

# The Effects of The Relocation of the Anloga Wood Market on Wood Workers in Ghana

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## ABSTRACT

*Most development programmes, often results in the need for resettlement of a group of people either voluntarily or involuntarily. By their frequency, cumulative magnitude and intended or unintended socio-economic and cultural effects, forced displacements have come to be recognized as a severe pathology of development, of growing concern and visibility on international and national agendas. As part of the "Kumasi Roads and Urban Development Project", a 37 million euro southeast ring road was to be constructed to eliminate one of the main traffic jam points at the entrance of the City. However, this project meant the relocation of the Anloga Wood Market to Sokoban. This paper assesses the relocation exercise in terms of the participation of the wood workers, the effects on their customer base and thus income levels as well as their role in the sustainability of the programme conducted by the KMA. A sample study of 93 wood workers who were affected by the relocation exercise was undertaken by administering a semi-structured questionnaire supplemented by focus group discussions with some selected associations. The study establishes that from a business stand point, there were some initial loss of locational advantages and reduction in customer base. However, there was an increase in their income levels, which was attributed to the general price increases. The new wood village lack adequate publicity and marketing strategies to be able to market them across Ghana and its neighbouring countries. In light of these, legal frameworks for protecting rights and entitlements of people who are displaced should be instituted and included in national plans.*

**Keywords:** *Residential, Beneficiary Participation, Wood workers, relocation, displacement*

## INTRODUCTION

The concept of redevelopment is mostly a response to the need to expand commercial and industrial businesses as a step towards the development of a country. This type of expansion pushes out from the center of the city and forces away residents and businesses that have lived in the centre of the business district for years. This group mostly consists of low income, ethnically mixed residential population, and the skid row occupants who have lived in the 'zones of transition' just beyond the existing business districts for many years. In some cases, relocation is also necessitated due to the increase in the population, which requires the movement of people to new places in order to pave way for developmental activities.

Relocation however, has many aspects; most of which present a myriad of problems. Thus, relocation is necessary in some cases only as the last resort. Relocation reasons relating to land are twofold - physical characteristic of the land and designated land use. It makes available funding for immediate provision of basic services, for community empowerment and participation in decision-making, for the provision of basic community facilities (not just infrastructure and housing), and for assistance in relocation where this is required. The Anloga Wood Market has been in existence long before independence; however there had been plans since the late 2000 to move the market to Sokoban in order to pave way for an urban transport project. The programme faced vehement opposition from sections of the population especially the wood workers until they were forcibly moved to the new site in September, 2009. The forced eviction was undertaken by a combined team of military and police forces giving an indication of the level of tension that existed during the implementation of the relocation programme. The wood workers outlined a number of factors as their basis for resisting to move, prime of which was the new location and the facilities needed to make the place conducive as well as their level of involvement in the planning and implementation of the programme.

Over the next twenty to thirty years, dramatic population increases are forecasted to take place in the worlds urban areas in general, and in the mega cities of the Third World in particular (Cernea, 1991). The mega and mid-sized cities will register the largest absolute population expansion. One of the major social problems triggered by this process is the frequent need to displace and relocate some urban inhabitants often against their wish. Urban economic and social development in Third World countries requires the involuntary displacements and relocation of various groups of residents, sometimes of entire established micro neighbourhoods. Urban growth means reordering of city spaces, improved transportation networks, new industrial estates, new water and sewage systems, much better environmental services. The need for investments in basic urban infrastructure and equipment will increase dramatically, and they will require land use. This in turn, will entail intra-urban compulsory relocation processes. Relocation of urban populations has happened until now as well, but it can be predicted that involuntary population displacements will become more significant than it has ever been on the Third World agenda and requires more attention to policy, institutional, and research concerns (Heller, 1982).

The initiative for relocation is taken both on the local and global levels. On a daily basis, people are being moved from one location to another for various reasons mostly attributed to increased population and consequently pressure on infrastructure. Relocation can therefore be simply defined as the act of moving people and their belongings (whether residence or business) to a new home or location ([www.camdenredevelopmentagency.org](http://www.camdenredevelopmentagency.org)). Basically, there are two reasons for relocation either for residential or business.

- i The need to move people from unsafe and/or substandard housing or locations; and
  - ii The need to relocate residents and/or businesses from property that are needed to carry out a redevelopment plan ([www.camdenredevelopmentagency.org](http://www.camdenredevelopmentagency.org)).
- Residential relocation has become a frequent prospect for people in contemporary

western societies. Urban renewal projects, industrial relocations, and job transfers within business firms often necessitate residential changes for many people. In many cases, these changes are initiated by governments and industrial planners rather than by the individuals and are to a certain degree involuntary. For instance, the need to relocate a community due to a mining project (Heller, 1982). In modern industrialized societies there is considerable geographic mobility, in which people move from house to house without establishing roots and stable social networks. A typical American moves 14 times in his life, 20% move every year (Packard and McKay, 1972). In Great Britain many people have moved from condemned inner-city areas to new housing estates on the outskirts of cities.

Another benefit of geographical relocation, even when it is involuntary, is that it may provide opportunity for economic advancement, better housing, or more pleasant physical surroundings. Urban planning in developing countries has paid little attention to the plight of urban settlers forcibly displaced to make room for "development needs". This near obliviousness has been reinforced by weak social science research on such processes, and by the undemocratic manner which major urban investments are implemented often without public consultations.

Business Relocation is the act of changing ones residence or place of business (Webster's Revised Unabridged Dictionary, 1913). For small businesses, the act of relocating is often fraught with uncertainty, since the margin of error in companies with modest financial resources is small. Indeed, the quality (or lack thereof) of a business relocation can be pivotal in determining the financial success or failure of all sorts of business ventures in a wide spectrum of industries, including retail, service, wholesale, and manufacturing efforts (Sullivan and Steven, 2003). In recent years, business observers have pointed to a general trend in business relocations away from major metropolitan areas and toward small and medium-sized communities. Certainly, some companies are limited in their relocation options by customer demographics and other factors, but many companies, have forsaken large cities for smaller towns. Indeed, desires for quieter life-styles away from pollution, crime, and other attributes often associated with large cities, coupled with the advances that have made telecommuting a reality, have led many entrepreneurs to relocate to more rural locations. Although such settings have many positive aspects in terms of "quality of life" considerations, entrepreneurs and other small business owners still need to weigh the potential drawbacks of making such a move on their livelihoods. The entrepreneurs have to take up the shock and fiddle with the new environment and culture, as well as finding the techniques of keeping people together, and ascertain new business application demanded by relocation of business premises.

***Causes of Relocation:*** Urban relocation is a subset of a broader spectrum of displacement processes. Among processes of sudden displacement, three main types can be distinguished, corresponding to three types of events. These three sets of events trigger displacement processes that, at first sight seem similar in their consequences. However, despite certain common features, the differences between them are substantial. Each type therefore, requires individualized analysis and distinct responses (Cernea, 1991).

a) Natural causes (earthquakes, floods, landslides, and others)

- b) Political events (wars, revolutions, or other forms of political/ethnic turmoil)
- c) Planned developments programmes (particularly physical infrastructure).

The World Bank in its discussion paper (1991), entitled: The Urban Environment and population relocation, identifies four major causes for urban relocation or displacement. These are:

**Urban economic growth:** Cities are becoming engines of national growth at a pace faster than anticipated earlier. Industrial manufacturing and service activities that benefit from the economics of agglomeration increase massively and diversely. Recent estimates indicate continuous economic expansion as the trend for the immediate future. Relocation is used to make room for new industrial estates, transportation corridors, economic subsidiary activities, or for other infrastructure entailed by economic growth and population agglomeration.

**Environmental improvements:** The anarchic spatial and demographic expansion of urban settlements has outgrown by far the capacities for supplying drinking water and energy, for waste disposal and sewerage for sanitation, etc., leading to snowballing deterioration of the environment. Relocation, temporary or permanent, is caused by the need to make room for structures and infrastructure for environmental services, health facilities, water supply systems, and others and to insert them into already densely inhabited downtown or residential areas

**Slum Upgrading:** Social policies aimed at poverty alleviation and quality of life improvement arrive at a point when they must address slum conditions head on, and change them. Sometimes, slum or squatter areas can rarely be upgraded without some population movements.

**Non-urban programmes:** Certain non-urban development projects infringe upon existing urban settlements, requiring their integral or partial relocation (e.g., new reservoirs that extend far beyond the dams and submerge or threaten to submerge existing towns). The population affected and the issues involved in this kind of relocation are similar to those in first, second and third categories cited above.

**Effects of Relocation:** Residential relocation encompasses changes in physical surroundings and social relationships as well as changes in vocational pursuits, leisure activities, expectations, and basic daily functions. These disruptions in daily living and social patterns require major readjustments, which may be stressful to the individual. Some theorists (Fried, 1963; Parkes, 1972) have made an explicit comparison between reactions to loss of loved ones or body parts and reactions to involuntary residential relocation. They note that such moves are often accompanied by symptoms of grief, "feeling of painful loss, continued longing, general depressive tone, frequent symptoms of psychological, social and somatic distress, sense of helplessness, occupational direct and displaced anger, and a tendency to idealize the lost place" (Fried, 1963). On the other hand, relocation to a new environment may have positive effects by facilitating changes in individual's social and intellectual functioning. Kelly (1968) has theorized that experience in a fluid environment provides more exposure to diversity and enhances adaptation to complex and changing

future environments. Many researchers have sought to determine the degree of stress incurred as a result of involuntary residential relocation, by studying post relocation individual adjustments. The criteria of adjustment have included measures of physical and mental health, adaptive behaviours and life satisfaction.

**Physical health:** The view that separation from familiar surroundings, objects, or people can precipitate the onset of disease has received some support from the medical literature (Engel, 1968; Schmale, 1958). Separation is often associated with feelings of helplessness and despair and concomitant medical symptoms. Increases in physical health problems have been reported following relocation.

**Effect and behaviour:** The most common symptoms of reported stress reactions to involuntary relocation have been emotional, behavioural and mental health changes. In institutional facilities for geriatric patients, post relocation effects have included pessimism with regard to health outlook, decreased levels of social activity (Bourestom and Tars, 1974), deleterious changes in mental health, self-care, and social capacities and increases in occurrences of confusion, memory deficits, and bizarre behaviour (Miller and Lieberman, 1965).

**The Anloga Relocation Exercise:** Established long before independence the Anloga wood market, which until September 2009 used to be situated in the suburb of Oforikrom between Kwame Nkrumah University of Science and Technology (KNUST) and Afful Nkwanta, the wood market was a source of livelihood for quite a sizeable number of the populace during its early days and since then evolved from just a small market to a service oriented industry supplying wood and its products to a greater part of the country as well as the West African sub region including countries such as Burkina Faso, Mali, Niger and Senegal (KMA, 2005). The objective of the project is to eliminate one of the main traffic bottlenecks at the entrance of the City through the construction of the south-east missing link of the ring road of Kumasi, the enlargement of the Lake Road and the construction of an interchange between the by-pass and the Lake Road. These therefore brought about the need to relocate the Anloga wood market to Sokoban Wood Village based on a large consultation with all stakeholders. The Sokoban Wood Village, which was by then under construction, was close to being completed.

Therefore, beyond improving the transport facilities and the daily lives of the Kumasi inhabitants, the project was expected to enhance the productivity, the working as well as the living conditions of the wood workers (KMA, 2005). The Metropolitan Assembly collaborated with agencies like, the Forestry Commission, the Waste Management Department, the Police, the Fire Service and other utility agencies like the GWC, the ECG, Ghana Telecom among others to provide the necessary services to make the wood workers comfortable once they moved to the new site. After a decade of agitation by the wood workers, the Government of Ghana/Kumasi Metropolitan Assembly before September 2009 succeeded in coming to a compromise with the traders to finally relocate to the proposed Sokoban wood village to pave way for the project implementation (KMA,

2005). The major issue of concern is; why did it take such a long time to execute this project? In the case of the Anloga wood market, it took more than a decade to execute this project by the government in order to make way for the multimillion-dollar infrastructure expansion project. Again, one may argue that, in most relocation exercises, the alternative being provided to the affected people are more improved and yet the whole idea of relocation is met with resistance. This paper thus assesses the relocation programme from the perspective of the core actors, that is to say, the wood workers looking at issues relating to the extent of their involvement, the challenges and issues arising from the relocation.

## METHOD

Conceptually, the paper assesses the relocation programme in the light of the participation of the wood workers, the effects of the relocation on their customer-base and ultimately income levels as well as the issue of sustainability of the programme. Geographically, the scope of the study is Sokoban in Atwima Nwabiagya district in the Ashanti Region of Ghana. The case study approach was adopted to assess the relocation exercise under parameters such as participation levels, the effects on customer base and income levels as well as the sustainability of the programme. The selection of respondents for interviews using a semi-structured questionnaire was guided by a sampling procedure. The process involved i) Identification of sample frame based on a reconnaissance survey and ii) Determination of appropriate sample sizes. Based on these approaches, a total sample size of 93 wood workers of 1300 workers representing 90% confidence level was determined. From this, the purposive sampling approach was applied to select the sample for the study. A comprehensive synthesis and integration of all information gathered was made in order to allow for a clear pattern for analysis by using Special Package for Statistical Studies (SPSS version 20).

## RESULTS AND DISCUSSION

Woodworks consist of a wide range of activities. The workers interviewed were involved in all kinds of woodworks at the Sokoban wood village. About 20% of the total respondents were carpenters who were mostly Ewes. About 28% were lumber sellers who were mostly from the Northern regions. Firewood sellers consisted of 12% of the total number interviewed with carvers making 10%. The drivers also make up 11% with 3% being saw millers. Traders who are mostly women who used to sell food at the old site and eventually relocated to the Sokoban wood village makes up the remaining 8% of the number sampled.

***Level of Involvement in Relocation Programme:*** The survey indicated that, 58% of the respondents first heard the news about the relocation exercise from their executives who in turn were informed by the authorities of the Kumasi Metropolitan Assembly. This response was particularly from those who were members of an association. About 22% received the information through the media, i.e., the radio stations to be precise and the remaining 20% were informed by friends. The survey also revealed that, about 84% of the woodworkers participated in making decisions concerning the relocation exercise. This

was mostly done through the attendance of meetings to voice out their views and concerns about the exercise. The remaining 16% said they did not take part in any discussions about the relocation exercise. This shows that the level of involvement was high. However; the wood workers raised the issue of the authorities not seriously considering any of their suggestions and concerns. Thus, even though the wood workers were involved in the process, they have reservations as to the use of their comments. About 63% of the wood workers interviewed said their concerns mostly relating to the distance of the wood village as well as the reduction of their workspaces were never addressed. However, concerns on the availability of basic social services such as electricity and good drinking water were tackled.

***Involvements of Associations:*** The wood workers associations played a significant role in the entire relocation process. Not only were they serving as the workers mouthpiece, they also supervised the smooth movement of the members to the new site without any difficulty. The survey revealed that a number of woodworkers associations existed. Some of these associations are the Anloga Carpenters Union (ACU), Small Scale Carpenters Associations (SSCA), Wood Village Association (WVA), Drivers Union (DU) and Israel Lumber Sellers Association (ILSA). Of the people interviewed, 58% were member of one of these associations with the remaining 42% not being members of any of the association. Their reasons being that,

- i The executives of the associations use the association funds for their own personal interests instead of the interest of the members of the association.
- ii Secondly, they have no idea where the dues collected go. They argued that any time they go for financial help, the executives refuse them and therefore they see no reason to be in such associations.
- iii Another reason given was that, after they move to the new site the association got dissolved with the view of forming new ones, which they say have not been formed yet.
- iv Others gave reasons as not being interested in associations at all.  
However, when the respondents who were in associations were asked how their association helped to ensure smooth relocation, they gave reasons such as.
  - i Firstly, the associations champions a lot of activities on behalf of the members. They organized and encouraged their members on the need to move for a better future for themselves as well as a better working environment.
  - ii Secondly, the associations facilitated the movements of the member's goods through the provision of vehicles to transport their goods from the old site to the new site.
  - iii Thirdly, the associations acted as advocate for the members by ensuring that the views about the relocation exercise are sent to the higher bodies of government.
  - iv The associations were also able to organize funds for its members to help them acquire the things they needed. The leaders acted intermediates between them and the owners of the land.
  - v The association heads also made sure that their members acquired sheds at the new site by chaperoning the demarcation of the sheds.

**Acceptance Level of the Programme:** About 75% of the respondents were of the view that the relocation exercise was appropriately undertaken. They mentioned that the suitable and spacious environment of the new site makes their day-to-day work very comfortable. They said the old site was so crowded that sometimes one had to organize to meet customers elsewhere instead of the work place. The remaining 25% who were not satisfied with how the relocation exercise was undertaken were mostly concerned with the distance of the village. To them the old site was easily identified by anyone who came to the city while the new site is far from the central business district.

**State of Infrastructure:** Infrastructure at the new site is very good compared to the one at the old site. This view was expressed by about 88% of the wood workers who were interviewed. To them even though they were reluctant to move before, they could not ask for a more comfortable environment than the new site. The remaining 12% who were not satisfied with the state of infrastructure complained about the unstable nature of power supply and inadequate water supply. They argued that some of them are unable to use their machines due to the unstable power levels, which they say slows down their work. When asked the kind of problems they face in accessing their inputs, 34% of them said their major problem is unavailability of the wood. They explained that they are arrested when they go into the forest to cut down the trees. This they said makes it difficult for them to have access to the inputs. The few available inputs are therefore sold at higher prices, which 26% of respondents indicated as their major problem.

However, 22% of the workers said their major problem is constant arrest by the police. This reason was particularly dominant with the drivers who transport the wood. About 22% gave two reasons as unavailability of inputs as well as constant arrest by the police. About 9% stated inadequate capital and high input prices as their main problems whilst the remaining 3% said their only problem is inadequate capital. Generally the major problem here is unavailability of inputs. As a result of that, the few available ones are being competed for by the wood workers. This makes them use illegal means to acquire them and thereby constantly being arrested by the police. As a result, the few available ones are being sold at higher prices making it impossible for some workers to acquire the inputs needed for their work, hence reducing productivity.

**Effects of Relocation Programme on Earnings of Wood Workers:** Earnings per month at the old site were generally reported to be ranging between 100 Ghana cedis and above 1000 Ghana cedis which is significantly higher than the monthly minimum wage of 49.6 Ghana cedis. About 47% of the woodworkers earned between 600-1000 Ghana cedis per month. Next were wood workers (37%) who earn between 100-500 Ghana cedis monthly. The remaining 16% earned above 1000 Ghana cedis every month. However when asked how much earnings they make monthly since they moved to the new site, 54% said they earn between 600-1000 Ghana cedis every month, 29% earn between 100-500 Ghana cedis monthly whilst the remaining 17% earn above 1000 Ghana cedis every month. When the wood workers were asked what they think accounts for the increment in income, they said the bigger sizes of their spaces at the new site now enables them to produce more goods for their customers. This is done through the employment of



more workers. Others mentioned that the number of their customers have increased after moving to the new site particularly those who work on contract basis. To them the inadequate availability of lumber has made things expensive, this they say makes them also increase prices of goods, which consequently increase their incomes. With those whose incomes have decreased, the major reason was that their customers have reduced. To them the customers prefer to buy in the nearby places instead of going to the wood village. To the customers the cost of going to the village is far more than the cost of buying from those around them. When traders were asked what they think can help improve their business, 78% of them said they needed more money to expand their businesses. About 13% also mentioned investing in other alternatives like plywood selling while the remaining 9% noted those woodworkers by the road side should also be moved to the village. This will give the customers no option than to go to the village.

***Benefits of the Relocation Programme:*** The survey revealed that about 77% of the wood workers interviewed said the relocation exercise has benefited them in their work. This was evidenced in the increase in the number of workers who earn between 600-1000 Ghana cedis every month from about 47% to 52% and the increase in those who earn above 1000 Ghana cedis from 16% to 17% within the last year. About 23% said the relocation has not benefited them in their work because of their reduction in customers. When asked how the exercise has benefited him, a wood worker stated that: "From the beginning things were slow here but as time went on and the authorities began with radio talk shows, it did pick up. Now the village is busy every day."

***Challenges Faced after the Relocation Programme:*** When asked whether they encounter any problem with regards to goods after relocating, 95% of the respondents responded positively with the remaining 5% responding in the negative. Among those (95%) who responded positively, 24% explained that after the relocation their major problems were high input prices, unavailability of inputs and the long distance they have to travel to acquire the inputs. About 22% gave unavailability of inputs as their only problem after the relocation. About 19% and 10% gave high input prices and long distance as their problems respectively. However, 16% of the respondents gave inadequate capital, high input prices and constant arrest by the police as their problems. To the remaining 10%, inadequate capital and constant arrest by the police are the daily headaches they face after the relocation exercise. First, from a business standpoint, the relocation exercise resulted in a loss of locational advantages that accrued from trading in a particular location. The wood workers were emphatic though their profits might have increased, the rate of increment would have been higher had they been at the old place. Also, the new wood village lacks adequate publicity and marketing strategies. They mentioned that the wood village serves not only the people of Ghana but also the neighbouring countries like Togo and Burkina Faso among others, and therefore should be given the needed advertisement that will sell the village not only in Ghana but also outside Ghana. To them the old site was accessible and easily identified. Another challenge mentioned was the issues of middlemen. They complained that one of their major challenge is the middlemen who are around the central business district. This they said has resulted in loss of customers. One of the wood workers sentiments

about this issue was: "The location of the wood village makes it very difficult for our customers to come to us because to them the distance that they have to cover to come to the village will be almost the same or even more than buying around and therefore prefer to buy in the nearby areas". The major challenge faced by the KMA with regards to the exercise however, is the collection of tolls. Apart from the money paid to their associations as tolls, the wood workers are also supposed to pay an amount of money to KMA for the development of the Wood Village. However, the wood workers are hesitant in paying those tolls because according to them, KMA told them they would be paying GH 4 cedis monthly but when they moved they were then asked to pay GH 10 cedis. The Assembly however denies ever telling them they would be paying 4 GH cedis and so the wood workers have refused to pay the tolls at all and not only that, they are also convincing those who are paying to stop the payment. This according to the assembly is slowing down the process of acquiring of more land for the woodworkers and to provide sheds for those who could not secure some and to move those who are working in the CBD to the wood village so that Sokoban will be recognized as the only wood village in the country.

***Sustainability of the Relocation Programme:*** While the KMA through the Department of Urban Roads indicated involving the traders in their decision making process before the relocation exercise was implemented through series of meetings with them, all the traders interviewed made it clear that their views and concerns were ignored in the final analysis. To them the only way they contributed was through the attendance of meetings and even with that their views were mostly ignored. They think that they were sidelined as a result of the low educational background of most of their members and their involvement being seen by KMA as a hindrance to the execution of the programme. When respondents were asked what they think can be done to keep them at the new site, they mentioned that training and workshops should be organized for both the leaders of the associations and members. This they said will "open their eyes" as to how to add value to their products. They also mentioned that the Forestry Commission should take full control of the affairs of the village. This to them will help them get access to inputs, financial help as well as the needed publicity. KMA however, has put in place a number of measures to sustain the relocation. A fund has been set up to cater for the woodworkers in a number of ways. The fund is to be used to publicize the wood village and to organize training as well as workshops for the wood workers. This is to educate them on a number of ways to add value to their products.

**Table 1:** The economic characteristics of the wood workers interviewed.

Type of wood work	Frequency	Percentage
Carver	9	9.7
Carpenter	27	29.0
Lumber seller	26	28.0
Firewood seller	11	11.8
Saw miller	3	3.2
Driver	10	10.8
Trader	7	7.5
Total	93	100.0

**Source:** Field Survey, 2012

**Table 2:** Challenges faced by the Wood workers as a result of the relocation

<b>Challenges</b>	<b>Frequency</b>	<b>Percentage</b>
Inadequate capital	3	3.2
High inputs prices	24	25.8
Unavailability of inputs	32	34.4
Constant arrest by the police	6	6.5
Inadequate capital and high inputs prices	8	8.6
Unavailability of inputs and constant arrest by the police	20	21.5
Total	93	100.0

Source: Field Survey, 2012

## **CONCLUSION AND RECOMMENDATIONS**

This paper set out to investigate the Anloga Wood Village relocation programme in terms of the impact it has had on the earnings of the beneficiaries, their involvement in the decision making process and the factors that need to be considered to ensure the sustainability of the programme. There is a clear indication that the political will to implement the relocation programme was key in ensuring its sustainability and that the exercise has been beneficial in the areas of increased income levels, security at the work place, etc. Most often, national policies and environmental strategies for urban development are silent about the difficult and politically sensitive problem of forced displacement. Planners typically do not allocate the adequate resources for reestablishing the livelihood and productive employment of dwellers that are forcibly displaced. Legal frameworks for protecting rights and entitlements, and democratic grievance procedures, are often absent, rudimentary or unenforced.

Sociologists and various other academic researches tend mostly to focus on forecasting macro urbanization trends, while insufficiently exploring their undesirable implications at the level of individual dwellers. Political leaders tend to highlight the benefits of urban growth, leapfrogging over their painful effects on the people compelled to yield the "right of way". In short, the neglect of development caused displacement is a lacuna in both urban thinking and urban planning. The composite consequence of this neglect is that displacement and relocation in urban environment are frequently underprepared, underfinanced, proceed haphazardly and have a host of disastrous effects, many of which could otherwise either be avoided or mitigated through alternative approaches. Consequently, this study has proffered the following recommendations for consideration.

1. The Forestry Commission should take full charge of the activities of the wood workers. Measures will then be put in place to provide the wood workers with lumber at all times.
2. The revenue collection department of KMA should educate the wood workers on the importance of the tolls collected. This will then make it easier to collect since they will be aware of the use of the funds being collected from them.
3. Legal frameworks for protecting rights and entitlements of people who are displaced should be instituted and included in national plans.
4. KMA should provide more sheds in the Wood Village so as to accommodate the

workers who want to expand and other new ones. Water facilities should be extended to the village while ensuring that the electricity wiring is done according to standards.

5. Workable partnerships require a well-defined governance structure to be established to allow for distribution of responsibilities to all the players as recommended by Newman (1999).

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