourism as an economic activity. In this threshold, the study envisions the following recommendations as a step towards ensuring a conducive environment in accommodating seasonal labour.

1. Seasonal commercial workers operate without adequate essential services such as adequate accommodation facilities, electricity, sanitation and water. This means there is need to put in place policies that promote seasonal migrants by providing basic need and physical infrastructure like reliable water supply and proper sanitation in their areas of residence.

2. There is need for consultation, partnership and information sharing between the Government, private investors and other stakeholders towards provision of accommodation such as rental houses, hostels and lodges and will tremendously increase awareness and understanding needed to address the challenges of housing.

3. Kilifi County government and policy makers should come up with measures to diversify the economic activities in the areas affected by tourism seasonality. For example the government should encourage establishment of different industries to the areas to provide constant source of livelihood and stimulate infrastructural investments such as housing projects.
5.4 Suggestions for Further Research

The link between accommodation, seasonal commercial workers and tourism is a wide area which therefore warrants continuous future research. The following areas therefore, merit consideration for study as a way of enriching the knowledge about these three areas:

1. Effects of seasonal migration on rural-urban linkages.
2. Evaluation of other drivers of seasonal migration in Kenya.
3. The link between tourism and accommodation in other areas such masai mara game reserve
4. Measures to sustainable management of seasonal labour in developing countries
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APPENDICES

APPENDIX 1: INTRODUCTION LETTER

MWANGI JOHN KARIUKI

P.O. BOX 3552 00100

NAIROBI.

Dear Sir/ Madam,

RE: REQUEST FOR INFORMATION

I am an MA student at Kenyatta University, admission number C50/CE/ 11838/2008. As part of the fulfillment for the requirements of the MA Degree, am required to undertake a research project. The objective of the study is to examine the accommodation challenges facing seasonal commercial workers during tourism peak season in Malindi town.

As a key player in the industry, you have been identified to be among those sampled to offer the information needed to conduct the study. You are also assured that the information sought is basically for academic purpose and will not be used for any other purpose.

Thanking you for your cooperation.

Mwangi J Kariuki

Reg. No C50/CE/11838/2008

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APPENDIX 2: QUESTIONNAIRE

1. What is your age?

   Below 20yrs [ ] 21 – 30yrs [ ] 31-40yrs [ ]
   41-50yrs [ ] Above 50 [ ]

2. What is your education/training level?

   Primary [ ] Secondary level [ ]
   College level [ ] University [ ]

3. What is your gender
   Male [ ] Female [ ]

   b) What is your marital status?

   Married [ ] Single [ ]
   Divorced [ ] Separated [ ]

4. What is your place of origin?

   Coastal region [ ] Inland region [ ] International foreigner [ ]

   b) If not from coast, indicate your home town?

   ……………………………………………………………………………………………
   ……………………………………………………………………………………………

5. How long have you been to Malindi town?

   0-3 months [ ] 4-6 months [ ] 7-9 months [ ] 10-12 months [ ]

6. What kind of business do you carry out?

   Hotel business [ ] Retail business [ ]
   Corporate business [ ] Service business [ ]

   b) If service business which one?

   ……………………………………………………………………………………………
   ……………………………………………………………………………………………

   c) If retail business which one? ………………………………………………………

   d) If not in business, specify your occupation?………………………………………

   78
7. How did you know about the opportunities in Malindi town?
   Through a friend [ ]   Through internet [ ]   Through media [ ]

8. How are you accommodated in Malindi town?
   [a] Single room [ ]   [b] Self-contained house [ ]
   [c] Shared facilities [ ]
   [d] Any other (specify) .................................................................

9. How did you get the house that you currently live in?
   Through a friend [ ]   I searched on my own [ ]
   Through agent [ ]   Through social media [ ]

10. To what extent do the following statement regarding the accommodation in Malindi town? Rate your response on a five point likert scale where
    Key 1 Strongly disagree, 2 Disagree 3 Not sure, 4 Agree 5 Strongly agree.

<table>
<thead>
<tr>
<th>Statement</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation facilities in Malindi town are comfortable in terms of space.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accommodation facilities in Malindi town are easily accessible</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accommodation facilities in Malindi town are well priced compared to other towns</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accommodation facilities in Malindi town are clean and hygienic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accommodation facilities in Malindi town are safe to live in</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agents are the best source of accommodation information in Malindi town</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

11. Did you experience any problem/challenge when getting the house that you currently live in? Yes [ ] No [ ]

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b. If yes which challenges?

12. How often do you pay rent in a month?

   Daily [ ]  Weekly [ ]  Monthly [ ]  Yearly [ ]

b. How does this affect your business activities?

   Offer continuity [ ]  Offer convenience [ ]  Financial constraint [ ]

13. Which accommodation challenges do you usually face?

14. What is your strategy in dealing/coping with the accommodation challenges mentioned above?

15. To what extent do the following statement regarding the institutional framework on accommodation in Malindi town? Rate your response on a five point likert scale where Key 1. Strongly disagree, 2 Disagree 3 Not sure, 4 Agree 5 Strongly agree.

<table>
<thead>
<tr>
<th>Statement</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal council of Malindi is active in urban planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal council regulate the building construction in Town</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The municipal council had demarcated the commercial and residential areas of town</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The government has ample land for public utilities in Malindi town</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private sector and government partnership is required in accommodation sector in Malindi town</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The government building code hinder provision of accommodation facilities in Malindi town</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

16. In your view, what is the role of government in provision of accommodation in the tourist regions?
17. In your view, what is the role of private investors in provision of accommodation in tourism regions?

Thank you for your cooperation
APPENDIX 3: INTERVIEW GUIDE FOR KEY INFORMANTS

1. What is your position in your organization?

2. What is your role in seasonal migrant’s development?

3. Why do you think there is lack of enough accommodation facilities especially in the tourism peak season?

4. Which other period in time do you experience an influx in housing?

5. What is your organization doing to address accommodation challenges in tourism regions?

6. Why do investors invest more on luxury accommodation compared to low cost accommodation?

7. In your own opinion is there adequate land in the town to allow construction of enough accommodation facilities?

8. What are housing policies especially in their mode of construction in the town?

9. Where are migrant workers in the tourist hotels accommodated?

10. Do you have some seasonal migrants who lack accommodation in the tourist peak season?