

Regeneration of Urban Market Space in Ghana: A Case of Kotokuraba and Kejetia and Central Market Projects

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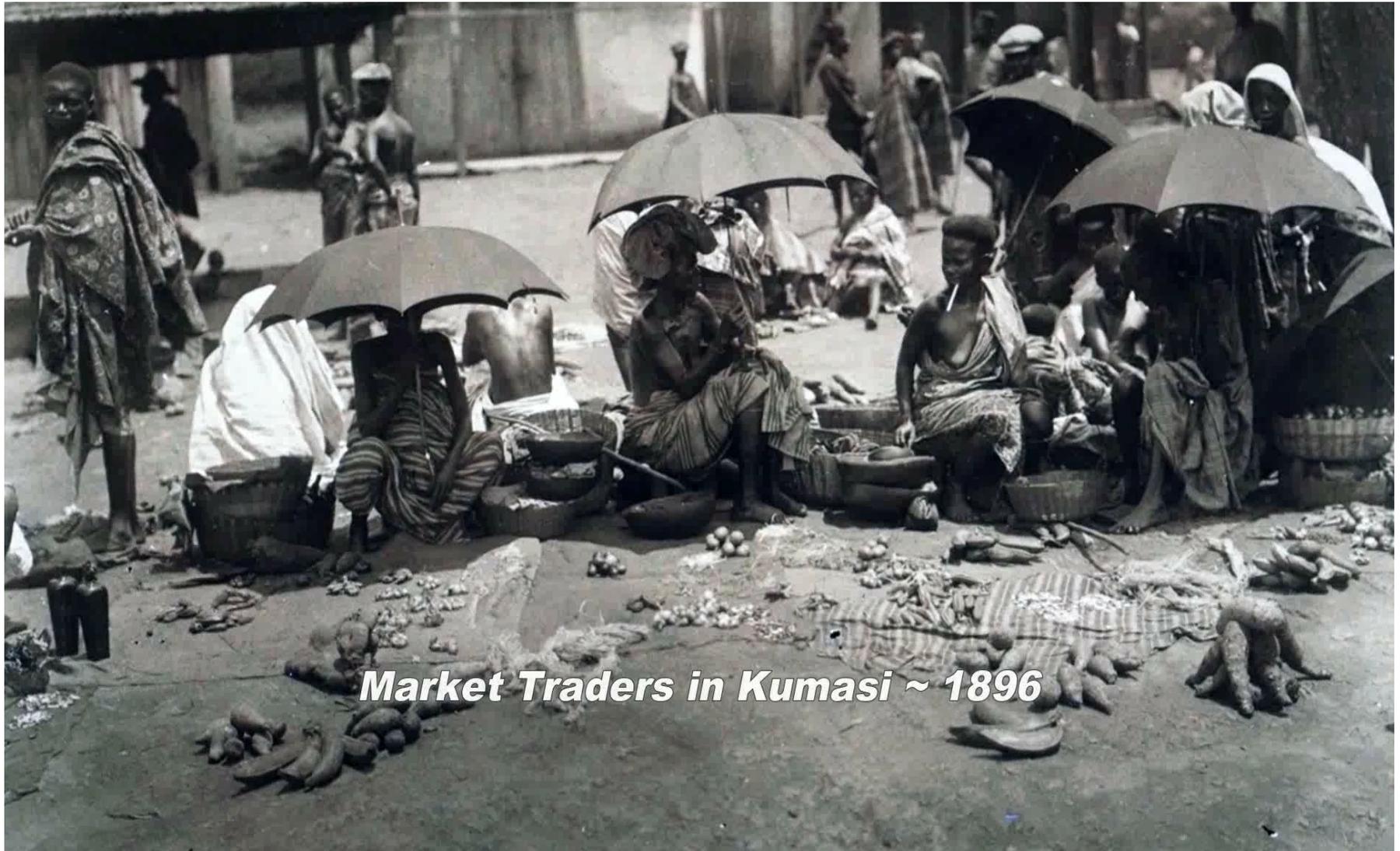
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Outline of Presentation

- Introduction
- Research Questions
- Theoretical Framework
- Research Methods
- Findings
- Conclusion and Policy Implications

The Genesis of a Ghanaian Marketplace



Market Traders in Kumasi ~ 1896

Commodity-Specialised Retail Section in a Ghanaian Market



A Ghanaian Market: A meeting place for buyers and sellers



A Ghanaian Market: A social or extra-economic space



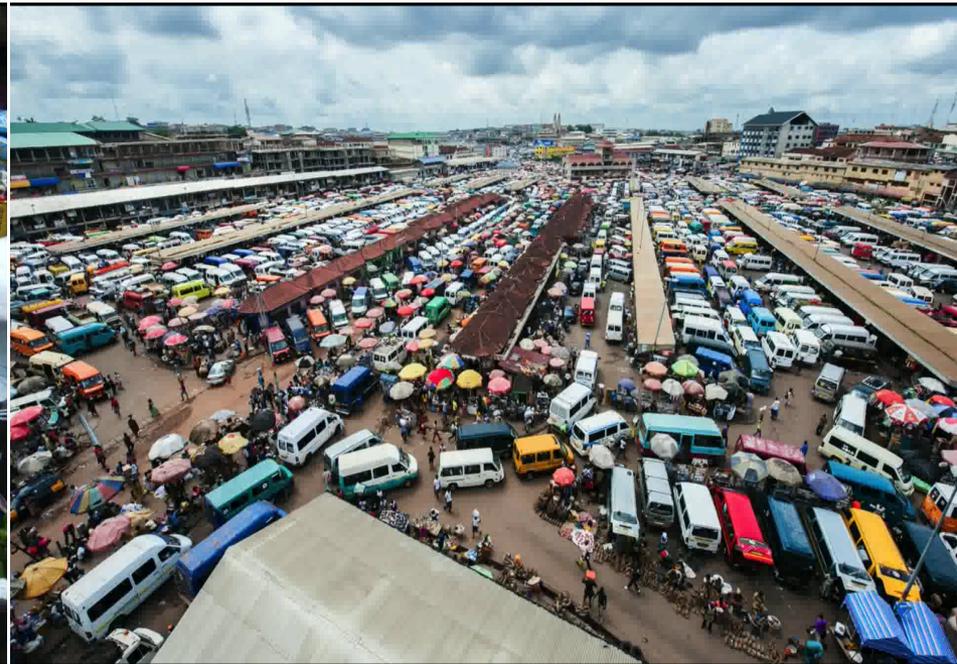
Ghanaian Markets: A place of fun



Markets are becoming dilapidated



Markets and adjoining terminals have become congested



Too many fire outbreaks in Ghanaian markets



Other arguments

- ❑ Markets have the potential to fetch additional revenue for local governments
- ❑ The political motive of using infrastructural development to win votes

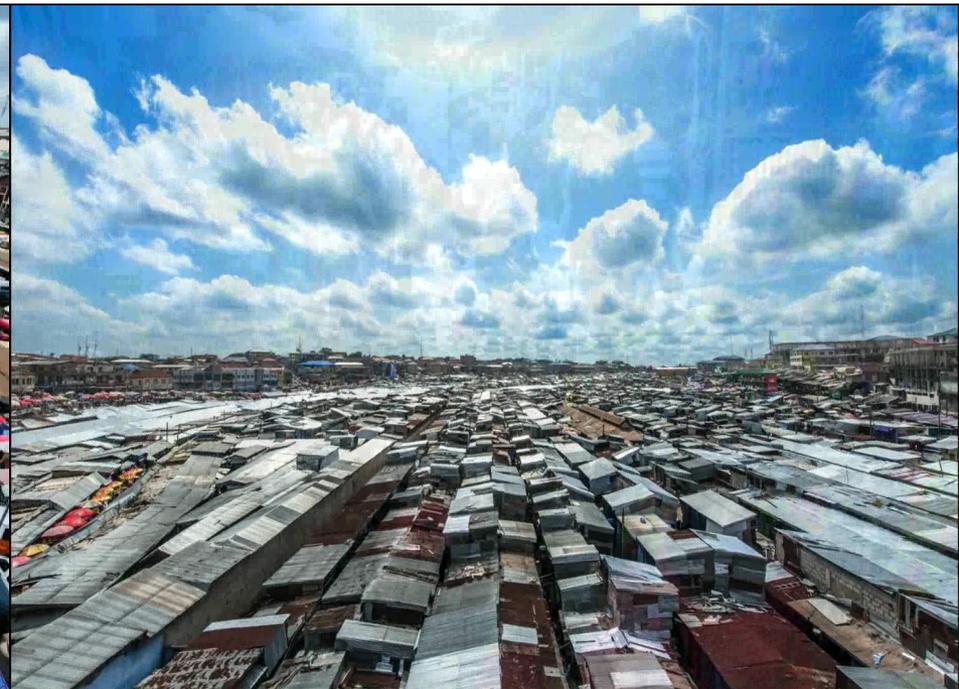
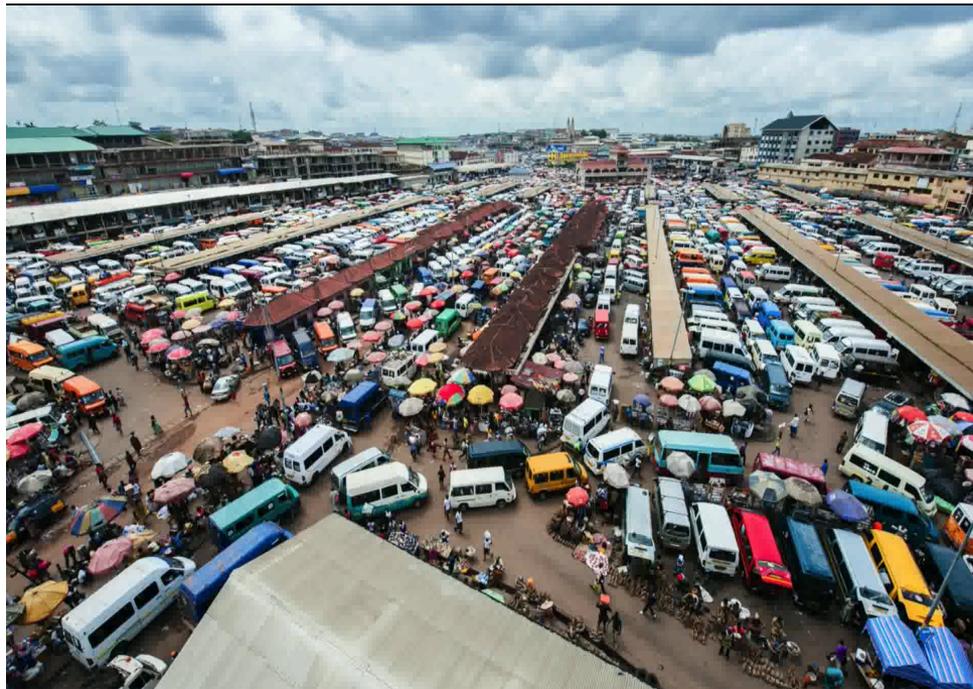
2014: Kotokoraba Market Infrastructural Facility in Cape Coast



2015: Kejetia and Central Market Redevelopment Facility in Kumasi

Kejetia Lorry Terminal
(Phase 1)

Kumasi Central Market
(Phase 2)



Introduction (Contd.)

❑ The Issues

- Over the years, there have been some regeneration of urban markets in Ghana
- Low participation of traders in regeneration of market projects; little or no input in the design of new markets
- Poor relocation arrangements (traders asked to relocate to other existing markets)
- Long period of construction (e.g Krofrom market in Kumasi yet to be completed since 2009)
- Shops and sheds end up in the hands of powerful market queens and cronies of the ruling political party who re-sell to others at high prices
- Many small and large scale businesses have collapsed
- There is lack of trust for city authorities; the mention of regeneration sends shivers down the spine of market traders
- In the past, there have been little or no resistance from traders who sell within markets

Introduction (Contd.)

□ Case Studies

- In 2014 and 2015, the Cape Coast Metropolitan Assembly (CCMA) and Kumasi Metropolitan Assembly (KMA) respectively began preparations to regenerate Kotokuraba and Kejetia and Central Markets
- These projects faced resistance and protest from market traders; subsequently there was legal action prior to the start of construction

Research Questions

- ❑ What are the processes of market regeneration in Cape Coast and Kumasi?
- ❑ Why do market traders resist or protest regeneration of markets?

Theoretical Framework

- The Political Economy perspective (Obeng-Odoom, 2013)
- African cities are shaped by external (assistance from development partners) and internal factors (pressure through local economic interests and state policies and practices)
- Additionally, there are issues of mode of production, capital accumulation, inequality, class interest, class conflict and urban crisis

Theoretical Framework (Contd.)

- ❑ The protest and resistance of market traders ‘may be attributed to the their commonality of interests and identity, as well as the threat they perceive, ... of [urban regeneration], to their survival in the marketplace’ (Awuah, 1997)
- ❑ Precedent in 1988 in Kumasi Central Market: project failed because traders were not consulted at the initial stages; relocation matters not adequately addressed; compensation was not paid (Awuah, 1997)
- ❑ Market traders would be highly interested in participating in the regeneration of a market infrastructure on which their livelihood depends
- ❑ We must understand the regeneration process; and from the process the reasons market traders protest or resist
- ❑ According to Ghana’s National Urban Policy of 2012:
 - ‘... [local governments] have been undertaking activities pertaining to [urban regeneration] ... but ... participation of people in the [regeneration] process is limited’ and therefore ‘the policy document makes it clear that Ghana is unlikely to benefit from a comprehensive urban intervention without active participation of the Ghanaian society’
 - However, this is not supported by empirical study

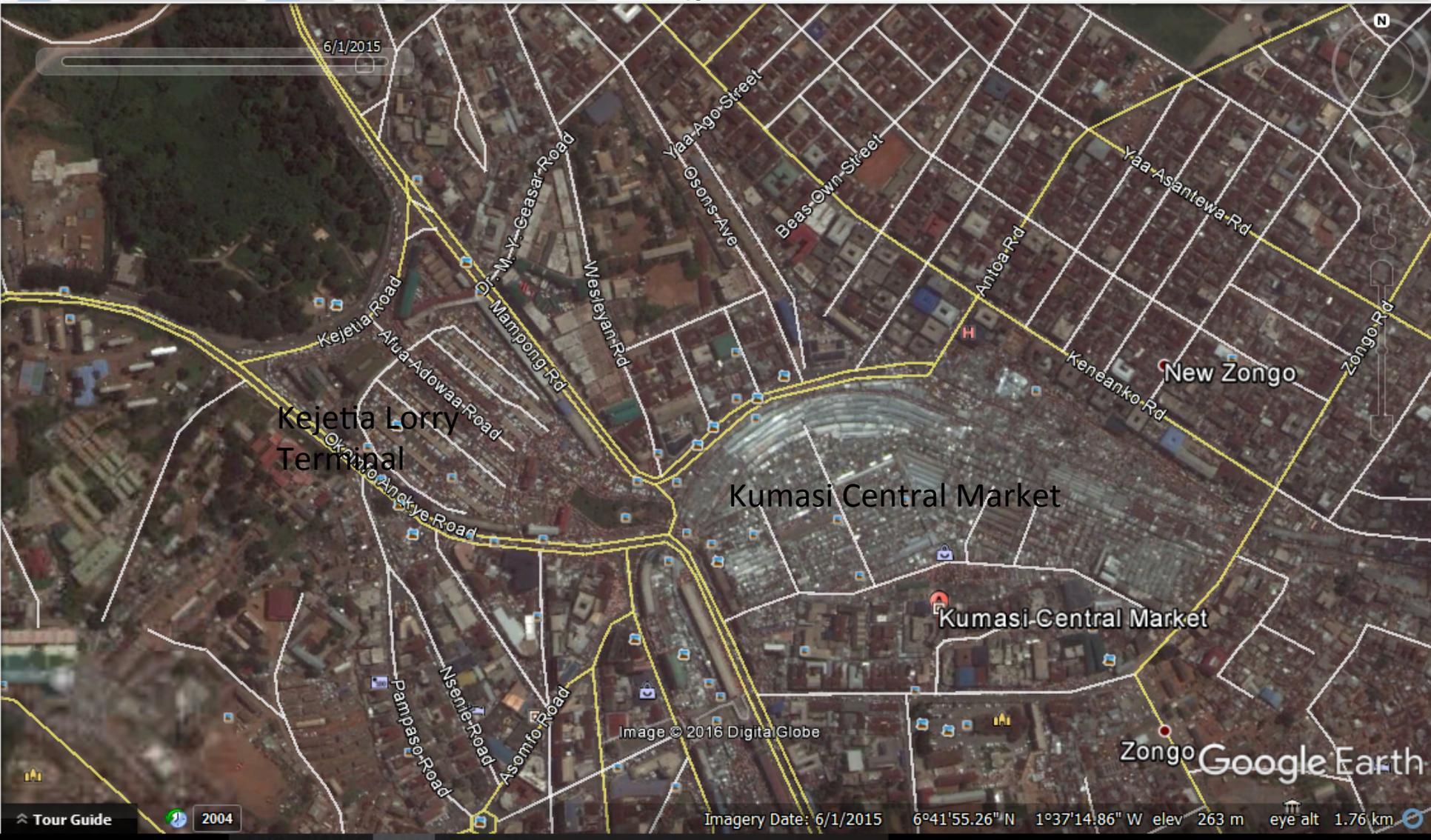
Theoretical Framework (Contd.)

- ❑ Conflict between stakeholders is the most success-hindering factor in urban regeneration projects (Yu and Kwon, 2011)
- ❑ Drawing on collaborative planning theory and applied ethnography, Paul Maginn (2007) suggest that:
 - Protests against urban regeneration can be minimized if ‘local communities are recognized as dynamic multicultural entities, *involved in regeneration processes as early as possible, provided with information, training and resources to enable them participate as ‘real’ and ‘equal’ partners; ... community conflict is expected and negotiated as opposed to being ignored or suppressed*
- ❑ Communicative planning theorists: comprehensible, true, sincere and legitimate (Habermas, 1979)
- ❑ what intensity of participation is required in urban regeneration? (Arnstein, 1969; Paul, 1987; Plummer and Taylor, 2009); informing people is at the bottom and citizen control/self-management is at the peak

Methods

- ❑ Data sources: primary and secondary
- ❑ Data collection tool: in-depth interview guide
- ❑ Study respondents: officials of Cape Coast and Kumasi Metropolitan Assemblies; leadership of market traders; market traders
- ❑ A total of 95 respondents in Cape Coast and Kumasi were interviewed
- ❑ Secondary data sources: newspapers, policy documents, legal documents etc
- ❑ Sampling techniques: purposive, snowball and stratified random sampling

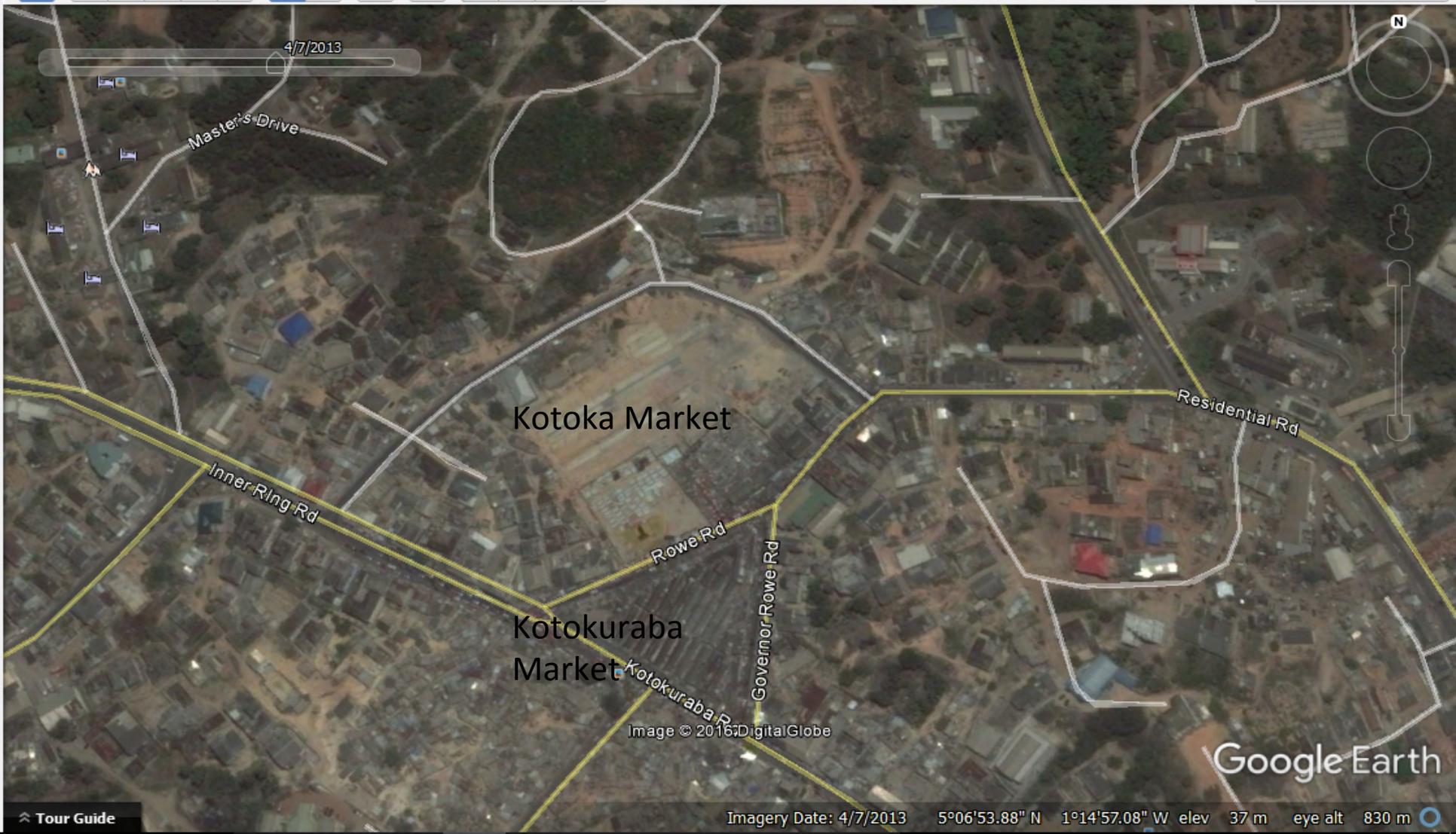
Map of Kumasi showing Old Market and Lorry Terminal



Map of Kumasi showing Ongoing and Temporal Markets



Map of Cape Coast showing Old Markets



4/7/2013

Master's Drive

Kotoka Market

Residential Rd

Inner Ring Rd

Rowe Rd

Kotokuraba Market

Governor Rowe Rd

Kotokuraba Rd

Image © 2016 DigitalGlobe

Google Earth

Map of Cape Coast showing Ongoing and Temporal Markets



The processes of market regeneration in Cape Coast and Kumasi

1. Central and local government express intention to regenerate market
2. Funding for the market regeneration project is secured by central government through a credit facility agreement
3. Commercial contract is executed between central government, local government and contractor
4. Local government and contractor make arrangement for relocation of market traders to temporal markets
5. Local government informs market traders about the start of the market regeneration project
6. Market traders are relocated to temporal markets
7. Construction of market starts
8. Construction is supervised by a technical team put together by the local government
9. Construction of market ends
10. Allocation of shops in new market to displaced market traders

Why market traders in Cape Coast and Kumasi resisted or protested regeneration of urban market

- ❑ **Comprehensible?:** traders in Kejetia did not understand why they should be displaced when project was tagged 'Kumasi Central Market Project'; 'If you will pay compensation, then what right do we have to the shops in the new market'
- ❑ **True? :** Regeneration with commercial contract meant project had to pay for itself; bigger institutions with ability to pay high rent; yet traders were told the project was solely for them
- ❑ **Sincere?** If you are honest with statement on allocation of shops in new market, why the reluctance to sign an agreement with us?
- ❑ **Legitimate or justifiable?** Who will be first to move to the new market?
- ❑ **Early enough?** Is 2 months enough for a market trader to relocate?
- ❑ Conflict was ignored and/or suppressed. Market was barricaded by city authorities at dawn
- ❑ Why has our compensation delayed after valuation had been carried out on our shops



Why market traders in Cape Coast and Kumasi resisted or protested regeneration of urban market (Contd.)

- Based on the typologies of participation, participation was low
 - Leaders of traders were invited to inform them about the start of the project and to show them how the market would look like when it is completed
 - They did not have the opportunity to influence the design of the new market
 - They were denied full contract details on the market project, especially the user charges and rent in the new market
 - In Kumasi, some traders were hand-picked by city authorities to travel with them to Brazil to see a prototype;
 - Registration of traders in Kumasi was solely done by city authorities
 - In Cape Coast, the market leaders did not inform their constituents about the outcome of the meeting with the local government

Why market traders in Cape Coast and Kumasi resisted or protested regeneration of urban market (Contd.)

□ Others factors

- Economic factors: loss of goodwill, inability to service bank loans
- Social factors: loss of social capital, inability to take care of their children and other family responsibilities
- Political factors: the fear that shops in new markets may end up in the hands of cronies of the ruling government
- Cultural factors: the superstitious belief that certain items buried or sprinkled in their shops boosted sales

Conclusion

- This study has revealed the processes of market regeneration in Ghana
- Market traders protest or resistance was influenced by low participation; delay in payment of compensation; lack of assurance of spaces in new market; reluctance to disclose rents of spaces in new shops
- Policymakers must deepen participation of traders in market regeneration project; this is legally supported by the Sections 40 to 48 of the new Local Governance Act, 2016 (Act 936)

Thank you

