



Access to Land,
Justice and Services



One City,
One People Project

Dissemination & Modeling Report

Project Title: “Improving Access to Justice & Basic Services in the Informal Settlements in Nairobi”

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1. The Synthesis

This report presents the dissemination and communication activities for the February – September 2015 of the 2 year IDRC funded action research project entitled “*Improving Access to Justice and Basic Services in the Informal Settlements of Nairobi*”.

The overall goal of this dissemination phase is to effectively introduce the project and results of the research so as to inspire the greatest number of actors within the community, the administration, county government, national government and the international partners to action.

The dissemination activities continue to focus on;

- Strategic meetings and forums,
- The launch of the project's web site,
- The publishing of the research report,
- The distribution of the policy briefs,
- The distribution Enumeration and Modeling Reports,
- The issuing of press releases and a media campaign,
- The Community engagements with County and National Government,
- The mapping and enumeration of SEPU
- The creation of a stakeholders/partners group that will become critical ally’s to ensure the longterm sustainability of the initiative at the community, national and international level.

The testing and dissemination activities intended to offer knowledge to interested stakeholders in order to ensure that residents of informal settlements get secure tenure and access to justice and basic services.

2. Strategic Meetings and Forums

2.1. The Launch of the One People One City Project

On 5th February, Muungano and its financial wing Akiba Mashinani Trust (AMT) hosted a well-attended event to publicise findings from a recent report on Mukuru, one of Nairobi's largest informal settlements. Over 160 guests attended the launch meeting at the Boma Hotel, Nairobi, including Muungano members, civil society groups, government officials, and development partners. The research in Mukuru was jointly conducted by AMT, city planners at the University of Nairobi, legal and finance professors at Strathmore University and lawyers from Katiba Institute. This consortium partnered closely with residents throughout a multi-stage research process, which was supported by Canada's International Development Research Centre (IDRC) from 2013-2015.

Guests at the launch were treated to performances by Mukuru youth and Muungano members, in addition to detailed presentations about the report's findings. The researchers also argued for holistic interventions such as inclusive slum upgrading initiatives, pro-poor financial strategies, and supportive legal frameworks in Mukuru.

In response, the MCA from Mukuru kwa Njenga, Alexander Mulatya and the Director of Housing for Nairobi County government Marion Rono offered their comments on the findings. Another major speaker was Dr. Yash Pal Ghai, former chair of the Constitution of Kenya Review Commission, who noted the report's significance and said it helped to reinvigorate his hope for Kenya's future as envisioned in the constitution.



Mr. Simon Carter, IDRC Regional Director for Sub-Saharan Africa in his speech said that it was an honour of IDRC to be able to support a research of such magnitude. The launch of the project, Improving access to justice and services in informal settlement comes at an opportune time, when IDRC 5 year strategic plan focuses on building knowledge, innovation and solution in Nairobi's informal settlements and other developing countries. He also stated that IDRC values leadership in terms of how researches can build capacity of local leaders to find solutions for their deepest problems.

See: <https://muunganosupporttrust.wordpress.com/2015/02/09/muungano-and-partners-launch-a-new-report-on-improving-access-to-justice-and-services-in-mukuru/>

2.2. Ira G. Peppercorn (World Bank)

Ira G. Peppercorn is a World Bank policy researcher with a specialization in the rental housing, housing finance, banking, primary and secondary mortgage markets, policy analysis and economic development. He indicated his willingness to review and critique the modeling reports once they were finalized.

2.3. Too Pressed to Wait – UN Habitat

In April 2014 UN-Habitat launched the Global Urban Lectures – lecture packages focused on subjects related to cities and urbanization. The speakers are associated with UN-Habitat’s work, recruited from universities, think-tanks, governments, NGO’s, and private sector institutions.

The series wishes to demonstrate a sound evidence-based analysis of a given problem and issues at stake, identify propositions to address them and provide examples that demonstrate how such propositions actually work, are being tested or have been implemented.

In February 2015, UN-Habitat featured *“Too Pressed to Wait”* by Jane Weru, where she used the findings of the IDRC funded research to explain the sanitation situation faced by the women in Mukuru and issues surrounding their dignity, safety and access to basic services.

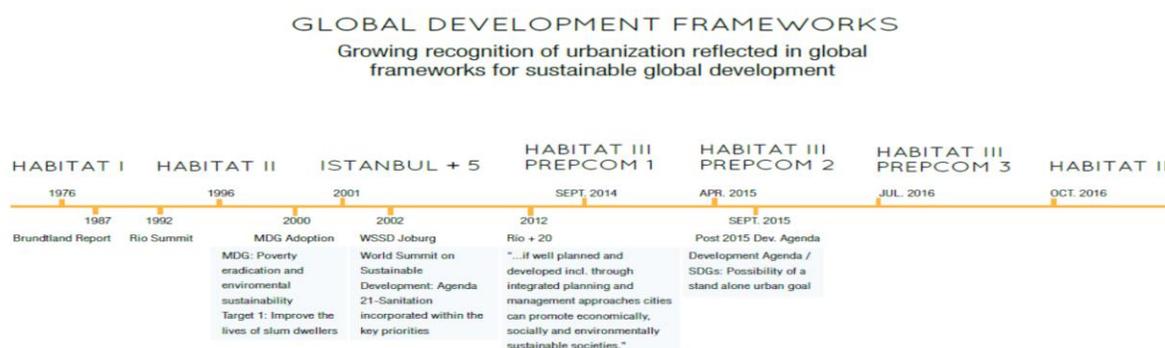
Too Pressed To Wait– Jane Weru, Akiba Mashinani Trust



See: <http://unhabitat.org/too-pressed-to-wait-jane-weru-akiba-mashinani-trust/>

2.4. HABITAT III PREPCOM2

Background: Housing Affordability has become an issue of concern at the global level. In preparation for the Habitat III and the Post- 2015 Development Agenda, the Prepcom 2 meeting was held at the UN-Habitat, where a number of side events addressing key strategic issues were held. The Prepcom 2 event constituted a united effort by UN-Habitat in collaboration with McKinsey Global Institute, Slum Dwellers International and Habitat for Humanity International to place housing back at the centre of urban policy, and to contribute to the repositioning of the housing affordability challenge as a priority focus area within UN-Habitat’s work.



Specifically, the event had two key objectives: to explore major challenges as well as trends in policy responses and practices that can increase affordable housing supply for all especially the most poor and vulnerable groups; and to increase awareness and commitment to addressing the global housing affordability challenge, harnessing on opportunities for concomitantly promoting economic and social development sustainability and inclusion.

Drawing on examples of projects implemented in Kenya, MsWeru highlighted the possibility of tackling the affordability challenge through a successful combination of housing design (i.e. housing designed to be incrementally improved over a number of years), targeted subsidies and low- cost finance (significantly reducing the cost of land and infrastructure), as well as free technical support.

The main message taken from MsWeru’s intervention is that housing solutions, in order to be affordable, need to start from what people can pay for. The meetings were held at the UN Habitat headquarters in Nairobi on 14-16 April 2015.

See: http://unhabitat.org/wp-content/habitat-iii/docs/April_14_Evening_Room_11.pdf

2.5. 2nd Africa Urban Infrastructure Investment Forum

Background:The UN estimates that by 2030 some cities will grow by 50% and some will actually double in size. *How can Africa cope with this urban revolution?*

Although urbanization is usually associated with rising incomes, better living standards, and improved human development, these economic and social advantages will not come automatically. Africa's rapid urbanization is putting significant pressure on existing infrastructures and the ability of cities to offer accommodation and services to all citizens. Today, 72% of urban dwellers live in slums and their living conditions are often worse than in rural areas.

To meet Africa's infrastructure gap, **\$93bn** of annual investment is needed, while governments currently spend only **\$45 bn**. Investments driven by urbanization will grow much faster across the continent, thus creating scope for exceptional growth in infrastructure projects and other subsectors. This potential is still largely unknown to international investors and its profitable opportunities are yet to be tapped into.

The Forum concentrated on a range of topics: investment, urban planning, connectivity, mobility, intelligent and green cities, energy, water, sanitation and installation management. There were over 350 delegates from the whole of Africa, including mayors, governors, those responsible for the area of urban development and real estate construction, investors, suppliers, installation managers and other specialists in this area, including experts in technology, academics and multilateral agencies.

MsWeru was invited as a special guest and speaker at the 2nd Africa Urban Infrastructure Investment Forum where she spoke on challenges of low cost housing. In her presentation, she used key lessons from the IDRC Research and used Mukuru as a practical case study on the issues of housing finance affordability and inclusion.

The forum was held on 29-30 April 2015 at the Talatona Convention Center (CCTA) in Luanda, Angola.

Website: <https://www.flickr.com/photos/132881555@N05/16736245273/in/photostream/>



2.6. Kenya National Stakeholders' urban workshop – “Promoting Growth of Inclusive Cities in Kenya”

Background: Sub-Saharan Africa is undergoing an urban transition: almost 40% of the continent (314 million people) is presently urbanized and this proportion is anticipated to swell to 48% (744 million people) by 2030. In absolute terms this represents more than a doubling of the urban population in a context where the majority of urban dwellers are presently unable to access services, including decent shelter and economic opportunities due to limited resources and state incapacity.

In Kenya, urbanization annual growth rate is estimated to be 4.5%. In 2012, about 25% of the Kenyan population was living in urban areas. With this trend, it is projected that by the year 2030, approximately 60% of the Kenyan population will be living in urban areas (GoK – Vision 2030, 2008:118). The Centre for Urban Research and Innovation (CURI) and the Institute for Development Studies (IDS) both of the University of Nairobi are members of the African Urban Research Institute (AURI) which is a network of urban research centres located across all regions of sub-Saharan Africa. With support from Rockefeller Foundation and the Ford Foundation, CURI and IDS planned a one day workshop to allow AURI partners to engage with key local and national stakeholder groups (including government, private sector and civil society groups) to inform the new agenda for African urban development leading up to the adoption of the Sustainable Development Goals (SDGs) and feed into the upcoming Habitat III and Africities 2015 conferences. The workshop focused on the issue of ‘how to promote inclusive growth’ if African cities are seen as future ‘drivers’ of national change, under the following subthemes:

- How to conceptualize and respond to urban informality
- How to conceptualize and promote urban resilience
- How to conceptualize and respond to urban spatial inequality
- How to do so through co-production methods

As such, the workshop will address the central theme of ‘inclusivity’ and how the key issues listed above can fit into an inclusive growth agenda that promotes gender equality and the ‘right to the city’. The workshop will result in a written report that will be presented at another all-partner AURI workshop to take place in 2015. The one-day workshop was held at Nairobi Safari Club on Monday 11th May 2015. The Centre for Urban Research and Innovation (CURI) used key findings from the IDRC funded research to impress upon the County and National government officials, private sector organizations, development partners, academic/research institutions, and civil society organizations that attended the event about the importance of the informal settlements and the need for improving access to justice and basic services.

2.7. Nairobi City County Heads of Department Workshop

On 4th August 2015, the research team presented findings of the IDRC Research to the Nairobi City County Government. Present were representatives from IDRC, Katiba Institute, University of Nairobi, Muungano wa Wanavijiji, SDI (Kenya), and 11 heads of various departments at the Nairobi City County Government.



2.8. Kenya Power + World Bank

In March 2015, Representatives of Muungano and AMT were invited by Mitsunori Motohashi a World Bank officer in charge of its Slum Electrification projects to attend a meeting with officers from the Kenya Power Company. In the meeting, Kenya Power indicated that it had faced huge problems in providing legal power in Nairobi's slums and that it would work with AMT and Muungano to better understand how to navigate the challenges of slum electrification. AMT informed those present of the IDRC funded research in Mukuru and committed to provide the findings to both the World Bank and Kenya Power.

2.9. The Executive Course: Leadership in the Urban Context 2015

The University of Nairobi in collaboration with the Swedish Embassy, UN- Habitat and The International Centre for Local Democracy has developed an Executive Course to specifically target the County Governors themed Leadership in the Urban Context.

There are **three goals** of the Executive Course are:

- **Strengthen** Governors capacity to handle challenges and opportunities arising from urbanization in counties;
- **Intensification of the dialogue** between county governors and the national government regarding urban challenges and opportunities faced by the counties; and
- **Collective discussion** on the challenges and opportunities of urbanization by the county governors with the objective of contributing their inputs into the national government's work on urban development.

The **“Opportunities and Challenges of Urbanization”** module of this course will address the following topics: *Land and Urban Planning; Governance and Legislation:* With regard to social inclusion and equity, participatory approaches to design, budgeting, planning, monitoring and evaluation. There will be a discussion about inclusion of all vulnerable and traditionally under-represented groups (e.g., children/youth, persons with disabilities, migrants, women, etc.).

The **Urban Economy: Improving municipal/local finance** module will discuss creating decent jobs and livelihoods with an emphasis on the size of the informal economy, and the different approaches to “creating decent jobs and livelihoods” by both providing social protections to those remaining in the informal sector as well as transitioning informal sector employment to formal sector employment.

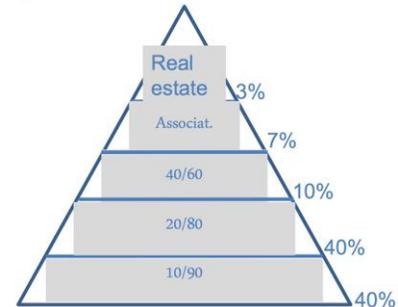
These Executive Courses were held between August – December 2015. Upon completion of the programme, each participant received a **Diploma** certifying their participation in UN-Habitat and The International Centre for Local Democracy's Executive Course: Leadership in the Urban Context 2015.

The University of Nairobi will use key findings from the IDRC funded research to impress upon the Governors on the importance of the informal settlements and the need for improving access to justice and basic services.

2.10. AlemakefTassew

AlemakefTassew is the Director at the Ethiopian Directorate of Research and Development, Ministry of Urban Development, Housing and Construction.

Ms. Weru met Mr. Tassew at the 2nd Africa Urban Infrastructure Investment Forum where they discussed the Mukuru Project, the house typologies, income and affordability levels and how Ethiopia is tackling the mass housing challenge, especially for the poor under the 10/90 housing program.



- 10/90 Scheme: These are condo houses that require only a small amount of regular down payments from the low-income earning segment of the society. Ethiopia is currently constructing about 22,000 condos. After three years, beneficiaries will enter into the Government's long-term loan package to pay the remaining balance.
- 20/80 Scheme: Targets lower middle-income households. Savers will deposit a predefined amount for five years until the amount reaches 20% of the estimated total housing cost before the long-term loan is triggered.
- 40/60 Scheme: Targets the upper middle-income group of the population. Individuals are expected to save for five years before the long-term loan is arranged for 60 percent of the estimated housing cost.
- Housing Association Scheme: The payment modality for the housing association entails 100% upfront settlement and targeted relatively high-income earners.

Discussions for an exchange visit to Ethiopia are currently under consideration. See: http://mirror.unhabitat.org/downloads/docs/PPT_presentations/040913_Session2_HousingandSlumUpgrading_Housing%20In%20Ethiopia.pdf

2.11. The Public Interest Law Clinic

Waikwa Wanyoike of Katiba Institute attended a Public Interest Litigation training at the Public Interest Law clinic Makerere where lawyers were being trained on the right to housing. He discussed the Kenyan experience giving the example of what we have done with Mukuru. Of interest to the participants was the inter-disciplinary approach of our research.

2.12. World Bank Presentation

On 10th June 2015, a team from University of Nairobi, IDRC, Akiba Mashinani Trust, Muungano wa Wanavijiji and Katiba Institute presented the findings of the IDRC research to the World Bank Ms. Kate Owen, Sheila Kamunyori and Wendy Arrons (Urban and City Planners). The presentation was in 3 main parts namely; the Planning, Financial and Legal. The World Bank is keen on partnering with the project especially for the redevelopment of the 12.5-Acre SEPU land in Mukuru and would like to be involved as the project engages with the County and National Government.

At this meeting, the World Bank also indicated their interest in partnering with the project especially because they have financed the Kenya Power to the tune of Kshs. 2.1 billion under the Global Partnership Output Based Aid (GPOBA) to help supply electricity to 150,000 customers living within the slums. See: <http://www.kplc.co.ke/content/item/636/Kenya-Power-targets-150,000-connections-in-slum-electrification-project>.

The World Bank also wanted to understand the following;

- Clarification of the statistics especially regarding the population and disparity between research findings and census data,
- What percentage of the slum economy is used in food/housing,
- What subsidies we were proposing to ensure the success of this project,
- Affordability of the proposed models,
- Rental Housing vs Mortgage Housing

2.13. 1st International Seminar on Social Cartography

Dr. Patricia Kameri – Mbote, Professor of Law/ University of Nairobi and Dr. Collins Odote Oloo, Lawyer, Ph.D in Law, University of Nairobi, key members of the IDRC research project were invited to attend the 1st International Seminar on Social Cartography, where they led a panel discussion the Constitutional and legal reforms to protect the rights of ethnic minorities and marginalized groups in Kenya. Mr. James Wanyoike, GIS and Mapping Expert at the Center for Urban Research and Innovations, University of Nairobi, also a key member of the IDRC funded research team was invited to speak and train on the GIS and Mapping experiences in securing land and property rights in Kenya.

This important seminar facilitates scientific exchange between universities in Kenya and Brazil, a swell as between social movements in these countries, considering their different socio-political contexts.

Some of the main objectives of this initiative include: Facilitating training

in social mapping techniques for the production of booklets containing interviews with members of traditional peoples and communities – their essential knowledge, experiences and views about such social situations; exchange experiences between bot countries in respect to territorial rights and rights to natural resources; as well as developing comparative analysis about the pertaining legal frameworks in both Kenya and Brazil.

See: http://www.ufam.edu.br/attachments/article/3949/Folder-Seminário%20Internacional%20I_05-2015_PNCOSA.pdf



3. The Project Website(<http://onecityonepeople.co.ke>)

The project website will be developed to mainly present the findings of the project and a restricted area to ensure internal communication between partners. The website will include information about the activities of each partner, their experiences and section where they can share the best practices.

The home page will have latest news on the project, the legal case observatory, the latest news features and publications on all topics relevant to this project, and Videos that will be hosted by a third party website such as youtube, and embedded to the site.

The website will be Search Engine Optimized and will be constantly updated with fresh content to improve the relevancy of the website's search listings. Social widgets such as Twitter, Facebook, LinkedIn, Google+ and YouTube will also be displayed on the homepage.

The website will also include contributions of all stakeholders involved in the project, with links to blogs and provide a base to explain and post updated information on each partner's activities such as;

- <http://www.cityscapesdigital.net/2014/07/14/people-vs-constitution/>
- <https://muunganosupporttrust.wordpress.com/2015/05/18/update-on-the-campaign-for-sanitation-land-and-justice-womens-journey-continues/>
- <https://muunganosupporttrust.wordpress.com/2015/02/09/muungano-and-partners-launch-a-new-report-on-improving-access-to-justice-and-services-in-mukuru/>
- <https://muunganosupporttrust.wordpress.com/2015/02/18/24-the-day-huruma-slums-got-secure-land-tenure/>

The website will be activated in mid December 2015.

4. Speaking Engagements

Ms. Weru has presented the challenges affecting slum dwellers and the IDRC research findings at a number of international speaking engagements; see the links below;

- <http://www.theigc.org/blog/transforming-slums-by-using-access-to-finance/>
- <https://www.bartlett.ucl.ac.uk/dpu/dpu60/dpu60-conference/bios/jane-weru>

5. The Mapping And Enumeration Of Sepu Land

Mapping and enumerations can help to build a community, define a collective identity, facilitate development priority setting and provide a basis for engagement between communities and government on planning and development. This process allows communities of the urban poor to assert their rights to the city, to secure tenure, livelihoods and adequate infrastructure.

In June 2015, Muungano wa Wanavijiji commenced the mapping and enumeration on L.R Number 209/14009, a 12.6 acre parcel of land in the heart of Mukuru kwa Njenga registered in the name of **School Equipment Production Unit (SEPU)**, a company limited by guarantee as a subsidiary of the Ministry of Education. This parcel of land is currently home to approximately 3,000 households and about 500 business and institutions. It is this parcel of land where the piloting will begin for all the models developed.

Muungano wa Wanavijiji shall mobilize the residents of SEPU to form savings groups and begin consultations on house designs and settlement layouts. This engagement will result in a concrete model that can be used as a pilot that the community and various stakeholders can critique before presentation to the County Government.

6. Media Attention

Access to tenure and basic services is gaining traction among the international press. Aljazeera recently spent a week in Mukuru taking footage with Ms. Weru for preparation of a 30 min Feature on Land Tenure in Mukuru and Muungano wa Wanavijiji. This feature documentary will be released in February 2016.

Over the last couple of months, the Guardian has featured two articles on the plight of slum dwellers in Nairobi. See the links below.

- <http://www.theguardian.com/global-development/2014/oct/29/nairobi-slum-dwellers-sanitation-land-rights>
- <http://www.theguardian.com/global-development/2013/oct/02/kenya-women-sue-nairobi-slum>