

Factors affecting performance of government construction projects: A case of Kibera Slum housing upgrading in Nairobi County Kenya

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ABSTRACT

The main purpose of the study was to examine the factors which affect performance of government construction projects in Kenya with particular focus on Kibera Slum housing in upgrading in Nairobi City County. Construction projects are characterized as complex, cost, time consuming and risky. Keeping construction projects within estimated costs and schedules requires sound strategies, good practices, and careful management. The objectives of the study were: To examine the influence of governance issues on the performance of government –funded construction projects in Kibera, Nairobi County and to identify the challenges faced by construction projects funded by government in Kibera, Nairobi City County. The study utilized theory of constraints and complexity theory in analyzing the topic under study. Descriptive research design was adopted in this study with a sample size of 180 as the study participants being selected using random sampling. In addition questionnaires were used as the data collection tools. In addition both primary and secondary data were used. The study analyzed both quantitative and qualitative data; Statistical analysis was carried using SPSS and results from the study were presented in form of graphs, bar charts and tables. This research is expected to contribute to a growing body of literature on construction sector especially from government perspective and also policy makers will be able to understand performance of construction projects, its challenges and improvements. The study was conducted among residents of Kibera, government officials and construction experts in establishing performance of government construction projects. In the major findings, the researcher found out that the governance issues, financial issue and other challenges do face construction projects thus affect the performance. The study concluded that there is close association between project governance issues, project challenges and performance of government –funded building projects in Kibera, Nairobi County. The researcher recommends that clear guidelines and policies on government construction projects should be formulated and strictly adhered to the letter.