

Security of Land Tenure for the Urban Poor:

KENYA INFORMAL SETTLEMENTS IMPROVEMENT
PROJECT (KISIP) (Davinder and Akoth)

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What is KISIP?

- KISIP will support settlements in 15 municipalities in the country and the condition of the settlements varies significantly.
- It is funded by the World Bank, GOK and the French
- It offers important lessons of efforts towards engaging secure tenure for the urban poor.

Our Understanding of KISIP

The objective of the Informal Settlements Improvement Project is to improve living conditions in informal settlements in selected municipalities in Kenya. This will be achieved by enhancing security of tenure and improving infrastructure based on plans developed in consultation with the community. This project has 4 components.

Component 1, focuses on strengthening institutions and program management by supporting institutional strengthening and capacity building of the Ministry of Housing, the Ministry of Lands, and the selected municipalities.

Component 2, enhances tenure security by supporting systematization and scale-up of ongoing efforts to strengthen settlement planning and tenure security in urban informal settlements.

Component 3, will invest in infrastructure and service delivery.



Component 4, planning for urban growth, will support planning and development of options that facilitate the delivery of infrastructure services, land, and housing for future population growth

Component TWO

enhance tenure security by supporting systematization and scale-up of ongoing efforts to strengthen settlement planning and tenure security in urban informal settlements.

What Does the guidelines have to deal with?

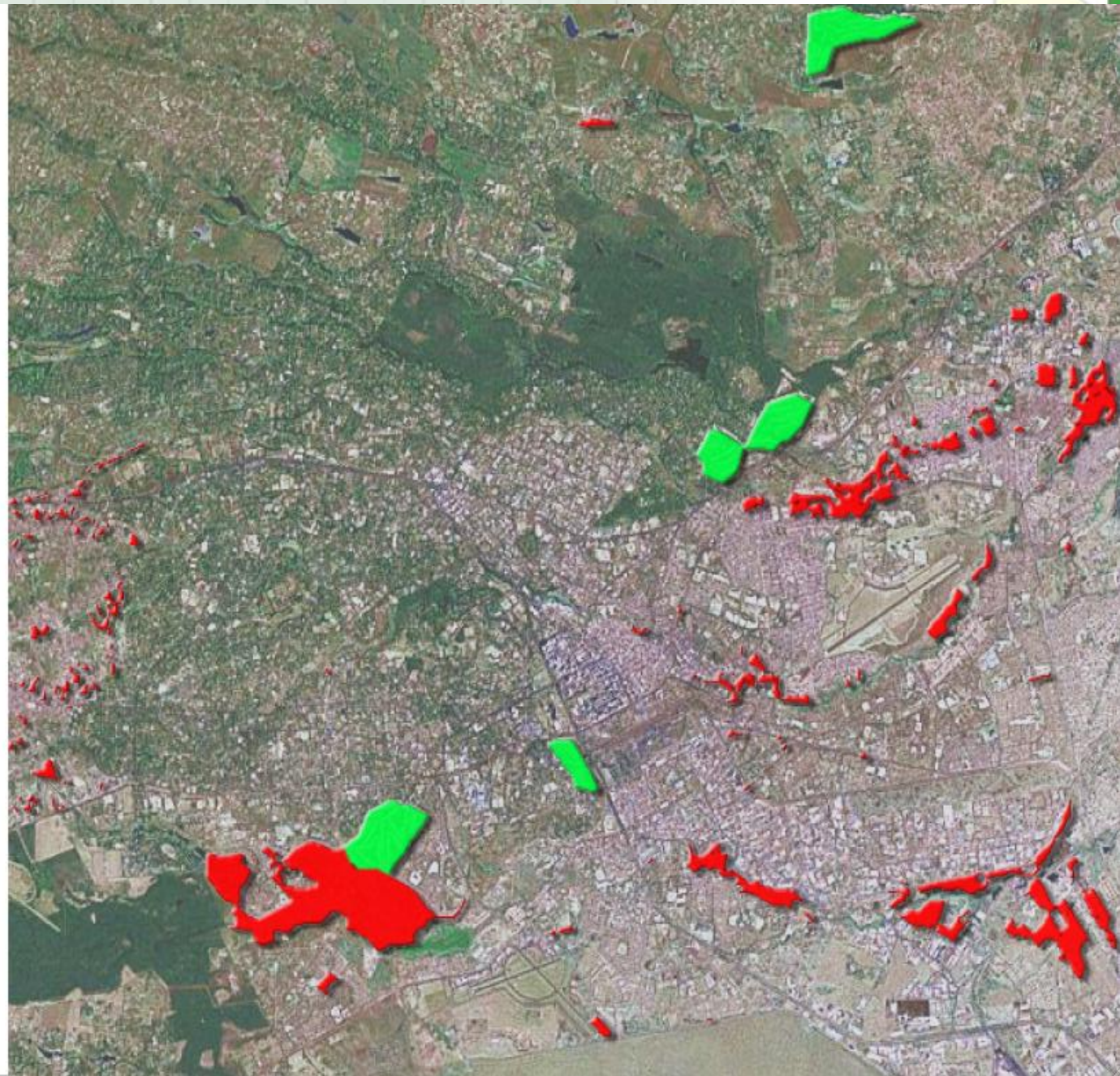
Nairobi, Kenya from the air: Interesting neighbours

-  Golf courses
-  Informal settlements
(slums and squatters)

5 km



Sources: United Nations
Human Settlements
Programme (UN-HABITAT),
areas interpreted from 2004
satellite image;
GlobeXplorer/terraserver.com



NAIROBI SLUM FACTS

- About 10% of the slums are located on uncontested public land,
- 40% on utility and riparian reserves and
- 50% sit on private land that was initially public land.

NAIROBI LAND USE

- **1.62%** of the land in Nairobi currently has Very high density habitations (slums),
- **1.72%** of the land in Nairobi is used for recreational areas such as parks/gardens, Golf Courses, Play Grounds & Race Courses

NAIROBI SLUM HOUSING

UN Habitat has stated that 57% of all structure owners in slums were either ministers, civil servants, government officials or politically connected business who are the biggest beneficiaries of the continued existence of slums

NAIROBI SLUM ECONOMY

- 67% of all the housing in Nairobi comprises of single 10' x 10' “shacks” that attract an average monthly of Kshs. **2,000**.
- With over 1 million slum dwellers paying Kshs. 2,000 per month, the total rent collected is about **Kshs. 2 billion monthly**.
- **That is over Kshs. 24 billion per annum.**
- NB: 1ksh= 78USD

What is the trilemma

- Economy that is characterized with inequality ;
- Historical injustice characterized with evictions, land grabbing and corruption ;
- Dream for competitive metropolitan cities that accord equal citizenship and material improvement to well urban residents

Paradox

- How do you engage **secure tenure** as a bundle of rights?
- How do you deal with the link between **land and humanness**?
- **Who is the urban poor?**- Are the all residents in informal settlements? Is it an economic category? Is it a class category?
- How do our framework deal with inequality , powerlessness and politcization of land?

Asante

