



# KIAMBU COUNTY

## SLUM UPGRADING AND PREVENTION STRATEGY | 2025 – 2035



JULY 2025



WORLD BANK GROUP

KISIP



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## LIST OF ABBREVIATIONS AND ACRONYMS

<b>ADR</b>	Alternative Dispute Resolution
<b>AfDB</b>	African Development Bank
<b>CBOs</b>	Community Based Organisations
<b>CIDPs</b>	County Integrated Development Plans
<b>CoG</b>	Council of Governors
<b>CSP</b>	County Spatial Plan
<b>GCP</b>	Gross County Product
<b>GIS</b>	Geographic Information System
<b>KENSUP</b>	Kenya Slum Upgrading Programme
<b>KEPSA</b>	Kenya Private Sector Alliance
<b>KIPPRA</b>	Kenya Institute for Public Policy Research and Analysis
<b>KISIP</b>	Kenya Informal Settlements Improvement Project
<b>KISIP 2</b>	Second Kenya Informal Settlement Improvement Project
<b>KSUPF</b>	Kiambu Slum Upgrading (and Prevention) Fund
<b>LPDPs</b>	Local Physical Development Plans
<b>NLC</b>	National Land Commission
<b>NSUPP</b>	National Slum Upgrading and Prevention Policy
<b>NSUPS</b>	National Slum Upgrading and Prevention Strategy
<b>PPPs</b>	Public-Private Partnerships
<b>PWDs</b>	Persons with Disabilities
<b>SDGs</b>	Sustainable Development Goals
<b>SHDDGs</b>	Social Housing Development and Design Guidelines
<b>SMEs</b>	Small and Medium Enterprises
<b>SNP</b>	National Social Protection unit
<b>SPA</b>	Special Planning Area
<b>SRA</b>	Settlement Resident Association
<b>SRA</b>	Settlement Resident Association
<b>SUD</b>	Slum Upgrading Department
<b>SUF</b>	Slum Upgrading Fund
<b>SWOT</b>	Strengths, Weaknesses, Opportunities and Threats
<b>TVET</b>	Technical and Vocational Education and Training
<b>UDF</b>	Urban Development Fund
<b>WASH</b>	Water, Sanitation and Hygiene

## GLOSSARY OF TERMS

<b>Affordable housing:</b>	Housing that is reasonably priced to ensure accessibility for low- and moderate-income households without causing financial strain, allowing them to afford other essential needs such as food, healthcare, and education. Affordable housing often includes subsidies or other mechanisms to lower costs and is a key tool in addressing housing deficits.
<b>Gentrification:</b>	The process of transforming a low-income or informal settlement into a higher-income area through urban development, often leading to the displacement of original residents due to rising property values and living costs.
<b>Informal settlements:</b>	Residential areas where housing has been constructed without official planning approvals, often lacking secure land tenure, infrastructure, and essential services such as water, sanitation and electricity.
<b>In-situ upgrading:</b>	Refers to where slums are improved within their current location, rather than relocating residents.
<b>Plan:</b>	The “Action” (specific steps & timeline). A detailed proposal outlining steps, activities, and timelines for achieving a specific goal, often used in urban planning, development projects, and policy implementation.
<b>Policy:</b>	The “What” (vision & rules). A set of principles, rules, or guidelines established by governments or organisations to regulate and guide decision-making processes, often used in governance, urban planning, and development programs.
<b>Slum:</b>	A densely populated urban area characterised by substandard housing, inadequate access to essential services, insecure land tenure, and poor living conditions. Slums are often informal and lack proper urban planning.
<b>Slum prevention:</b>	A set of proactive measures aimed at stopping the formation of new slums by ensuring adequate urban planning, affordable housing, secure land tenure, and economic opportunities for low-income populations.
<b>Slum upgrading:</b>	A strategy to improve the physical, social, and economic conditions of existing slums through interventions such as infrastructure development, housing improvements, and legal land tenure regularisation without displacing residents.

- Social housing:** Government-supported housing provided to low-income or vulnerable populations at subsidised rates and is typically aimed at ensuring equitable access to decent living conditions. It is managed by public institutions or housing authorities and focuses on addressing homelessness, crowding, and inadequate living conditions in slums and other underserved areas.
- Strategy:** The “How” (approach & priorities). A high-level approach or plan designed to achieve a long-term goal, often including policies, programs, and interventions to address specific challenges such as urban development or poverty reduction.
- Tenure security:** The assurance that individuals or communities can live on and use their land without the fear of eviction or disputes, often strengthened through legal recognition and protection.

## FOREWORD

The Kiambu County Slum Upgrading and Prevention Strategy (2025-2035) presents strategies to improve the livelihoods and living conditions of the people who live in slums in the county. The vision of this strategy is to transform informal settlements into well-integrated urban spaces that promote social cohesion, economic opportunities, and environmental sustainability.

Kiambu County has over 38 slums and informal settlements occupied by about 33,000 households, with an estimated population of 160,000 people. These settlements have developed in the context of Kiambu County's proximity to Nairobi, rapid urbanisation and increasing levels of poverty. The living conditions in the settlements are precarious and they lack adequate essential basic services and infrastructure. This strategy, which aims to transform infrastructure, service delivery and housing conditions in the current slums and prevent the emergence of new ones, is therefore a crucial development. It builds on the ongoing actions under KISIP 1 as well as initiatives by the County Government of Kiambu. This strategy therefore aligns with the existing policies and legislation at the national and county level that affect slum upgrading and prevention initiatives.

Implementation of this strategy requires active participation of all stakeholders to ensure that no one is left behind. It is expected that transformative outcomes for slums will be achieved through the provision of affordable and social housing, socio-economic empowerment, enhancing infrastructure and services provision, as well as environmental management and climate change adaptation initiatives. Furthermore, the strategies are adaptive to the contexts of the different municipalities in the county.

This strategy offers an opportunity to make slums and informal settlements liveable. I urge all stakeholders to work together to realise the vision of this strategy.

**Director Julius Mwololo**  
**Kiambu County KISIP Coordinator**

## MESSAGE FROM THE KIAMBU GOVERNOR

I welcome the Kiambu County Slum Prevention and Upgrading Strategy. This strategy seeks to transform informal settlements into well-integrated urban spaces that promote social cohesion, economic opportunities, and environmental sustainability. It offers an opportunity to continue with our agenda of transforming people's livelihoods, particularly those at the bottom of the pyramid. This strategy is, therefore, an important development as Kiambu County continues to urbanise, which accelerates the demand for affordable and adequate housing, improved service delivery and expanded modern infrastructure.

This strategy is appropriate for Kiambu County because it recognises the diversity of slums in different municipalities and proposes contextually relevant actions. Especially, the proposed actions will address multiple challenges, including insecure land tenure, inadequate housing, insufficient access to water and sanitation, and limited physical infrastructure such as roads, electricity and security. Addressing these challenges will go a long way in making Kiambu County a people-centred and liveable home.

The focus on youth empowerment through training and entrepreneurship development will energise ongoing efforts to address unemployment and underemployment challenges in the county. With the guidelines provided in this strategy and partnerships with the private sector and other actors, this strategy will strengthen our integrated approach to enhancing the dignity of people who live in slums and informal settlements.

As a county, we are committed and will spare no resources to transform slums and informal settlements. All development initiatives in Kiambu County are anchored on inclusivity, sustainability, and participatory governance. I urge all partners, including residents, to join hands to realise the objectives of this strategy for the wellbeing of the residents of this county.

I commend all those who developed this strategy.

**Hon Kimani Wamatangi**  
**His Excellency the Governor, Kiambu County**

## MESSAGE FROM THE COUNTY EXECUTIVE COMMITTEE MEMBER

This strategy offers an opportunity for Kiambu County to formulate and implement actions to achieve our vision of planned and managed land resource for sustainable development. It is also consistent with one of our mandates to provide spatial planning strategies for promoting sustainable rural and urban management and development.

Slums and informal settlements in Kiambu County have resulted from multiple processes, including urbanisation, which has led to the growth of many urban centres, proximity to Nairobi, dwindling economic fortunes and inadequate low-income housing. The residents of slums and informal settlements lack adequate access to services such as water, health, education, sanitation; improved infrastructure and are unable to cope with adverse effects of climate change. This means that addressing these challenges and improving the living conditions of those who reside in slums is key in the county's livelihood transformation efforts.

This strategy is therefore a welcome opportunity for Kiambu County. The proposed strategies focusing on urban planning and land use management, securing land tenure, provision of affordable and social housing, economic empowerment, and climate change adaptation are key pillars to realising inclusive development, sustainable urban planning, and efficient service delivery that enhances the well-being, resilience, and prosperity of all residents. This strategy will therefore help us to shape the future of informal settlements within Kiambu County.

The implementation of this strategy is based on participatory and inclusive approaches, which are key pillars in service delivery at the county. This strategy will strengthen the county's approach to participatory and inclusive decision making and enhance openness and fairness in service delivery to all the residents of the county, including slums and informal settlements. The strategy also underscores the county government's people-centred development approach, particularly in informal settlements where grassroots input is key to sustainable growth.

In conclusion, I welcome all stakeholders to support implementation of this strategy to realise the envisaged vision.

**Ms. Salome Muthoni**  
**County Executive Committee Member**  
**Land, Housing, Physical Planning & Urban Development**

## ACKNOWLEDGEMENTS

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We wish to express our sincere appreciation to the various national government agencies whose guidance and collaboration were instrumental throughout the development of this Strategy. In particular, we recognise the contributions of the Kiambu County Government staff and officials who participated actively during the initial consultations and validation processes. Special thanks go to the Office of the Governor, the County Executive Committee Member (CECM) for Lands, Housing, and Urban Development, the Office of the County Attorney/Solicitor, the County Coordinator for KISIP 2, and the County Project Coordination Team (CPCT), for their leadership, commitment, and technical support, under the leadership of the CECM Hon Salome Muthoni and its membership comprised of Daniel Njenga, Julius M Mwololo, Martin Kung'u, Eng Peter Karanja, Eng Peter Wachira, Erick Matata, Brian Kairu, Grace Wanjiru, Teresiah Njau, Ladona Kulei, Enock Maroa, Mary Kihanya, and Josephine Wangui.

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We also deeply appreciate the active participation of residents of informal settlements in Kiambu County, whose voices, experiences, and ideas formed the core pillars of this Strategy. Their reflections on the realities of living in informal settlements and their aspirations for improved living conditions provided essential context and direction for the proposed interventions.

We are especially grateful to the team of consultants from South Consulting Africa Ltd., who led the technical process in developing this Strategy. In particular, we acknowledge the invaluable contributions of Arch. Charles Dadu Karisa, Prof Augustine Otieno Afullo, Dr Musymi Muthoka Mbathi, Prof Karuti Kanyinga, Dr RoseAnne Njiru, Dr Mugambi Laibuta, Mr Christopher Kinyua, Dr Steve Ouma Akoth, Dr Luke Mitai Obala, Mr Herman Kigo, and Ms Elizabeth Wachamba, whose expertise and commitment ensured the quality and comprehensiveness of the final Strategy.

Finally, we extend our sincere appreciation to all individuals and organisations who contributed — directly or indirectly — to the development of this Strategy. Your insights, feedback, and dedication have helped shape a strategic framework that seeks to enhance the quality of life for residents of informal settlements and promote inclusive, resilient, and sustainable urban development in Kiambu County.

**Daniel Kinyanjui Njenga**

Chief Officer

Housing and Community Development

## EXECUTIVE SUMMARY

Rapid urbanisation and the shortage of affordable housing exert pressure on housing infrastructure and encourage the emergence of slums and informal settlements in Kenya. The Government of Kenya aims to ensure that all human settlements are well-planned, serviced with adequate basic infrastructure, become environmentally sustainable, and able to safeguard the well-being of their residents in line with global conventions such as the Sustainable Development Goals (SDGs), national development goals, and Kenya Vision 2030. The Constitution of Kenya 2010 guarantees the right to accessible and adequate housing and social security<sup>1</sup>. Subsequently, the government developed policies such as the National Housing Policy (2016), the National Slum Upgrading and Prevention Policy (2016) and related frameworks, including the National Slum Upgrading and Prevention Strategy (2024).

The national government identified the need to cascade the above interventions to subnational level by supporting County Governments to develop strategies to improve human settlements and prevent proliferation of slums in their jurisdictions. This Kiambu County Strategy aims to improve informal settlements in Kiambu and prevent the emergence of new slums. Specifically, this proposed strategy seeks to address the following issues: The origin and status of existing slums/informal settlements in Kiambu County; the factors that shape the context of the settlements in question; community dynamics and interventions that were, or can be, made by various stakeholders to address the challenges around inadequate infrastructure, limited housing, tenure insecurity, emergence of new slums, and environmental challenges.

Kiambu County's proximity to Nairobi, rapid urbanisation and urban growth estimated at 4.4% per annum<sup>2</sup>, and lack of access to affordable housing and basic services have significantly influenced the development of its informal settlements. Other contributing factors include historical colonial linkages, skewed land market, sensitive urban landscapes like riverine and forests prone to hazards; poverty, unemployment, and cost of living; and poorly managed private sector-led housing; challenges related to irregularities in secure land; inadequate planning and poor governance ethics.

These factors combine to shape the context of informal settlements and slums in the county. Overall, there are about 166,000 persons or 33,000 households spread across 38 settlements in the County residing in informal or slum settlements, which is about 8.5% of its urban population. These settlements face a myriad of challenges, including, insecure land tenure, inadequate housing, insufficient access to water and sanitation, and limited physical infrastructure such as roads, electricity, and security. The county's informal settlements also face environmental risks, including poor waste disposal, flooding, and pollution.

This strategy deliberately prescribes its intervention strategies under slum upgrading and slum prevention. The prevention provides interventions for addressing the situation presented by the existing slums and informal settlements, while the prevention specifies proactive measures to prevent the emergence of new slums and informal settlements. In order to meet its goal, the strategy targets, annually and for the next five years, to: plan and secure tenure for about 4,500 households; deliver at least 1000 units as social housing and 3500 units as affordable housing; connect at least 1,800 households to clean water and sanitation system, and construct at least 3.5 kilometres of paved roads in targeted settlements. Kiambu and Nairobi being adjacent to each other means there is significant linkage of their population; thus, the informality in Kiambu is somehow influenced by the prevailing situation in Nairobi and vice versa. Thus, it became necessary to develop a strategy for Kiambu that would interlink with the Nairobi County Strategy, as has been provided in this document.

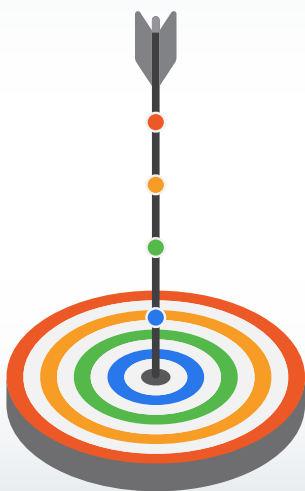
## Vision, Goal, and Theory of Change

The vision of the Kiambu County Slum Upgrading and Prevention Strategy is “to transform Kiambu’s human settlements into *people-centred, liveable, and sustainable urban environments by 2035*”. In this vision, people have access to adequate housing, secure tenure, and essential services to improve their well-being and prosperity.

**The Goal** accompanying the vision of this strategy is to *provide planned and economically vibrant settlements that will deliver at least 40,000 households and 450,000 persons from the informal settlements by 2035.*<sup>1</sup>

**The theory of change** posits that **If** Kiambu County adopts coordinated, inclusive, and adequately resourced slum upgrading and prevention strategies that are anchored in secure tenure, integrated infrastructure, economic empowerment, and climate resilience, **then** it will achieve sustainable, equitable urban development and significantly improve the quality of life for current and future residents.

### The Strategic Objectives for the slum upgrading and prevention for Kiambu County are:



**Strategic objective 1:** Improve security of tenure and land use for people living in the slums and informal settlements. This will in part involve formulation of effective approaches to and security of tenure for bonafide slum residents in Kiambu County.

**Strategic objective 2:** Increase access to adequate affordable and social housing, basic infrastructure and social services: This will ensure the provision on quality and affordable housing that meets health, safety and environmental standards, while prioritizing vulnerable groups.

**Strategic objective 3:** Enhance environmental protection and resilience to climate change. The goal is to promote socio-economic empowerment and sustainable livelihoods.

**Strategic objective 4:** Strengthen community participation, gender equality and social-economic inclusion.

1. Article 43  
2. Kiambu CIDP 2023-2027

### Strategies for upgrading

Slum upgrading and prevention in Kiambu County will address multiple challenges touching on land tenure security, access to adequate housing, access to water and sanitation, and supportive physical infrastructure and services such as roads, electricity, security, and management of environmental risks, including poor waste disposal, flooding, and pollution.

The slum upgrading and prevention strategy also recognizes the strength of city-wide approach to slum upgrading. To this effect, the upgrading and prevention strategies have been aligned to municipalities based on underlying characteristics. These are:

- **Thika Municipality** will focus on land tenure security, infrastructure improvements, and economic opportunities such as markets and light industrial clusters.
- **Ruiru Municipality** will enhance green infrastructure, incentivise home improvement, and improve social services.
- **Kikuyu Municipality** will work on improving accessibility, strengthening physical and social infrastructure, and integrating nature-based solutions.
- **Kiambu, Githurai, and Kabete Municipalities** will upgrade service centres, enhance transportation networks, and expand sewerage systems.
- **Gatundu Municipalities** will focus on enhancing accessibility, integrating social services, and improving land connectivity.
- **Limuru and Karuri Municipalities** will work on controlling urban growth to protect agricultural land and improve informal markets.
- **Githunguri and Lari Municipalities** will improve feeder roads, enhance old buildings, and boost water and sanitation services.

Some of the specific strategies for upgrading will include:

1. **Strategic objective 1: Improve security of tenure and land use for people living in the slums and informal settlements.**
  - Regularization of land tenure in the slums – where legally feasible.
  - Mapping of settlements, including public land
  - Introduce intermediate forms of legal recognition
  - Carry out land reallocation and readjustment
  - Enact innovative planning, regulatory frameworks
2. **Strategic objective 2: Increase access to adequate affordable and social housing, basic infrastructure and social services.**
  - Increase the provision of affordable housing
  - Increase the supply of social housing
  - Improve access roads in the slums and informal settlements
  - Improve access to drainage, sanitation and waste management services
  - Improve access to drinking water
3. **Strategic objective 3: Enhance environmental protection and resilience to climate change.**
  - Reduce environmental hazards
  - Enhanced adoption of sustainable practices – such as greening the settlements
  - Train community members on climate change resilience
  - Empower residents with knowledge on sanitation, hygiene, and health practices.

4. **Strategic objective 4: Strengthen community participation, gender equality and social inclusion.**

- Establish functional economic hubs providing market linkages, mentorship, and start-up support
- Increase the number of viable micro and small businesses
- Improve financial literacy and business management skills
- Increase remote work opportunities

**Strategies for prevention**



**Proactive planning, governance, and economic initiatives** will be necessary to forestall the emergence of new informal settlements. Strategic urban planning and land use management will involve enforcing zoning laws, integrating informal areas into broader urban plans, and strengthening land governance through capacity-building for local authorities. Technology will be leveraged for improved urban management.



**Creating economic opportunities for vulnerable groups** will be essential. This will involve supporting small and medium enterprises through business training, grants, and microloans, with a focus on women-led enterprises, youth businesses, and persons with disabilities. The provision of affordable and social housing will be prioritised. There will be increased use of public-private partnerships, innovative construction techniques, and social cooperative housing models. Investing in high-quality infrastructure, including roads, public transport, water, sanitation, energy services, and green spaces, will be a fundamental part of slum prevention efforts.



**Environmental management and climate adaptation** will play a key role in preventing slum proliferation. Initiatives such as green infrastructure development, promotion of renewable energy, and enhanced waste management systems will be prioritised.

### **Institutional and governance framework**

Effective implementation of the strategy will require strong coordination between national and county governments, community participation, and partnerships with stakeholders. The national government will oversee policy direction, while Kiambu County will handle implementation through a dedicated slum upgrading and prevention unit. Community mobilisation will be central to the success of the strategy, with informal settlements forming Settlement Resident Associations (SRAs) to manage local projects.

### **Financing the strategy**

A multi-source financing model will be adopted, integrating county and national budget allocations, public-private partnerships, and community-driven initiatives. Innovative revenue sources, including land value capture, environmental (climate) financing, and corporate social responsibility contributions will be explored. The establishment of the Kiambu Slum Upgrading and Prevention Fund (KSUPF) will consolidate resources and adopt a structured, long-term financing approach.

### **Monitoring and evaluation**

The implementation of the strategy will be continuously tracked and evaluated based on relevance, effectiveness, efficiency, impact, and sustainability. Risk management will be embedded in this framework to address challenges such as community resistance, political interference, insufficient funding, and policy changes.

The success of this strategy depends on strong political will, multi-stakeholder collaboration, and data-driven urban planning. By implementing these strategies, Kiambu County aims to create a liveable, sustainable, and transformative urban environment for all its residents.

# 1.0

## INTRODUCTION

### 1.1 Background

Globally, more than one billion urban dwellers are deemed to live in slums and other informal settlements around the world facing challenges related to infrastructure, services, and housing. The number of people living in slums or other informal settlements has grown by 165 million in the past 20 years, bringing the total to nearly 1.1 billion (Boanada-Fuchs; Kuffer; and Samper, 2024<sup>3</sup>). These settlements are largely self-constructed by the residents' efforts, which are often devalued, unrecognised (labelled unlawful), and stigmatised. Slum populations are set to surge as the housing crisis escalates.

These settlements are more than just a problem; they are also an opportunity for inclusive urban development and sustainable solutions. Recent research indicates that improving informal settlements would enable millions of children to attend school and increase some countries' GDP by more than 10 per cent using interventions such as providing land tenure, expanding microloans, and supporting low-cost housing start-ups<sup>4</sup>. It is estimated that by 2030, over half of world's population will reside in urban areas;<sup>5</sup> this compels governments to develop strategies to meet the growing demands of the population in rural and urban areas.

In Kenya, the rising trend of urbanisation is coupled with the proliferation of slums and informal settlements. Approximately 70 per cent of Kenya's urban population resides in slums and informal settlements which are characterised by crowding, poor sanitation, inadequate access to clean water, and insecure land tenure.<sup>6</sup> Major urban centres such as Nairobi, Kisumu, and Mombasa host some of the largest slums, including Kibera, Mathare, and Mukuru, which are home to hundreds of thousands of residents. This is a concern at both national and county level of government.

The Government of Kenya desires to ensure that all human settlements in the country are well planned, serviced with basic infrastructure and are environmentally sound. This is in line with global conventions and the national development goals and vision. As the country urbanises, the demand for good and adequate housing as well as requisite infrastructure is paramount. The high rate of urbanisation induced by high population growth and rural-urban migration is projected to escalate in the foreseeable future. Kiambu County is located at 1°10'S 36°50'E in the central region of Kenya and is one of the fastest growing counties in Kenya, which forms part of the Nairobi Metropolitan region. It borders the following counties: Nairobi and Kajicho to the south, Machakos to the east, Murang'a to the north, and Nyandarua and Nakuru to the west. It covers an area of approximately 2,538.7 square kilometres.<sup>7</sup> Kiambu is deemed to be the most urbanised county after Nairobi, Mombasa and Kisumu. According to the 2019 housing and population census, Kiambu had a population of 2,417,735 people, which is projected to reach 2,854,954 persons as of 2027.<sup>7</sup>

3. Anthony Boanada-Fuchs; Monika Kuffer; Jota Samper. (2024). *A Global Estimate of the Size and Location of Informal Settlements*; *Urban Sci.* 8(1), 18; <https://doi.org/10.3390/urbansci8010018>
4. Mmbadi, Elelwani (2024); *The contribution of informal settlement upgrading to the economic inclusion of the poor*; University of the Free State
5. United Nations, Department of Economic and Social Affairs, Population Division. (2018a). *World Urbanization Prospects 2018*. Available from [www.un.org/development/desa/pd/themes/urbanization](http://www.un.org/development/desa/pd/themes/urbanization)
6. Kiambu County CIDP 2023- 2027, p. 8
7. Kiambu County CIDP 2023- 2027, p. 8

Figure 1: Location of Kiambu County



## 1.2 Strategy formulation process

This strategy was developed through a collaborative and participatory mixed methods approach, incorporating the insights and contributions of all relevant stakeholders. This methodology was supported by a comprehensive review and analysis of available secondary literature and satellite imagery. To enhance the robustness of the data, primary data collection was carried out through multiple methods, including joint reconnaissance visits with county government teams in sampled settlements, structured household surveys in the sampled settlements, community forum discussions, key informant interviews with multiple stakeholders, and transect community walks with settlement members and county staff. Observations and photography further enriched the data collection process. This inclusive approach facilitated a thorough understanding of the local context, enabling the development of a strategy that addresses the needs and perspectives of diverse community members.

The development of the Kiambu County-specific slum upgrading and prevention strategy follows the National Slum Upgrading and Prevention Strategy (2024). The need for a county-specific strategy stems from the uniqueness of slums and associated characteristics in Kiambu. Additionally, a county-specific strategy takes into account the unique historical and socio-economic settings of Kiambu County, which shape and determine the nature of informal settlements and slums.

A county-specific slum upgrading and prevention strategy aims to support national and county governments, communities and other stakeholders at sub-national level to meet the objectives of sustainable human settlements and urban development. The Kiambu County-specific strategy development process embraced a participatory and collaborative approach, which saw national, county and community level engagements towards its preparation. All these key stakeholders assembled to make contributions towards the strategy formulation, seeking to provide a pathway towards slum upgrading and prevention in a particular administrative context, i.e. Kiambu County.

At the outset, an extensive literature review was conducted to evaluate existing strategies and programmes in Kenya and globally. The National Slum Upgrading and Prevention Strategy (2024) provided a good foundation for developing this county-specific strategy. However, preceding the National Strategy were other numerous pieces of legislation and strategies by the national government and development partners. All these strategies provided a substantive background on which the county-specific strategy is anchored. A comprehensive literature review was conducted to appreciate aforementioned efforts and initiatives, including their recommendations, outcomes, and gaps.

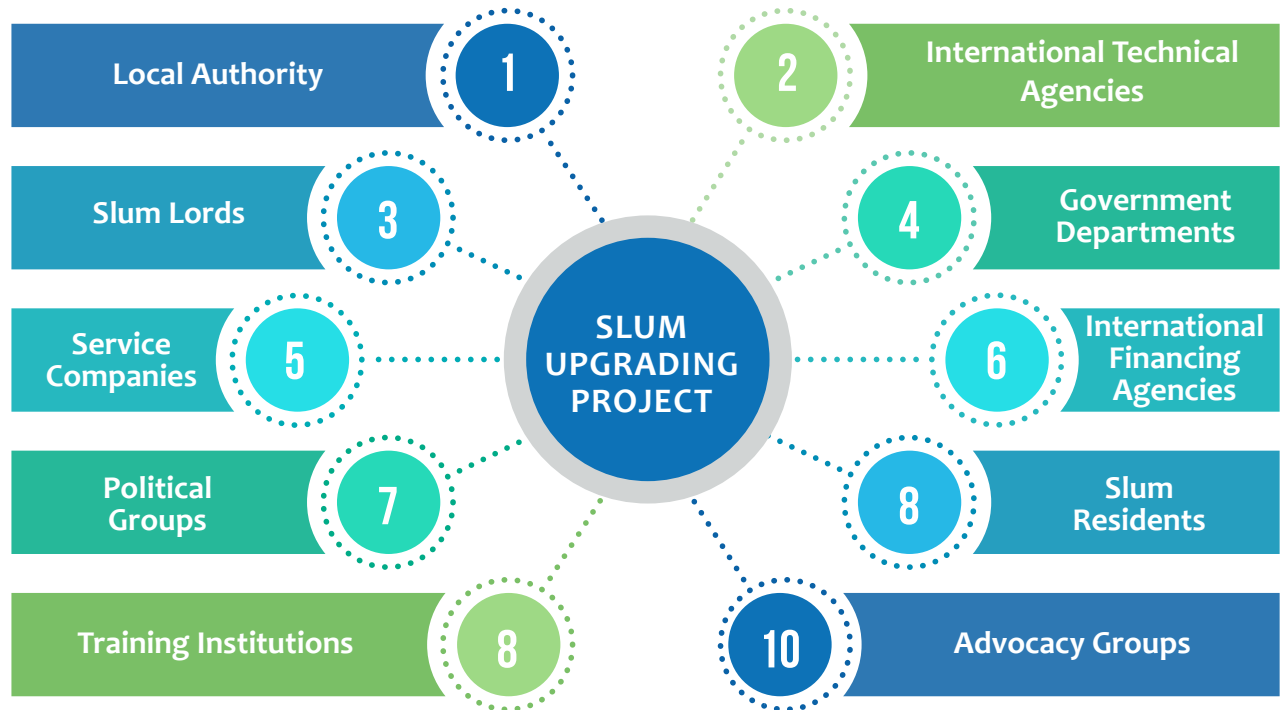
Literature review was followed by an extensive primary data collection phase. During this phase, engagements with national, county, development partners, community-based organisations, elected leaders, non-state actors, and communities were facilitated. The objective was to obtain details regarding the slum landscape in the county as well as the upgrading and prevention initiatives and outcomes realised. Additionally, the interactions with the various actors and stakeholders were used to map challenges faced by the authorities, especially in slum prevention and the nature of innovative ideas that could be used to ensure successful slum upgrading and prevention.

Field visits to the various settlements enabled the team to obtain ground socioeconomic and environmental details as well as other spatial data, including the number of structures, housing conditions, and status of infrastructure. Primary data were also collected using questionnaires and focus group discussions with slum residents and their leaders. These sessions explored different aspects of the settlements, including historical, which explained the current status. At household level, data were obtained regarding household sizes, occupation and incomes, expenditure, access to infrastructure and effectiveness of services provided to the settlements.

The focus group discussions were used to understand the causes of slums as well as factors leading to their growth over time, and what impact these aspects had on the socio-economic landscape. Focus group discussions with Kiambu County officials and community members were used to explore approaches to upgrade slums as well as potential challenges to achieving such project objectives.

The sessions also explored innovative ways, including community-led approaches that could be applied to prevent slums. The secondary and primary data were then compiled into the Kiambu County-specific Slum Upgrading and Prevention Strategy, which will offer support to the county in dealing with slum matters. Upon finalisation, the strategy will be presented to the County Assembly of Kiambu for approval, which will make it a legal instrument. The implementation of the strategy will be overseen by the County Executive, in collaboration with stakeholders including the community living in the slums. Thus, this work is a culmination of broad-based and multi-level consultative process involving Government officials, technical staff, grassroots communities, civil society organizations, and political leaders. The range of relevant stakeholders is illustrated below:

Figure 2: Stakeholder map for slum upgrading



### 1.3 Organisation of the strategy



**Chapter One:** Introduction, provides a background and context of slums nationally and in Kiambu county, and the rationale for slum upgrading and prevention strategy the County.



**Chapter Two:** Situation Analysis, highlights the situation of informal settlements/slums in Kiambu County and the implications for slum upgrading and prevention.



**Chapter Three:** Strategic Outlook and Direction, presents the vision, mission and objectives as well as principles that shall guide slum upgrading and prevention.



**Chapter Four:** Slum Upgrading Strategies, outlines the strategies to be adopted and implemented for slum upgrading.



**Chapter Five:** Slum Prevention Strategies, outlines the strategies to be adopted and implemented for slum up prevention.



**Chapter Six:** Implementation Guidelines, outlines the capacity building, and institutional frameworks for effective slum upgrading and prevention.



**Chapter Seven:** Financing the Strategy sets out the financing framework necessary to support and sustain the implementation of the slum upgrading and prevention initiatives.



**Chapter Eight:** Monitoring, Evaluation and Reporting, outlines the framework for assessing, tracking, and documenting the progress and effectiveness of the slum upgrading and prevention strategies.

# 2.0

## INFORMAL SETTLEMENTS AND POLICY CONTEXT



### 2.1 Introduction

This chapter highlights the landscape of slums and informal settlements in Kenya as well as a county-specific situational analysis of key characteristics defining informal settlements in Kiambu County. These include settlement typologies, population dynamics, household attributes, land tenure security, housing quality and affordability, water, sanitation, and hygiene (WASH), physical infrastructure, environmental and climate-related vulnerabilities, economic activities and income levels, health and education, and the challenges faced by marginalised groups. A critical assessment shows how systemic issues such as weak governance, poverty, and economic instability converge to heighten the risk of slum proliferation. Additionally, it situates these discussions within the policy framework guiding slum upgrading and prevention efforts. The chapter also provides the first opportunity to affirm the alignment of National Government with County Government frameworks; for instance, the housing pillar as provided in the Kenya Vision 2030, the Bottom-Up Economic Transformation Agenda (BETA), the National Housing Policy, and the Affordable Housing Act will be viewed in relation to the county housing direction as contained in the Kiambu County Integrated Development Plan (2023-2027), the Kiambu County Housing Policy, the Kiambu County Housing Act, and the Kiambu County Water and Sanitation Act. Through this framework, the County Government of Kiambu will work closely with the national government and development partners to execute desired housing projects and general improvement of its human settlement.

### 2.2 National context of slums in Kenya

Slums are informal settlements that typically emerge in cities due to rapid urbanisation, lack of affordable housing, and economic inequality.<sup>8</sup> These areas often face inadequate infrastructure, poor sanitation, and a lack of government support. Despite these challenges, slums are not just sites of deprivation; they are vibrant spaces with their own set of social dynamics, cultural practices, and economic activities. They are places where people, often from disadvantaged backgrounds, navigate the complexities of city life.

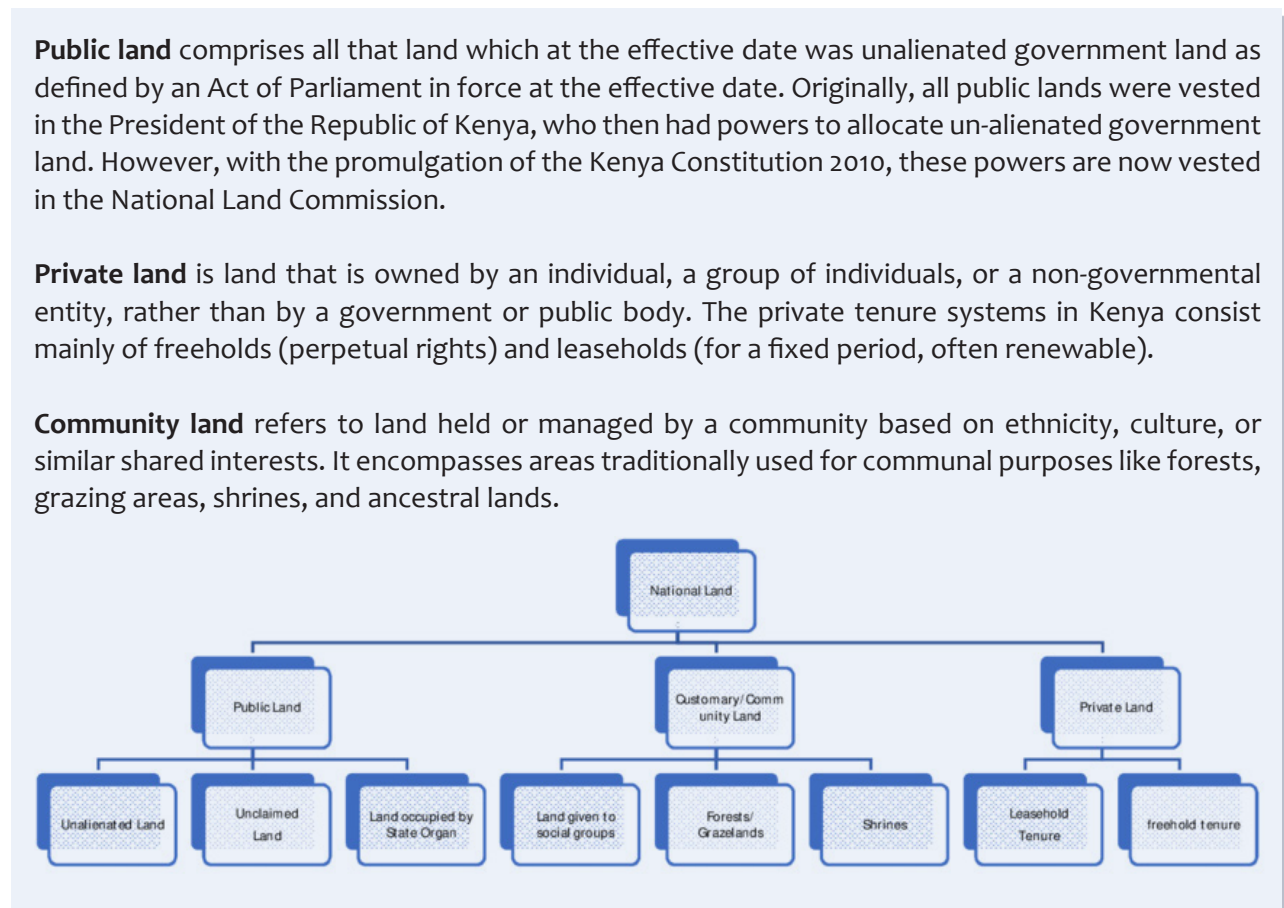
In Kenya, various strategies have been adopted since independence to address slum problems, including: non-intervention, low-cost housing provision, slum demolitions and eviction, resettlement and relocation, and finally, the slum upgrading programs. The low-cost housing program did not succeed as the targeted groups of low-income earners could not afford the houses. Slum evictions on the other hand were met with local and international condemnations due to social and economic damages they exposed the slum residents to. Consequently, the use of this policy has been limited to special circumstances like basic urban infrastructure development, but with the participation of the affected communities.

8. Sociology Institute. (undated). <https://sociology.institute/urban-sociology/societal-roles-slums-beyond-housing/>

Growing numbers of people with relatively low incomes are resorting to housing outside the formal and official systems such as settling on land without tenure security. They find that slums are the only housing alternative outside the formal market, which shows that there are shortcomings in housing markets and in policies that hamper the delivery of affordable housing opportunities. The lack of investment in infrastructure by local government is another obstacle to be considered, as this restricts the supply of housing opportunities and hinders economic activities.

The Government of Kenya has over the years formulated responses to address the rising slum and informal settlements phenomena. These ranged from attempts at total eradication, including demolitions, to settlement improvement.<sup>9</sup> After independence, Kenya had adopted a slum demolition policy when the National Housing Policy that advocated slum clearance was formulated. Demolition, slum clearance or clean-up campaigns targeting those occupying urban spaces in violation of the planning and property laws are always very destructive to property and are likely to draw local and international condemnation. This makes demolition as a method of slum clearance very unpopular.

**Figure 2: Land tenure system in Kenya**



9 Republic of Kenya. (2023). National Slum Upgrading and Prevention Strategy. Ministry of Public Lands, Public Works, Housing and Urban Development. Government Printer

Slum upgrading is widely accepted by many governments as it applies a multidimensional approach to the solution of slum problems by addressing the transportation, sanitation and other social and economic inadequacies instead of focusing merely on the housing provision, therefore, improving the lives of the community in their entirety. The Kenya Slum Upgrading Programme (KENSUP) was initiated in 2004 to improve the livelihood of 5.3 million people living in slums and other informal settlements in Kenya at a cost of US\$11.05 billion by 2020. The pilot project for slum upgrading under the Kenyan Slum Upgrading Programme (KENSUP) was initiated in Soweto (Kibera), in 2000 as a joint program between the Kenya Government and the United Nations Habitat. Kibera, with a population of 185,777 (GoK, 2019), is one of the biggest slums in Africa. The Soweto project had various aspects of slum upgrading, including the policy and legal frameworks, the stakeholders and sources of funds, relocation process, public participation, demolition of structures, and compulsory acquisition of land.

Most recently, the Government of Kenya, in collaboration with the World Bank and other development partners supported the creation of the National Slum Upgrading and Prevention Strategy (2024). The national strategy was preceded by earlier policy and legislative initiatives by Kenya’s Government towards slum upgrading and prevention such as the National Slum Upgrading and Prevention Policy (2016), the National Housing Policy (2016), the Kenya Constitution (2010), and Vision 2030. These instruments are aligned to the global agenda towards sustainable urban development and human settlement.

**Case of Mukuru Affordable Housing Project, Nairobi County**

Mukuru Social Housing Project is the most recent to be launched under Kenya’s ambitious government-led housing programme. The site is located in Mukuru area, South B, just off Enterprise Road. In May 2025, the President of Kenya handed over 1000 housing units to slum residents from Mukuru. The project, designed on a rent-to-own model, features sectional title deeds, internet, piped water and gas, and line sewer. The development comprises of 5,616 studio units, 3,024 one-bedroom units, and 4,608 two-bedroom apartments that have been tastefully designed and equipped with modern amenities, including speedy lifts, refuse chutes, a courtyard, stormwater drainage, sewer connection, and parking spaces. Priority was given to residents of Mukuru informal settlements during allocation. The details are as given below:

	Units available	Boma Code	Units available as at 28.5.25	Unit price KSh	Monthly pay KSh	Area/ unit sqm	Bedrooms	Bathrooms	Kitchen
<b>Studio/ Bedsitter</b>	5616			640,000	3900	20	1	1	0
<b>One Bedroomed</b>	3024	1B0444		960,000	5350	30	1	1	1
<b>2-bedroomed</b>	4608	2B0445		1,280,000	6800	40	2	1	1

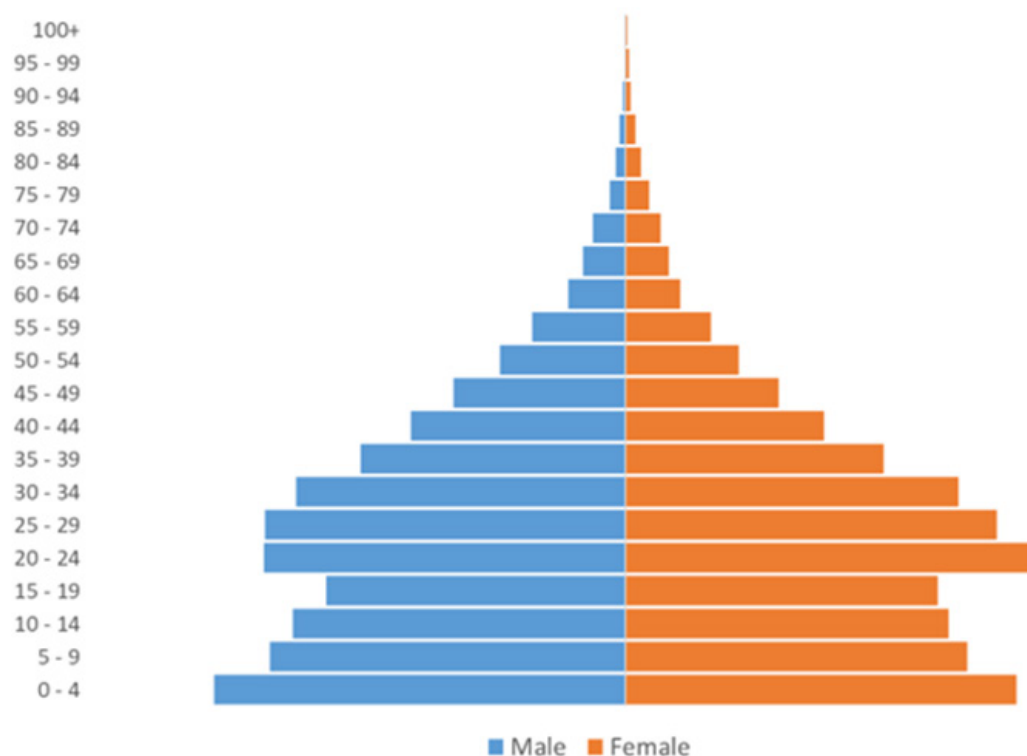
<https://www.bomayangu.go.ke/project/91>

### 2.3 Context of slums and informal settlements in Kiambu County

According to the 2019 Kenya Population Census, Kiambu County had a population of 2,417,735. Of this 1,187,1461 were male, 1,230,454 were female, and 135 were intersex persons. This population is distributed across 796,241 households with an average household size of three (3) and spread out across 12 sub-counties. The urban population was estimated at 70.5 per cent of the total county population. Projected growth indicates that the county’s urban population to be 1,836,147, 1,943,365 and 1,995,539 in the year 2022, 2025 and 2027, respectively. This is a growth rate of approximately 2.5 per cent compared to the estimated national growth rate of 1.86 per cent within the same period. This population increase will enhance the demand for more land to establish human settlements that, if not well planned, will be a key driver for the growth of informal settlements and slums.

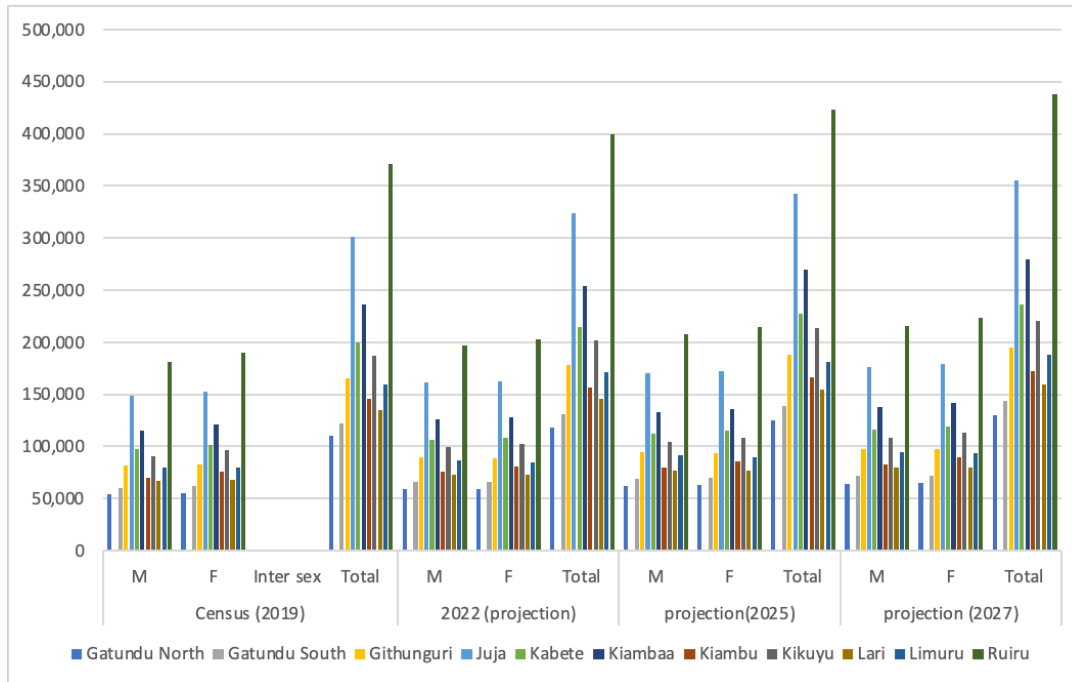
In Kiambu County, youth aged 15-34 years constitute 54.5 per cent of the population, while those in the 0-14 age bracket constitute 30.9 per cent. This implies that under 35-year-olds (children and youth) constitute 85.4 per cent of the total population (KNBS, 2019). This youthful demographic has significant implications for slum prevention and upgrading efforts. As the younger population ages, especially those in the 15-29 group, they will enter the workforce and seek affordable housing. If housing supply does not keep pace with this demand, there is a risk of proliferation of informal settlements. The substantial proportion of the population in Kiambu County within the reproductive age (15-49 years) stands at approximately 66 per cent: this signals significant future population growth and urbanisation pressure due to rural-urban migration in search of employment, education, and better social amenities and services. This urban migration could strain existing infrastructure and increase the risk of slum formation if employment opportunities and housing supply do not keep pace with demand.

**Figure 3: Population pyramid for Kiambu County**



By 2025, the urban population of Kiambu County will be approximately 1,943,365 (70.5%), and is expected to grow to 1,995,535 people by 2027 (KNBS-KPHC, 2019). The major urban settlements in the county including Thika, Ruiru, Kiambu, Juja, Kikuyu, Limuru, Kabete, Lari, Githunguri, and Gatundu are expected to experience high population growth rates and increased demand for housing and infrastructure. A low supply of housing, especially low-income housing, will motivate the development of slums and informal settlements to meet the shortfall. Table 1 shows the population growth estimates by sub-county in Kiambu County.

**Figure 4: Population projection for Kiambu County by sub-county**



**Source:** Constructed from Kiambu County Integrated Development Plan, 2023 – 2027, p. 8

**2.3.1 Situation of slums in Kiambu County**

Some of the forces that contributed to the growth of slums and urban spatial segregation in Kenyan cities are economic, cultural or legal in nature. In the colonial era, the British colonial regime imposed large-scale raced-based spatial segregation through exclusionary zoning policies and planning laws. This contributed to the development of a restricted urban space, especially for the city of Nairobi, and later for neighbouring areas such as Kiambu and Machakos.

After independence, the segregation policies were abandoned thus enabling the settlements of the African population in all areas in the city. Thus, the slums in Kiambu that have colonial links are relics of what was mainly inhabited by workers in the colonial farms and factories, while the modern-day slums arose from community, societal, urbanisation and industrialisation pressures. Most of the slums and informal settlements that still exist today were established after independence.

**i. Colonial period**

Slums and informal settlements in Kiambu’s major urban areas have strong links to the colonial past, and to a small extent, Nairobi’s history and proximity. These include colonial profiling and restriction of African societies linked to the Mau Mau movement, while others are linked to workers in the white settler farms and factories such as Kenya Cannery, Kenya Wool, Del Monte, and East Africa Breweries. These workers were either settled in labour lines of cheap and poorly serviced housing or left to sort their own accommodation in the outlying areas of the farms. The latter would be in form of informal (shanty) settlements.

**ii. Post-independence decades**

Since post-independence, Thika was designated as the industrial town of Kenya, thereby serving Nairobi very directly. Due to availability of land then, it further attracted large industries and major government projects that led to many individuals from across parts of the country migrating into the county in search of employment opportunities. This triggered rapid in-migration, and the resulting numbers went beyond the capacity of both government and the private sector to provide adequate housing. The fall-back position was unplanned occupation of public land, leading to development of informal settlements.

**iii. Contemporary period**

Some slums in Kiambu County are contemporary, arising from community, societal, urbanisation and industrialisation pressures. The key forces driving slum and informal settlements growth are inextricably linked to inability of Nairobi City to: i) provide affordable housing to the majority of her population; ii) the price of land in Nairobi; iii) low levels of income and unemployment; and v) evolving urban dynamics such as interference in planning processes, privileging of politics over provision of basic infrastructure as well as v) opportunistic tendencies by some of the stakeholders.

At least 38 slums and informal settlements that have officially been documented in Kiambu County sit on land measuring at least 500 hectares, occupied by at least 33,000 households, with a conservative population of at least 160,000. This means they constitute at least 8 per cent of the county population, which stood at 2,125,316 in the 2019 national census. The respective growth projections urban against slum population, as well as the expected increase in slum settlement upon nil intervention is as summarized below:

**Figure 5: Estimated growth of county population, slum population, and number of slum settlements**

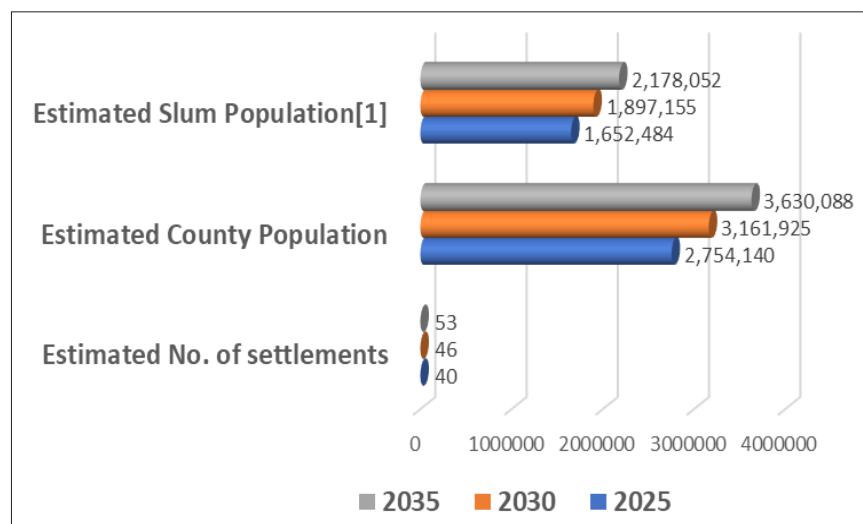


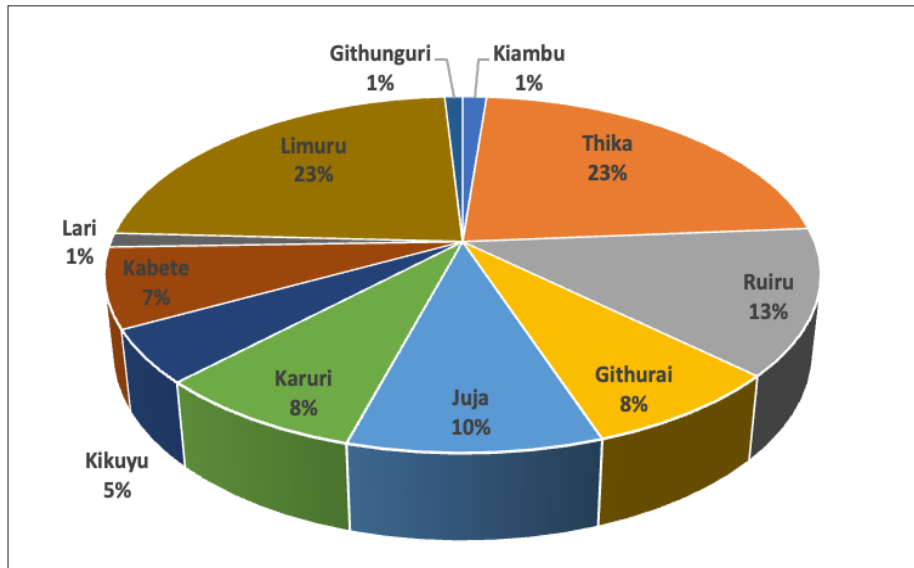
Table 1: Population and household distribution in slums in Kiambu County

Informal Settlement	Location (Ward/Urban Area)	Total Number of Households	Estimated Population
Umoja	Hospital Ward -- Thika Municipality	400	2,000
Kiang'ombe	Kamenu Ward -- Thika Municipality	1,200	6,000
Matharau	Hospital Ward -- Thika Municipality	400	2,000
Gachagi	Hospital Ward -- Thika Municipality	400	2,000
Kiandutu	Township Ward -- Thika Municipality	4,400	22,000
Wakimbizi	Ngoingwa Sub-location, Thika Municipality	100	500
Kwa-Makara	Chania Sub-location, Thika Municipality	75	300
Fort-Jesus/Gitambaya	Biashara Ward-Ruiru Municipality	3,000	15,000
Hilton	Biashara Ward-Ruiru Municipality	500	2,500
Bosnia/Riverside	Kiuu Ward-Githurai Municipality	2,400	12,000
Murera One Four	Ruiru Municipality	600	3,000
Ruturo	Ting'ang'a Ward-Kiambu Municipality	400	2,000
Gachororo	Juja Municipality	3,000	15,000
Kibagare	Ndenderu Ward-Karuri Municipality	120	600
Mombatha	Karuri Municipality	2,500	10,000
Kiamburi	Gikambura - Kikuyu Municipality	400	2,000
Dagoretti - Ruthimitu	Uthiru - Kikuyu Municipality	100	500
Shauri Yako/Kinoo	Kinoo - Kikuyu Municipality	300	1,500
Kanjeru	Gitaru - Kabete Municipality	400	2,000
Kahuho	Kahuho Market Centre - Kabete Municipality	300	1,500
Muguga	Muguga Market Centre - Kabete Municipality	400	2,000
Gititu	Muguga Market Centre - Kabete Municipality	750	3,000
Kiambaa	Kabete Municipality	400	2,000
Magina	Magina Town - Lari Municipality	200	1,000
Magina Bahati	Magina Town - Lari Municipality	200	850
Karai Mboboini	Karai Ward - Kikuyu Municipality	700	3,500
Kiroe	Kiroe - Limuru Municipality	25	150
Nderu	Ndeiya - Nderu, Limuru Municipality	1,400	7,000
Misri	Limuru East Ward - Limuru Municipality	1,400	7,000
Free Town	Limuru East Ward - Limuru Municipality	300	1,500
Kamirithu	Limuru Municipality	400	2,000
Bibirioni	Limuru Municipality	400	2,000
Rwashumari	Ndeiya/Karai Ward - Limuru Municipality	400	2,000
Thigio	Ndeiya-Limuru Municipality	2,000	10,000
Karai Nyakumu	Ndeiya/Karai Ward - Limuru Municipality	250	1,000
Githarane	Ndeiya - Thigio, Limuru Municipality	2,000	10,000
Shauri Yako Ndiuni	Limuru Municipality	40	200
Laini Saba	Githunguri Town - Githunguri Municipality	300	1,500

Some unique phenomena in Kiambu County that are likely to have a bearing on slum upgrading and prevention include:

- i. The above data indicates that the Thika-Juja-Ruiru-Githurai corridor alone constitute almost half of all the informal settlements in Kiambu County, pointing to the skewed distribution of the informality and slum conditions. The areas covered by informal settlements will require heavy investments in order to correct the situation.

**Figure 6:- Distribution of slum households (%) in Kiambu by Municipality**



- ii. The proximity and connectivity to the city of Nairobi;
- iii. high level of urbanisation amid rich agricultural potential (conversion of farmland to urban real estate development);
- iv. Informal settlements that occupy some of the most prime locations in the towns (refer to Kiandutu, Umoja, and Gachagi in Thika).
- v. According to Kiambu CIDP 2023-2027, the prevailing land tenure disputes in informal settlements, where an at least 70% of residents lack titles, can only hinder infrastructure development.



**Figure 4: Kiandutu 2003**



**Kiandutu 2025**

Figure 7: Kiambu informal settlements



## 2.4 Slum typologies in Kiambu County

In seeking that wider integration, but also recognising that Kiambu County has a vast and diverse urban landscape, this strategy points out that there cannot be a singular approach to upgrading. Understanding the typologies of informal settlements in the county is crucial, as it influences the appropriate level and type of intervention required for each case. Based on field surveys and the input of key informants, data revealed that slums and informal settlements in Kiambu County can be classified into the following characteristic typologies, which are sometimes overlapping: a summary matrix is attached as Annex I.

### i. Land-based typology

This typology classifies slums based on land parameters ranging from ownership and tenure to quality of land they occupy. The typology also bases its qualification on the quality of land in terms of whether it is developable or not. They include:

- Settlements (partly or fully) on infrastructure reserves.
- Settlements on ecologically fragile zones.
- Settlements on public land with incomplete adjudication and allocation process.
- Settlements located on irregularly subdivided private or community land.
- Settlements on private land.
- Settlements on institutional land.

## ii. Density-based typology

Categorisation by density considers the proportion of land occupied by housing structures relative to the total settlement area. The National Strategy classifies slums into low, medium, and high density.

- **Low density** refers to settlements with concentration of people ranging between 200 and 300 persons per hectare. It features built up ratios of not more than 60 per cent and offer high potential for in-situ upgrading. Examples of this category of settlement in Kiambu county include Misri, Ruthimitu, and Umoja
- **Medium density** refers to settlements with concentration of people ranging between 300 and 400 persons per hectare. It features built up ratios of between 60 per cent and 80 per cent and offer low potential for in-situ upgrading. Examples of this category of settlement in Kiambu county include Kiamburi; Madharau; Gachagi
- **High density** refers to settlements with concentration of people above 400 persons per hectare. It features built up ratios of above 80 per cent and is almost impossible to carry out in situ upgrading without adverse impacts. Examples of this category of settlement in Kiambu county include Kiandutu; Shauri Yako; Kibagare.

## iii. Location-based typology

The ultimate location of slums and informal settlements will depend on factors like availability of public land, proximity to livelihood opportunities, and availability of land development controls. This strategy isolated two types based on location:

- *Inner city slums* are located in the urban core and generally feature very high densities and may enjoy comparative advantages when it comes to proximity to the central business district and its income generation opportunities and services. Inner city slums include Kiandutu, Umoja, Kiangombe, and Madharau.
- *Peripheral slums* that exist as urban villages of relatively lower densities. Peripheral settlements include Kamuguga, Kibagare, Kiamburi, and Kanjeru.

## iv. Permanency-based typology

Based on this classification, the slums in Kiambu fell into three categories, namely temporary, semi-permanent, and permanent. The temporary would feature unauthorised make-shift structures made of paper, timber, mud and wattle. The permanent structures would be constructed using masonry stone walls, iron sheet roofs, and cemented floors. The semi-permanent would be a mixture of the foregoing two.

## v. Age-based typology

In terms of classification by age, the informal settlements in Kiambu would fall under colonial era, post-colonial area until the mid-1970s, and modern/contemporary society slums. Examples of the three types include Misri (1950s), Kiandutu (1968), and Kiwanja Moto (KM) near Kenyatta University.

## vi. Size-based typology

Going by size, the slums in Kiambu County would either exist as large clusters or small to medium informal settlement clusters. Settlements like Kiandutu and Kiang'ombe fall under large clusters, while Gichage and Madharau can be described as small clusters.

## vii. Service level-based typology

This classification factored the level of intervention that the settlement might have undergone in terms of infrastructure and services. The settlement would either be moderately intervened, minimally intervened, or nil intervened. Examples of each of the three types include Umoja for moderate, Kiamburi for minimal, and Kiwanja Moto for nil.

### viii. Urban landscape-based typology

In response to the landscape diversity of Kiambu, the strategy classifies the county into four (4) clusters: first is the highly urbanised whose economy is based on manufacturing and related commerce, linked by intense infrastructure investment such as road highways and trunk railway. This includes Ruiru, Juja, and Thika on Thika highway and Kikuyu on Naivasha Road. Second is the cluster of highly urbanising areas mainly anchored on residential, commercial, and business services and includes Kiambu, Kabete, Kamwangi, and Gatundu. The third cluster is the urbanised area anchored on agro-economy and includes Limuru and Kiambaa. Last, are the lesser urbanised peripheral areas transiting into urban status but with substantive areas still rural in nature – these include Githunguri, Kimende, and Lari.

## 2.5 Land tenure security

Tenure security is a critical challenge that significantly impacts the living conditions and stability of informal settlement residents. Many settlements lack clear land ownership and legal documentation, resulting in uncertainty and vulnerability. The rapid urbanisation and population growth, driven by Kiambu's proximity to Nairobi, have exacerbated land disputes and encroachment on private and public lands. Residents in these settlements often occupy land without legal rights or formal recognition, leading to a precarious situation where they face the constant threat of eviction or displacement. This insecurity hampers their ability to invest in improving their homes and accessing basic services, further perpetuating poverty and marginalisation. Additionally, the agricultural-to-urban transition in Kiambu has intensified competition for land, with many former agricultural lands being repurposed for urban development, often without proper planning or legal frameworks.

## 2.6 Housing quality and affordability in the county

Most housing structures in settlements are informal, often built with substandard materials, which are vulnerable to water damage and collapse during heavy rains. Field data indicated that iron sheets were the primary walling material (58%), followed by stone with cement (22%), cement (16%), and plywood or reused wood (1%). The distribution of materials varies across settlements: in Kanjeru, 93 per cent of houses are made of iron sheets; in Kiandutu, 73 per cent are iron sheets, while 20 per cent are stone with cement (Field work, 2024).

Photo 1: Housing structures in Kiamburi (2024)



Photo 2: Housing structure in Misri (2024)



Rent affordability is a major concern. Field data suggested that 46 per cent of slum residents had defaulted on rent payments. The highest default rates were recorded in Kiandutu (54%), followed by Umoja (48%) and Ruturo (37%). On average, tenants had defaulted for two months before the time of the survey, with those in Kiandutu experiencing longer default periods of up to nine months.

The mean monthly household income in the settlements is Ksh10,000, with 61 per cent of households earning below this amount. Income distribution varies across settlements: 77 per cent of households in Kanjeru earn below Ksh10,000, compared to 63 per cent in Kiandutu, 60 per cent in Umoja, and 43 per cent in Ruturo. On the other hand, rental prices in slum areas range from Ksh500 to Ksh1,500 for a one-room temporary structure, while permanent one-room units cost between Ksh2,000 and Ksh3,000, depending on access to water, electricity, and road networks.

The government has committed to delivering over 70,000 affordable housing units, with six major national projects contributing 5,599 units. The Kikuyu Affordable Housing Project, located near the Muguku Poultry Farm and key transport links, consists of 1,140 units catering to social, affordable, and market housing needs. The county government is also spearheading three key affordable housing projects in Bustani, Depot, and Kiambu Town, aimed at ensuring that housing costs do not exceed one third of household incomes. These initiatives particularly target low- and middle-income earners, with rent-to-own schemes and tenant purchase programs designed to make home ownership more accessible. The recently introduced 1.5 per cent housing levy is expected to support these efforts by generating funds for affordable housing projects.

Despite these developments, affordability remains a key challenge for low-income households in Kiambu's informal settlements. With an average household income of Ksh10,000 and 61 per cent of households earning below this amount, even the cheapest housing options under PPP initiatives require significant financial commitments that are beyond the reach for most slum dwellers.



## 2.7 Water, sanitation and hygiene

The water, sanitation, and hygiene (WASH) situation in Kiambu County’s informal settlements presents numerous challenges that demand urgent attention to improve public health and overall living conditions. Access to safe and reliable water remains a major concern. While 77 per cent of sampled households relied on piped water for domestic use, this water is not deemed safe for drinking. Other sources, such as boreholes, surface water, and tankers, contribute to the diverse water supply. Settlements such as Ruturo face a gap in water access, with 20 per cent of residents still relying on surface water. Majority of the residents did not use any water treatment methods, including boiling.

Photo 3: Water infrastructure in Kanjeru (2024)



Photo 4: Water infrastructure in Ruturo (2024)



Photo 5: Ruturo solid waste dumping



Photo 6: Sewer system seen at Madharau



Photos 7 – 10: Scenes of Umoja Settlement *Before* and *After* Upgrading



Before

Before



Photo 11: Housing at Misri informal settlement



Photo 12: Housing at Misri informal settlement; and solid waste heap at Misri informal settlement (right).



Photo 13: Open sewer at Misri (left) and swamp at Kanjeru informal settlement.



Photo 14: Streetscape from different locations of informal settlement; outer street and inner street

Photo 15: Housing at Kanjeru



The prevalence of waterborne diseases, such as diarrhoea, serves as a stark indicator of the inadequate WASH infrastructure. In the two weeks before the survey, 7 per cent of households experienced cholera outbreaks, with rates particularly high in Kiandutu (10%). This situation points to a direct correlation between poor water quality, sanitation, and public health. In the absence of sewer connections, sewage is often disposed of improperly, flowing into streets and water bodies, exacerbating both environmental degradation and public health risks.

Photo 16: Effluent flowing on the streets in Misri [left] and Matharau [right] (2024)



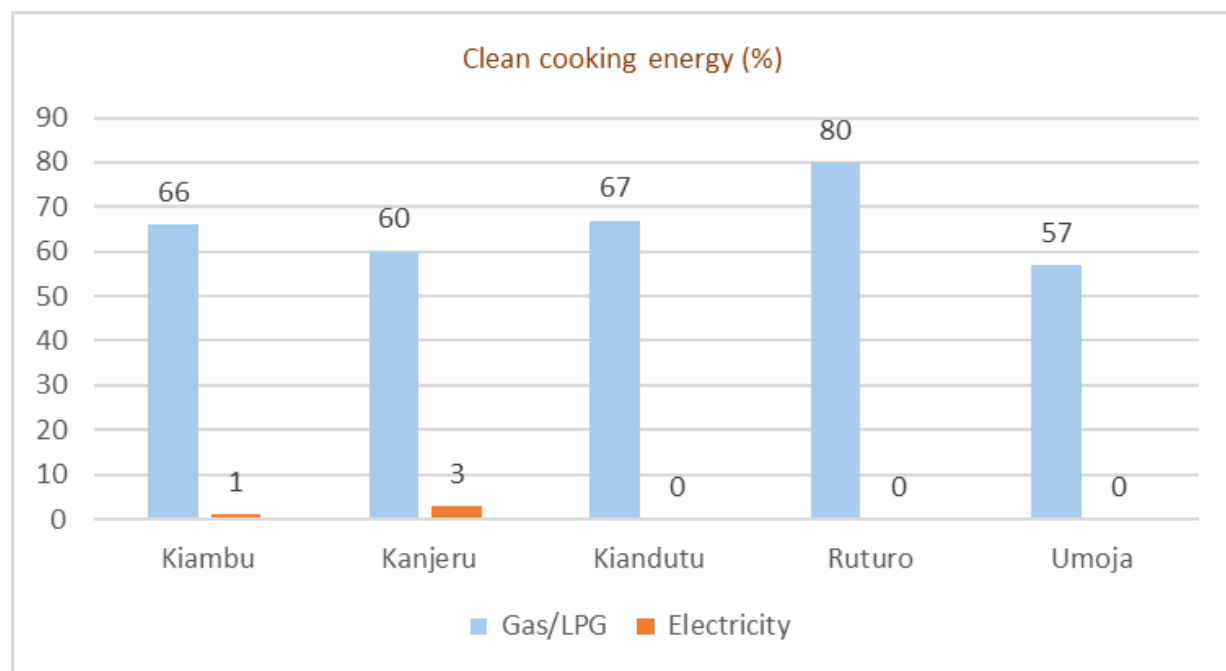
The implications of inadequate WASH infrastructure in the settlements are far-reaching, significantly impacting residents’ health, dignity, and overall quality of life. Limited access to clean water and proper sanitation heightens the risk of waterborne diseases, leading to frequent outbreaks of diarrhoea and other preventable illnesses.

## 2.8 Physical infrastructure

In Kiambu slums, physical infrastructure is inadequate, poorly maintained, and/or entirely lacking due to rapid urbanisation, poverty, and limited government support. Road access is a critical issue, with only 31 per cent of households having access to upgraded roads. Kiandutu has the highest road access at 57 per cent, while Umoja has the lowest. Poor road infrastructure limits mobility, hinders emergency services, and restricts economic activities, thereby affecting overall development and connectivity within the county.

Access to electricity directly impacts energy options for cooking. In the Kiambu County slums and informal settlements, 66 per cent of households use liquefied petroleum gas, 21 per cent rely on charcoal, 7.5 per cent use firewood, 4.5 per cent use paraffin, and 1 per cent use electricity. A small percentage use tin lamps and candles. Overall, 93 per cent of households use clean energy sources, such as electricity and solar, for lighting.

Figure 8: Clean cooking energy



Many settlements lack proper drainage systems, which results in flooding, particularly during heavy rains, disrupting daily activities and posing severe health risks. Inadequate sewerage and waste management infrastructure force residents to rely on unsafe methods for wastewater disposal, exacerbating sanitation issues and attracting pests.

## 2.9 Environment and climate change

Environmental challenges in Kiambu’s informal settlements are substantial. Flooding, especially in Bosnia, Ruturo and Kiandutu, is a recurring problem, worsened by poor drainage systems and settlement on low-lying riverbank locations. These environmental challenges are exacerbated by inadequate drainage systems and poorly constructed homes built with substandard materials.

Waste management is another critical issue, where the lack of formal systems leading to garbage accumulation in open spaces and open dumping into storm drainage channels. This improper waste disposal degrades the environment and fosters conditions for disease outbreaks by attracting vectors like mosquitoes and rodents.

Photo 17: Misri settlement (2024)



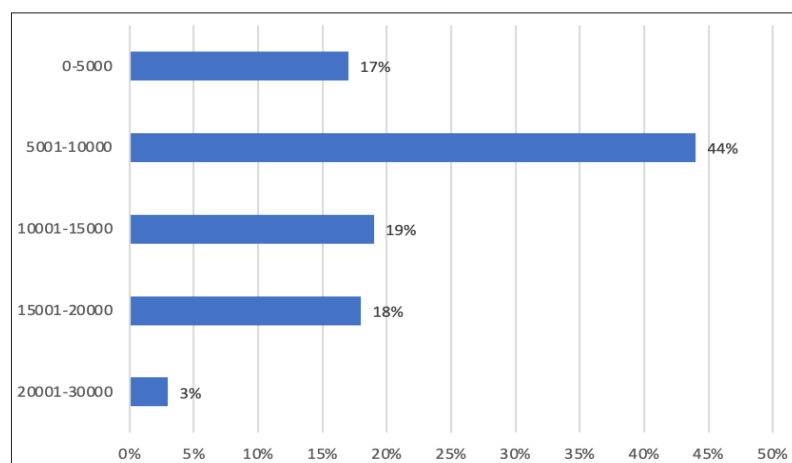
Photo 18: Umoja settlement (2024)



## 2.10 Economic dynamics

The economic dynamics in Kiambu reveal significant challenges that affect residents’ quality of life and perpetuate the cycle of poverty and inequality. Kiambu County has an unemployment rate of 14.9 per cent. The mean monthly household income distribution for informal settlements reveals that 17 per cent of households fall into the lowest income bracket of Ksh0-5,000. The largest group, making up 44 per cent of households, earns between Ksh5,001 and Ksh10,000 per month. Some 19 per cent of households have a monthly income of Ksh10,001 to Ksh15,000, while 18 per cent fall into the Ksh15,001 to Ksh20,000 range. Only 3 per cent of households earn between Ksh20,001 and Ksh30,000 per month.

Figure 9: Average monthly income (Ksh)



Most residents engage in informal economic activities characterised by precarious and low incomes. The limited availability of affordable housing forces many residents to seek informal housing options. The cost of affordable social housing units under the Affordable Housing program often exceeds the financial capacity of most residents, making these units out of reach for those earning below Ksh10,000 monthly. The informal sectors in urban areas fail to provide substantial financial security, pushing many residents into slums where housing and basic services are more accessible. By addressing these economic challenges and creating opportunities for stable employment and financial growth, it is possible to improve the living conditions and services for residents in informal settlements.

## 2.11 Vulnerable groups, security, and safety in Kiambu

The county's settlements are home to several vulnerable groups, including children, youth, women, persons with disabilities (PWDs), and the elderly. These groups face systemic challenges exacerbated by inadequate urban planning and limited access to infrastructure and essential services. Children and youth in Kiambu face high unemployment rates and a lack of recreational spaces, making them susceptible to substance abuse and involvement in criminal activities. The limited opportunities for education and employment further exacerbate their vulnerabilities.

Women in settlements encounter gender-based disparities in land ownership and access to credit, leaving them economically insecure. These issues are compounded by social challenges such as domestic violence and insecurity in general.

## 2.12 Legislative and policy context

### The Constitution

The Constitution of Kenya establishes a fundamental basis for slum prevention and upgrading efforts. Under Article 43, it enshrines the right to accessible and adequate housing, as well as the right to a clean and healthy environment for every Kenyan. These constitutional guarantees create an obligation for county governments to prioritise adequate housing and environmental sustainability in their urban planning and development initiatives. Additionally, the Constitution promotes public participation and devolution, empowering counties to involve local communities in decision-making processes. This participatory approach is critical in slum prevention and upgrading projects, as it allows residents to have a say in how their neighbourhoods are developed, ensuring that solutions are responsive to the unique needs of each community.

The national government has the mandate to come up with national policies on housing, protection of the environment and natural resources, plus general principles of land planning and the co-ordination of planning by the counties. On the other hand, the County governments have powers to deal with planning and development, including land survey and mapping, boundaries and fencing, housing, storm water management systems in built-up areas, and water and sanitation services in the context of slum prevention and upgrading. County slum prevention and upgrading strategies should include all aspects within their constitutional powers and functions.

### International instruments

Internationally, the United Nations Sustainable Development Goals (SDGs), particularly Goal 11, advocate inclusive, safe, resilient, and sustainable cities. By adhering to the SDGs, counties in Kenya are encouraged to adopt strategies that address urban poverty, infrastructure deficits, and poor housing conditions. Additionally, the International Covenant on Economic, Social, and Cultural Rights (ICESCR)

and General Comment No. 4 on the Right to Adequate Housing commit Kenya to upholding the right to adequate housing, which includes security of tenure, affordability, habitability, and access to services. These standards are critical in county-level slum upgrading initiatives, as they push for comprehensive, rights-based approaches to urban development, requiring that projects are not just about housing provision but also ensuring safety, access to services, and sustainable livelihoods.

The African Union's Agenda 2063 reinforces these international obligations with an emphasis on sustainable African urbanisation, poverty reduction, and socio-economic inclusion. It encourages counties to adopt a holistic approach to slum upgrading that includes economic opportunities, infrastructure development, and community empowerment. Agenda 2063 aligns closely with Kenya's Vision 2030, which is itself integrated into county planning frameworks, particularly in counties facing rapid urban growth Mombasa. By focusing on sustainable urban development, Agenda 2063 inspires counties to view slum upgrading not just as a housing issue, but as part of a broader socio-economic transformation that improves residents' quality of life.

### **National Housing Policy: Sessional Paper No 3 of 2016**

The policy encourages 'integrated, participatory approaches to slum upgrading and improvement, including income generating activities that effectively combat poverty'. The policy calls for urgent and coordinated interventions by county governments guided by the national slum upgrading and prevention policies.

**Policy implication:** There should be coordination between the county and national government on slum prevention and upgrading initiatives.

### **National Slum Upgrading and Prevention Policy**

The policy requires there to be 'linkages between National and County government to support implementation of slum and slums upgrading and prevention of emergence of new settlements.' The National Slum Upgrading and Prevention Policy plays a crucial role in slum prevention and upgrading by providing a strategic framework to improve the living conditions of slum dwellers and prevent the growth of new slums.

**Policy implication:** There should be coordination between the county and national government on slum prevention and upgrading initiatives

### **National laws**

Various national laws also directly impact slum prevention and upgrading at the county level. The Land Act and National Land Commission Act are crucial for managing land rights and ensuring secure tenure for residents. These laws mandate transparent and fair land allocation, which is key to formalising land in slums and preventing unlawful evictions. The Urban Areas and Cities Act and the County Governments Act give counties the authority to plan and manage urban areas, requiring them to prepare county-specific spatial plans and integrated development plans. Through these plans, counties can allocate land for affordable housing and essential services, effectively curbing the growth of slums by addressing housing and infrastructure needs.

The Environmental Management and Co-ordination Act (EMCA) and the Climate Change Act add an environmental dimension to slum prevention and upgrading strategies. These laws require counties to incorporate environmental assessments into housing and infrastructure projects, ensuring that urban development is environmentally sustainable.

### Supreme Court case law addressing matters related to slums

The judgments in *Musembi & 13 others v Moi Educational Centre Co. Ltd & 3 others* and *Mitu-Bell Welfare Society v Kenya Airports Authority & 2 others* reinforce constitutional housing rights, setting precedents on eviction processes, and establishing obligations for public participation and compensation in slum-related issues. Essentially, the Constitution of Kenya, national laws, and international instruments work together to provide a multi-layered framework that counties must integrate into their slum prevention and upgrading strategies.

## 2.13 Past upgrading experience, and model upgrading cases in Kenya

Kenya has, at various times, attempted various structured approaches to slum upgrading and prevention with mixed results. Table 2 identifies some of those and what they sought to achieve.

**Table 2: Past upgrading options**

Programme/Project	Description
<b>Kenya Municipal Programme (KMP):</b>	To strengthen local governance and improve service delivery in selected municipalities; creating awareness of collaboration benefits among stakeholders involved in the Global Programme for Public Space project and the Kenya Municipal Programme
<b>Kenya Slum Upgrading Programme (KENSUP):</b>	Aimed at improving the livelihoods of people living and working in slums and informal settlement in the urban areas of Kenya through the provision of security of tenure and physical and social support.
<b>Kenya Urban Support Programme (KUSP)</b>	It seeks to support the implementation of the Kenya Urban Programme (KenUP), which is the Kenya Government's development strategy emanating from and giving life to the Kenyan National Urban Development Policy (NUDP).
<b>Kenya Informal Settlements Improvement Project (KISIP):</b>	Aimed at improving living conditions in informal settlements in Kenya by strengthening institutions and programme management, enhancing tenure security, investing in infrastructure and service deliver and planning for urban growth.
<b>Local Urban Forums (LUFs):</b>	A platform that brings together over 900 Civil Society Organisations (CSOs), county officials and private sector actors to promote knowledge-based dialogue on the evolving urban landscape in Kenya.
<b>County Executive Programmes</b>	Various programmes such as “ <i>Dishi na County</i> ” school feeding programme directly touching on the welfare of school-going children in the slums; the department responsible for urban planning to support forward planning, development control, urban renewal, land survey, enforcement of policies, rental housing development & management, affordable housing, slum upgrading etc ... Special Planning Area (SPA) concept.
<b>Nairobi Rivers Regeneration Initiative</b>	Various projects concerned with revitalization and sustainable management of the Nairobi River ecosystem; includes Nairobi Rivers Basin Rehabilitation and Restoration Program; Rehabilitation, Regeneration & Restoration of Nairobi Rivers; Nairobi River Basin Restoration Programme; Nairobi River Basin Rehabilitation Program (NRBP); Adopt-a-river.
<b>Symbio-city Programme</b>	Approach to sustainable urban development that transforms urban challenges into opportunities sponsored by SIDA through CoG, aimed at building the capacity of stakeholders to guide the urban development in a more sustainable direction.

## Kiambu County laws and policies

Kiambu County's approach to slum prevention and upgrading is shaped by a variety of legislation, policies, and planning frameworks that address resource allocation, community engagement, land valuation, and sustainable urban development. The Kiambu County Revenue Allocation Act, 2024, (Ward Fund) enables decentralised funding by directing resources to each ward, allowing local leaders to prioritise projects based on specific community needs. In the context of slum prevention and upgrading, this fund provides financial flexibility for wards to invest in localised infrastructure projects such as water, sanitation, road access, and electricity, which are critical for improving living standards in slums.

The Kiambu County Climate Change Act, 2021, addresses environmental vulnerabilities, particularly important in slums, where poor drainage, limited green spaces, and inadequate infrastructure increase residents' exposure to climate-related risks. This Act mandates the integration of climate resilience into county planning, promoting green infrastructure, flood management, and sustainable waste management practices.

The Kiambu County Valuation and Ratings Act, 2016, along with the Valuation and Rating Amendment Bill, 2024, provides a structured framework for property valuation, which affects land use and development incentives. By updating property values and rates, the county can ensure a fairer rates base that reflects current land values, potentially generating more revenue for infrastructure development and housing projects in low-income areas.

The Kiambu County Community and Neighbourhood Associations Promotion of Participation and Engagement Act, 2016, formalises community engagement, granting residents a platform to participate in planning and decision-making processes. This Act empowers residents of informal settlements by giving them a voice in slum upgrading and development projects.

The Kiambu County Housing Act proposes to directly address affordable housing and slum upgrading, providing a legislative framework for developing low-cost housing and upgrading existing informal settlements. The Act outlines mechanisms for financing, partnership with private developers, and community involvement, all crucial for delivering sustainable housing solutions. This Bill aligns with national housing policies, encouraging the county to pursue partnerships and funding that can make slum upgrading financially viable and effectively address the housing deficit that drives slums growth.

The Kiambu County Spatial Planning Bill, 2015, and the Draft Kiambu County Spatial Plan 2024–2034, play essential roles in directing urban growth and land use. For slum upgrading, spatial planning provides a roadmap for integrating informal areas into the formal urban fabric, creating pathways for infrastructure upgrades, public amenities, and regularized land tenure.

The County Integrated Development Plan (CIDP) and development plans serve as overarching frameworks that outline Kiambu's development priorities, including affordable housing, basic services, and urban infrastructure. By including slum prevention and upgrading in the CIDP, Kiambu County commits resources toward housing, sanitation, healthcare, and education in underserved areas.

Kiambu County's legislative and planning frameworks create a comprehensive strategy for slum prevention and upgrading. By combining targeted revenue allocation, climate resilience, community engagement, land regulation, and structured housing initiatives, the county can address the socioeconomic and environmental factors driving informal settlement growth.

### County programmes aligned to slum upgrading and prevention

The County Government of Kiambu does not have an exclusive policy for slum upgrading and prevention. However, there is substantial evidence of action in that area of intervention through other related policies, plans and programmes.

#### Land tenure security

In collaboration with National Government through the ministry in charge of lands and agencies such as the National Land Commission (NLC) as well as development partners, including the World Bank, the County Government is playing a critical role in addressing the tenure insecurity in Kiambu County. This has seen the roll out of tenure regularisation for informal settlements, such as Kiandutu, Madharau, Umoja, Ruai, Kanjeru, Gichagi, Kiangombe, Ruturo,/Ting'ang'a (Kiambu), Misri, (Limuru), Kiamburi (Kikuyu), Kibagare (Kiambaa), Kiroe, Bosnia/Riverside, Ruthimitu (Kikuyu), Shauri Yako, Gitambaya/Fort Jesus, and Kiamumbi (Kiambu) where the process has been completed in some and is ongoing in others.

#### Affordable housing

The county was able to provide safe, decent and affordable housing through construction of 40 two-bedroom units in Thika municipality; renovation of six (6) one-bedroom rental units in Kikuyu Municipality. In addition, the county upgraded informal settlements and county residential houses and facilitated the private sector to construct over 4,000 affordable houses in the county.

**Water and sanitation:** In partnership with the national government (Athi Water Services), the county has supported investments to improve water and sanitation infrastructure in underserved in urban centres like Githunguri, Kiambu, and Ruaka towns and its environs. The investment includes water mains, water treatment plants, wastewater mains, wastewater treatments, boreholes, and ablution blocks. The installation of a sewer system, redirects raw sewage from along the roads and rivers, which serves to improve the health of the residents and especially the children, reducing cases of waterborne diseases.

#### Climate mitigation

Kiambu County has an active Climate Change policy. Some challenges related to climate change in the county include: unpredictable rainfall, pollution from solid waste management, and lack of sewerage systems in urban areas. These were addressed through preparation of plans that were alive to the principles and values of climate change mitigation; improved waste management plans and actions; and incorporation of environment and social safeguard component in project design, among others.

#### Social relief and waivers

As at 2022, the county government had an operational cash transfer or social assistance programme targeting orphaned children under 18 years, elderly persons, persons living with disability; urban food subsidy; food aid for persons in living in environmentally marginally areas; health voucher; food/cash for work; school feeding; and hunger safety net programme at 0.9 per cent.

#### Catalytic infrastructure

The county sought to create liveable cities by improvement of urban infrastructure through connectivity by upgrading of 80 kilometre roads to bituminous standards with non-motorised transport NMT facilities and storm water drainage under the Kenya Urban Support Programme.

### Disaster preparedness incorporated in management of slums

Kiambu County subscribes to the tenets of disaster management in its planning and development programmes. These include: the incorporation of an environment and social safeguards component project design; planning and provision for wide access roads that can accommodate fire engines, ambulances and other emergency services; and promoting flood mitigation measures such as stabilisation of drainage/river systems in Kiambu town. The physical planning and surveying of settlements have resulted in layouts which provide spaces essential for fire spread and prevention.

## 2.14 Opportunities and challenges

Kiambu County's informal settlements grapple with a diverse array of challenges and opportunities. High poverty and unemployment rates, weak governance, and inadequate infrastructure place significant strain on resources and services. Additionally, threats such as environmental hazards, political instability, and economic vulnerabilities further exacerbate the residents' difficulties. Despite these challenges, Kiambu's strategic proximity to Nairobi, ongoing infrastructure improvements, and fertile agricultural land present significant opportunities. By leveraging these strengths through targeted interventions, Kiambu can address critical issues and promote sustainable development within the county.



**Table 3: SWOT analysis**

Strengths	Weaknesses
<ol style="list-style-type: none"> <li>1. Proximity to Nairobi enhances economic opportunities and access to markets.</li> <li>2. Presence of educational institutions and a relatively educated workforce.</li> <li>3. Ongoing infrastructure improvements under the Kenya Informal Settlements Improvement Project (KISIP) and other initiatives, enhancing mobility and access to services and employment opportunities.</li> <li>4. Fertile land supports a variety of agricultural activities, contributing to food security and income.</li> <li>5. Attractive tourist destinations like the Fourteen Falls and Karura Forest.</li> </ol>	<ol style="list-style-type: none"> <li>1. High poverty and unemployment, particularly among youth, contributing to economic vulnerability.</li> <li>2. Prevalence of slums with inadequate infrastructure and services.</li> <li>3. Weak governance and leadership affecting service delivery and project implementation.</li> <li>4. Significant income inequalities among residents.</li> <li>5. Uncontrolled growth of informal settlements, leading to congestion and inadequate services.</li> <li>6. Corruption and informal cartels inflating costs and limiting access to basic services.</li> <li>7. Poor waste disposal practices leading to pollution and health risks.</li> <li>8. Uneven access to electricity, water, and sanitation services.</li> </ol>
Opportunities	Threats
<ol style="list-style-type: none"> <li>1. Potential for Public-Private Partnerships (PPPs) to enhance urban planning and service delivery.</li> <li>2. Urban renewal initiatives to transform informal settlements into modern housing.</li> <li>3. Expansion of green and sustainable building practices to improve resilience.</li> <li>4. Rapid urbanisation offering a ready market for businesses and economic activities.</li> <li>5. Growing interest from the private sector donors in infrastructure and affordable housing.</li> <li>6. Potential for industrial growth and expansion of the informal sector.</li> <li>7. Enhancing road networks, drainage systems, and waste management facilities.</li> <li>8. Adopting modern farming techniques and value addition.</li> <li>9. Creating youth programs for skill development and employment opportunities.</li> <li>10. Promoting and investing in tourist attractions to boost local economy.</li> </ol>	<ol style="list-style-type: none"> <li>1. Environmental hazards such as flooding, building collapses, and disease outbreaks due to poor infrastructure pose risks to health safety.</li> <li>2. Political instability and ethnic conflicts affecting policy continuity and project implementation.</li> <li>3. Climate change impacts, including erratic weather patterns and prolonged droughts, worsening living conditions.</li> <li>4. Persistent youth unemployment, leading to increased crime, drug abuse, and social unrest.</li> <li>5. High population growth straining existing infrastructure and resources.</li> <li>6. Persistent disparities may lead to social unrest and instability.</li> <li>7. Fluctuating market conditions and economic vulnerabilities.</li> <li>8. Crime and gender-based violence in informal settlements.</li> <li>9. Inadequate access to livelihood support assets such as cooking energy and security lighting by women and youth, which compromises their productivity and safety.</li> </ol>

## 2.15 Summary of key drivers of slums

Based on the foregoing analysis, the key drivers of slums in the county may be summarised as follows:

1. High poverty and unemployment: Economic hardships and limited job opportunities, especially among the youth.
2. Rapid urbanization and population growth: Influx of people from rural areas to urban centres in search of better opportunities.
3. Kiambu County's proximity to Nairobi
4. High cost of living: The steep costs of formal housing and basic services.
5. lack of access to adequate and affordable housing and basic services
6. Skewed land market, drastically lowering the affordability of land for housing.
7. Sensitive urban landscapes like riverine and forests prone to Environmental hazards: Frequent flooding, poor drainage systems, and other environmental challenges create unsafe living conditions.
8. Poorly managed/regulated private sector-led housing
9. Weak governance and inadequate urban planning and weak implementation of policies.
10. inadequate planning and poor governance ethics
11. historical colonial linkages
12. Irregularities and manipulation in land tenure system: Corruption and challenges related to secure land tenure and ownership.

# 3.0

## VISION AND THEORY OF CHANGE

### 3.1 Overview

This chapter outlines the vision, mission, objectives, and guiding principles for slum upgrading and prevention in Kiambu County. A well-defined vision, mission, and goal provide a strategic foundation for guiding development initiatives, ensuring alignment with county priorities, and fostering sustainable urban transformation.



#### 3.2 Vision

A people-centred, liveable and transformative county with enhanced quality of life.



#### 3.3. Mission

To foster inclusive development, sustainable urban planning, and efficient service delivery that enhances the well-being, resilience and prosperity of all residents.



#### 3.4. Goal

Planned and economically vibrant settlements for enhanced quality of life in Kiambu County.

### 3.5 Strategic objectives

The objectives of the Kiambu County strategy are aimed at achieving the broader goals fostering inclusive development, sustainable urban planning, enhanced access to basic infrastructure and social services, access to affordable and social housing for residents of slums and informal settlements in Kiambu County. The Strategic Objectives are:

- **Strategic objective 1:** Improve security of tenure and land use for people living in the slums and informal settlements. This will in part involve formulation of effective approaches to and security of tenure for bona fide slum residents in Kiambu County.
- **Strategic objective 2:** Increase access to adequate affordable and social housing, basic infrastructure and social services: This will ensure the provision on quality and affordable housing that meets health, safety and environmental standards, while prioritizing vulnerable groups.
- **Strategic objective 3:** Enhance environmental protection and resilience to climate change. The goal is to promote socio-economic empowerment and sustainable livelihoods.
- **Strategic objective 4:** Strengthen community participation, gender equality and social inclusion.

### 3.6 Slum upgrading and prevention principles

#### a) Equity, social cohesion, and inclusivity

The strategy recognises the diverse backgrounds and contexts of informal settlements and their inhabitants across the county. Pursuant to the leave-no-one-behind (LNOB) promise of the 2030 Agenda for Sustainable Development and its Sustainable Development Goals (SDGs), this strategy shall endeavour to eradicate poverty in all its forms. It seeks to reduce the inequalities and vulnerabilities that undermine the potential of individuals and of humanity as a whole.

#### b) Integrated county-wide urban planning

The strategy will apply innovative and appropriate urban planning principles to ensure an integrated approach to upgrading that respects both local and wider contexts. Where appropriate, the strategy will apply adaptive standards in upgrading the slums. Implementation of upgrading initiatives will take cognisance of the need to apply flexible legal and institutional frameworks that promote local initiatives in upgrading.

#### c) Sustainability and resilience

The strategy will seek the reconciliation of divergent interests for the common good of slum settlements in the urban fabric, spatial planning, levels of resource use, and private-public partnerships in service delivery and settlements' development. Upgrading initiatives, including the provision of flexible tenure security (both land tenure security and housing tenure security), among others, will enhance and spur investments.

#### d) Transparency and accountability

Transparency and accountability are crucial for successful and equitable slum upgrading, requiring open information sharing, community participation, and clear mechanisms for monitoring and evaluating projects. Adequate access to information will be provided to ensure clarity about who is benefiting from decisions and actions. Laws and public policies relating to slum upgrading will be applied predictably, while community participation will be enhanced through regular, organised, and open consultations. Transparency will be embedded to build trust between residents, government and other stakeholders.

#### e) Subsidiarity

Slum upgrading and prevention will embrace processes that guarantee subsidiarity of authority and resources to the closest appropriate level. This will include allocating the responsibility for the provision of services and decision-making to the closest appropriate administrative segment such as a sub-county or ward, consistent with efficiency and cost-effectiveness, thus improving the responsiveness of policies and initiatives to the priorities and needs of slum residents.

#### f) Flexibility and adaptability

Flexibility and enabling adaptations to the changes and needs of the user are essential solutions for minimising redundancy and obsolescence while reducing wastefulness. Upgrading and prevention strategies will be flexible and adaptable to geological situations, changing circumstances, and the emerging needs of residents.

#### g) Stakeholder participation and partnerships

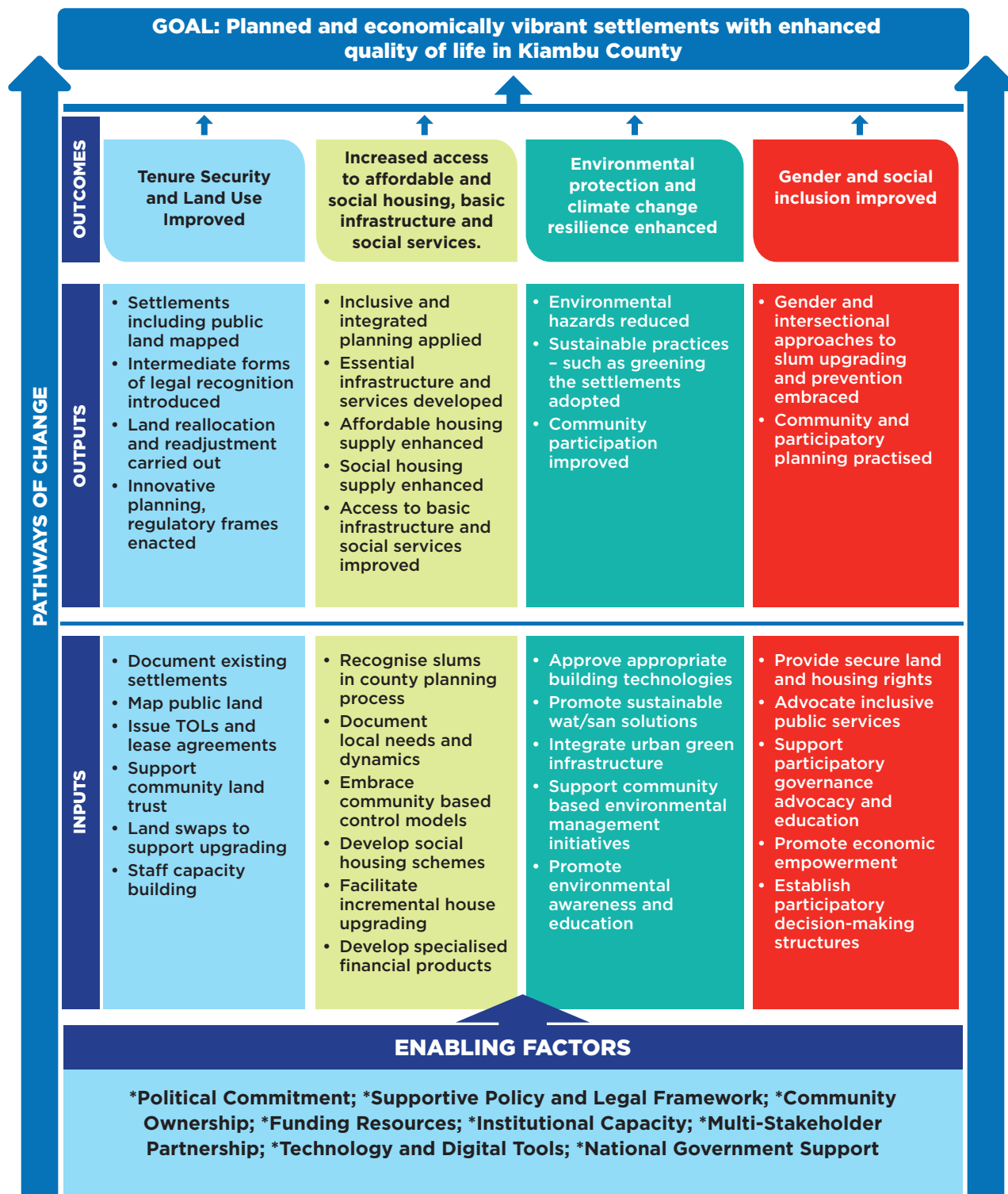
Residents will be empowered to participate in the upgrading process actively and effectively, with due recognition of their capital, gender, and comparative advantages to ensure both ownership of the upgrading projects as well as long-term sustainability. The strategy will help slum residents build voices and consensus, encouraging the formation and growth of community organisations to achieve collective decision-making, community-driven development, and focused service delivery.

### 3.7 The Theory of Change

The success of slum upgrading and prevention in Kiambu County hinges on adopting the right strategies, actions, enabling conditions, and adequate resources to achieve transformative and sustainable outcomes. The approach for this strategy integrates multiple components: development of affordable and adequate housing; enforcement of efficient land use planning and zoning regulations; enhancement of land tenure security; investment in basic and climate-resilient infrastructure and services; and promotion of economic empowerment and livelihood diversification. These components are supported by enabling factors such as strong political commitment, multi-stakeholder partnerships, institutional capacity, and integrated, data-driven urban planning.

Together, these interventions will transform Kiambu's informal settlements into inclusive, well-served, and resilient communities while ensuring that future urban growth occurs in a planned and sustainable manner. Specifically, **if** Kiambu County adopts coordinated, inclusive, and adequately resourced slum upgrading and prevention strategies that are anchored in secure tenure, integrated infrastructure, economic empowerment, and climate resilience, **then** it will achieve sustainable, equitable urban development and significantly improve the quality of life for current and future residents.

Figure 10: Theory of Change



# 4.0

## STRATEGIES FOR SLUM UPGRADING

### 4.1 Overview

This section outlines the strategies that the county government, development partners, community, and other stakeholders will implement through a participatory and inclusive process to upgrade informal settlements and improve residents' livelihoods. The strategy aims to harness social and economic capital through an inclusive, participatory approach to benefit slum residents. This approach recognises the need for beneficiaries to take "ownership" of the process of improving their own lives.

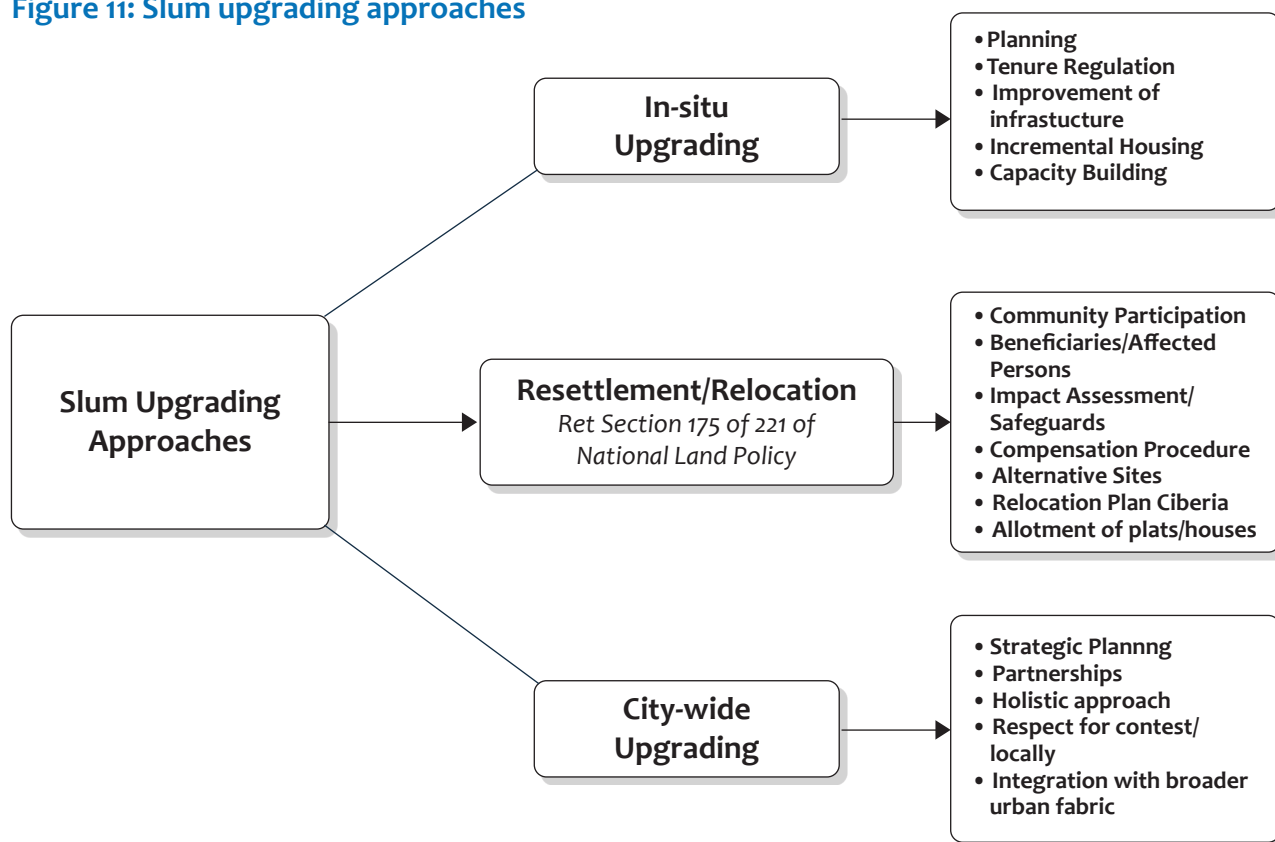
There are about 40 listed informal settlements in Kiambu County, each different in terms of geographical location, residents' backgrounds, and settlement typology. This variation underscores the impracticality of a 'one-size-fits-all' approach when developing strategies for slum upgrading across the county.

Three primary approaches to consider are: in-situ upgrading, resettlement (relocation), and city-wide slum upgrading. Each approach involves distinct activities, as outlined hereunder.

**Table 4: Summary of slum upgrading approaches**

<b>Resettlement (Re-location)</b> <i>Where settlements are located on hazardous and/or overcrowded land, or on land required for other use</i>	<ul style="list-style-type: none"><li>• New site identification and acquisition.</li><li>• Monetary compensation.</li><li>• Incentives for choice of where to re-locate.</li></ul>	<ul style="list-style-type: none"><li>• Improved and planned settlements and livelihoods.</li><li>• Choice integration.</li></ul>
<b>City-wide upgrading</b> <i>Strategically improving the physical, social, and environmental conditions of informal settlements and to integrate these into the broader urban fabric</i>	<ul style="list-style-type: none"><li>• Holistic approach.</li><li>• More targeted intervention.</li><li>• Respect for context and locality.</li><li>• Synergistic.</li><li>• Integrated with broader urban fabric.</li></ul>	<ul style="list-style-type: none"><li>• Improved living conditions.</li><li>• Diversity upheld.</li><li>• Environmental preservation.</li><li>• More inclusive and resilient county.</li></ul>

Figure 11: Slum upgrading approaches



## 4.2 Informal settlements and slum upgrading approaches in Kiambu County

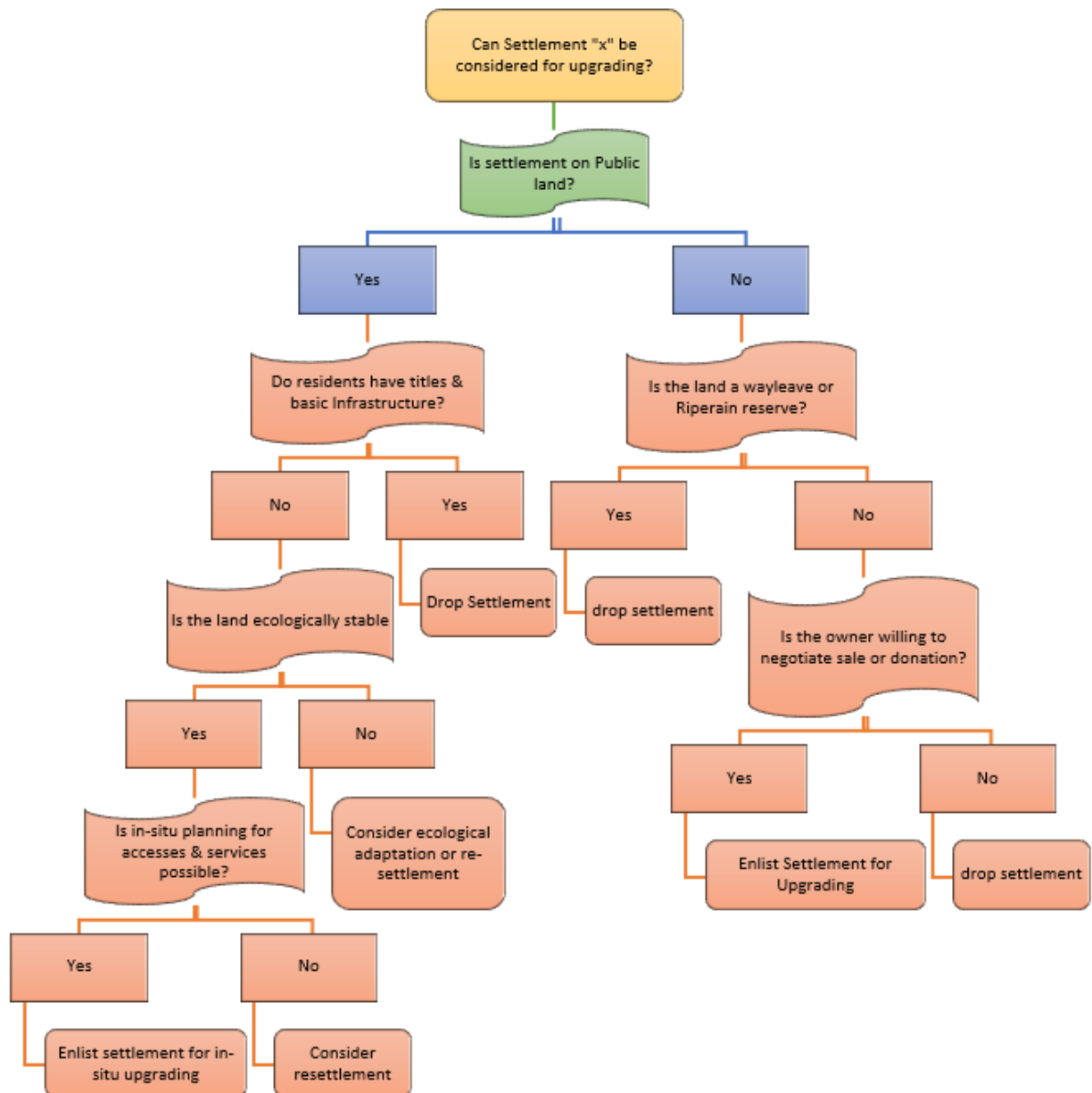
Various approaches to slum upgrading have been explored in Kiambu County, as summarised in Table 5, with varying degrees of emphasis and results. These approaches are anchored on tenure regularisation, infrastructure provision, environmental concerns, spatial planning, social inclusion or a combination of these.

Table 5: Slum upgrading approaches explored in Kiambu County

	Approach	Description
1	In-situ upgrading	Slums are improved within their current location, rather than relocating residents.
2	Comprehensive upgrading	Holistic approach – all sectors improved.
3	Relocation & resettlement	Where slums are located in hazardous or unsuitable areas (floodplains, steep slopes, etc.); also where land occupied by slums is required for other, perhaps more strategic, use.
4	Community-led upgrading	Empowering residents to take control of the slum upgrading process.
5	Infrastructure-Driven Upgrading	Focuses on enhancing urban services such as water, sanitation, roads, and electricity.
6	Land regularisation and tenure security	Focuses on enhancing urban services such as water, sanitation, roads, and electricity.
7	City-wide slum upgrading	A programme-approach to upgrading that understands slums as integral part of the social and economic fabric of the city.

This strategy recommends a ‘Screening Flow Chart’ that can be used to determine whether the settlement under consideration can be enlisted or not; and if so, under which model?

Figure 12: Qualification of slum settlement for upgrading



#### 4.2.1 In situ slum upgrading approach in Kiambu County

Several settlements in Kiambu County have already been on boarded to this type of upgrading, either partially or to an advanced level. Those that have advanced ahead of the pack include Umoja, Misri, Kiandutu, Kiang’ombe, and Bosnia/Riverside; those that are still at the inception stage including Kiroe, Madharau, Dagoretti-Ruthimitu, Shauri Yako, and Kiamburi, Kanjeru, and Kibagare.

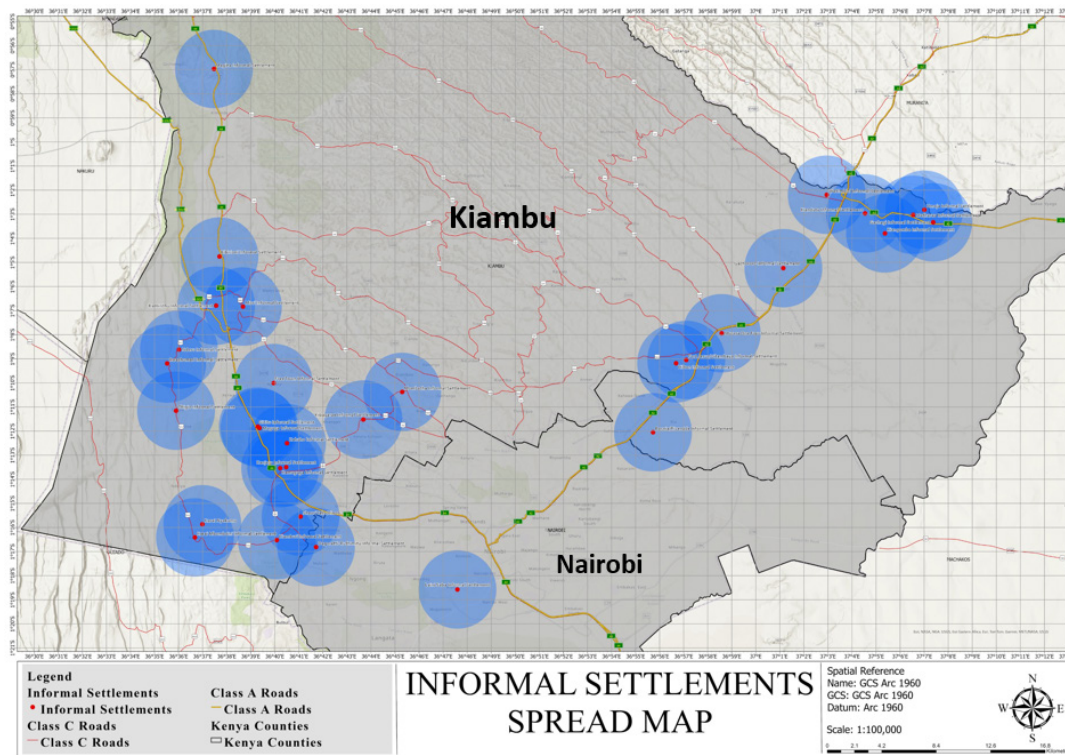
#### 4.2.2 Resettlement/Relocation upgrading approach in Kiambu County

This approach involves the acquisition, by the government, of developable land at another site and moving the residents of the affected slum settlements to the new site. The approach could also be in the form of cash compensation to residents who would then find their preferred place to relocate to. However, where a case of landlessness is involved, a land-for-land approach will be prioritised in accordance with the provisions of existing social safeguards.

#### 4.2.3 City-wide slum upgrading approach in Kiambu County

Both levels of government have invested in city-wide catalytic projects that are likely to trigger county-wide/city-wide improvement of slum conditions in Kiambu. The Kiambu CSP 2016 provides an overall spatial development framework for the county that has so far guided the preparation of 150 Part Development Plans (PDPs) for public land and 12 Integrated Strategic Urban Development Plans (IUSDP) at municipality level that sought, among other things, the promotion and facilitation of development of decent housing in sustainable environments. Map 3 shows the general spread of informal settlements/slums in Kiambu County, showing the areas that need prioritisation in terms of county-wide/city-wide improvement, largely being the southern parts of the county, especially those of higher proximity to Nairobi.

**Map 2: Geographical distribution of selected informal settlement in Kiambu County**



### 4.3 Prioritisation and programming of slum upgrading in Kiambu County

In terms of priority, the on-boarding of upgrading and prevention interventions is recommended as follows:

- i. An inventory of all informal settlements in Kiambu County by the provided typological framework.
- ii. Plan for the informal settlements existing under high environmental risks by way adaptation of relocation/resettlement.
- iii. Plan for the upgrading of inner-city slums for optimisation of land use, giving priority to those that can be addressed by way of in-situ upgrading.
- iv. Continue with the titling and infrastructure upgrading programmes in settlements with approved plans and surveys.
- v. Continue with city-wide/county-wide planning and infrastructure investment for purposes of integrating upgraded settlements, but also for urban renewal and prevention of slum conditions.

#### Slum upgrading strategies

From the foregoing exposition of slum upgrading approaches, the following emerge as the areas that require strategic county-wide interventions for slum upgrading in Kiambu County:

### 4.4 Strategic Objective 1: Improve security of tenure and land use

#### 4.4.1 Strategy 1: Improve security of land tenure

##### Outputs

- Settlements including public land mapped
- Intermediate forms of legal recognition introduced

##### Activities

- a) **Recognising slums in county planning:** The County Government should adopt an approach that provides for special consideration for slum areas during planning processes. This requires incorporating these settlements into urban development plans, annual development plans and other infrastructure and integrated development plans.
- b) **Understanding local needs and dynamics:** Prior to budgeting and planning, the County Government should establish the service needs and infrastructure gaps within settlements that need to be prioritised and addressed. To develop realistic and needs-based plans, a thorough understanding of the specific needs, challenges, and dynamics of each slum needs to be presented to the decision makers.
- c) **Encourage community participation:** The involvement of settlement residents, including their leaders, will support the process of identifying needs, prioritising interventions, and shaping the design and implementation of projects.
- d) **Mapping of settlements:** The documentation of existing land holdings and settlements is an ideal starting point for slum upgrading and prevention. By documenting existing settlements using tools and techniques such as Geographic Information Systems and remote sensing will enable the county to include existing structures and developments therein.
- e) **Mapping of public land and spaces** is essential for slum upgrading. The mapping of public areas and spaces should be followed by planning, surveying, and titling in order to safeguard them for future use and prevent unwanted developments or allocations.

- f) **Introducing intermediate forms of legal recognition:** This may take the form of temporary occupancy agreements, community land trusts or land swaps. These options may be used in place of conventional land titles, whose process of preparation is often lengthy and expensive. The use and integration of flexible planning regulations and building standards or adaptive standards can make it possible for low-income households to access land and housing legally.
- g) **Integrating tenure security with broader prevention and upgrading strategies.** This will include community-led prevention and upgrading initiatives; building capacity of government agencies to implement effective land management and control measures. To ensure an effective county-wide land management process, there is need to deploy sufficient urban planners, surveyors, social officers and other built environment professionals at least in each sub-county.

#### 4.4.2 Strategy 2: Improve land use and management

##### Outputs

- Land reallocation and readjustment carried out
- Innovative planning, regulatory frameworks enacted

##### Activities

- ◆ **Land release for upgrading purposes:** Kiambu County has a portfolio of government land and housing estates that is either idle or sub-optimally utilised. Release of land for purposes of upgrading should be pursued by both levels of government and in strict adherence to laws guiding release of land for this purpose.
- ◆ Enforce planning regulatory frameworks in the county.

### 4.5 Strategic Objective 2: Increase access to adequate affordable and social housing, basic infrastructure and social services:

#### 4.5.1 Strategy 1: Increase provision of new affordable and social housing

Kiambu County has a very dynamic real estate sector cutting across residential and commercial; however, the housing product is very skewed and inaccessible to the poor. Broadly, there is need to make housing adequate, available, and accessible.

##### Outputs

- Increase the provision of affordable housing
- Increase the supply of social housing

##### Activities

- a) **Social housing programmes:** Government and private sector developments should be encouraged to consider low-income housing units within their development plans. Additionally, the establishment of a housing fund that attracts low interest rates should be considered.
- b) **Public-Private Partnerships:** Making public land available and providing other subsidies to private sector developers will encourage them to invest in housing for low-income residents. This can leverage private sector investment and expertise while ensuring that social objectives are met.
- c) **Encouraging incremental (self-build) house upgrading:** This approach allows residents to gradually improve their homes over time. It ensures that development conforms to development standards and regulations. To achieve this strategy, the County Government will have to determine standards to be followed for each settlement.

- d) **Development of specialised financial products:** The national government should put in place incentives to encourage financial institutions to develop specialised products for housing financing, such as longer-term loans with low interest rates for low-income borrowers. An example is the Sharia compliant financing model, which attracts no interest rates for borrowers.
- e) **Provision of social and physical infrastructure:** There is still a significant deficit in the general coverage in terms of reticulation and last-mile connectivity. Physical and social infrastructure are both significant inputs to improving the quality of life by providing amenity, comfort, and safety among other utility. Provision of basic infrastructure such as roads, electricity and water as noted earlier, could lead to the promotion of small businesses, promoting skills development, and improving access to markets.
- f) **Promoting community ownership and sustainability:** Community-based management models: The development of community-based management models for infrastructure and services may save county resources as well as empower the communities to manage and maintain their infrastructure.
- g) **Capacity building and empowerment:** A deliberate effort should be made to support community-based infrastructure and services maintenance. This is in line with inclusive development and support for local structures.

#### 4.5.2 Strategy 2: Improve access to basic infrastructure and social services

##### Outputs

- Improve access roads in the slums and informal settlements
- Improve access to drainage, sanitation and waste management services
- Improve access to drinking water

##### Activities

- ◆ Promoting and supporting household water treatment practices to ensure water safety
- ◆ Providing guidelines for local communities to support and maintain water supply systems
- ◆ Identifying, engaging and establishing partnerships with relevant private sector entities
- ◆ Formulating a laws and regulations to support improved water access and ensure compliance with safety standards.
- ◆ Developing sustainable solid waste management systems to improve sanitation and environmental
- ◆ Community waste disposal and sanitation behaviour change campaigns
- ◆ Training and equipping communities with skills and equipment to lead the maintenance of upgraded infrastructure and cleaning up of drainage channels.
- ◆ Assessing the capacity and structural conditions of existing drainage systems

## 4.6 Strategic Objective 3: Enhance environmental protection and resilience to climate change

### 4.6.1 Strategy 1: Integration of environmental and climate considerations in slum upgrading

Kiambu County has one of the most dynamic but sensitive environment and ecosystem at large. Within the same county you will find prime agricultural land but also marginal semi-arid land; you will find rivers but also raw flowing sewage. This strategy will strive to see to ensure that upgrading development is not injurious to the environment but also the community's environmental and social safety nets are not severed for mutual and virtuous co-existence.

## Outputs

- Reduce environmental hazards
- Enhanced adoption of sustainable practices – such as greening the settlements
- Training of community members on climate change resilience
- Residents empowered with knowledge on sanitation, hygiene, and health practices.

## Activities

**Green/Open spaces will be protected:** The open spaces located within settlements often offer opportunities for recreation and safety. Upgrading initiatives should deliberately create, improve, and maintain green spaces within slum areas. The communities should be sensitised to find value in setting aside open areas and green spaces for recreation and safety purposes.

**Community-based environmental management will be central in all initiatives.** Promoting community-based environmental management initiatives, where residents play an active role in monitoring, maintaining, and improving their local environment has been proven to have long lasting and sustainable outcomes where they are practised.

## 4.7 Strategic Objective 4: Strengthen community participation, gender equality and social inclusion.

### 4.7.1 Strategy 1: Mainstreaming social inclusion and participation

This strategy emphasises the centrality of local ownership and community participation in all processes. This is important to ensure ownership of the upgrading projects, to ensure accelerated traction, but also for purposes of synergy by tapping into the strengths of various participants.

## Outputs

- Embrace gender and intersectional approaches to slum upgrading
- Strengthen county systems for collecting and collating gender and intersectional data to inform slum upgrading

## Activities

- ◆ Collect and apply sex-, age-, and disability-disaggregated data to better understand the needs of different population groups within informal settlements.
- ◆ Build the capacity of county institutions to apply gender and inclusion frameworks across all stages of slum upgrading, supported by regular training and performance accountability mechanisms.
- ◆ Training and capacity building for community leaders and local government officials on slum upgrading strategies.
- ◆ Community-supported participatory planning and decision making
  - a) **Project inception:** Conduct thorough needs assessments with community input to understand priorities and concerns. Establish community-based organisations to facilitate dialogue and decision-making. Implement participatory planning processes for infrastructure development and housing projects.
  - b) **Community-supported GIS and mapping:** Communities can play a crucial role in the collection of data especially on settlement dynamics and characteristics. This process may be supported by technology such as GIS and remote sensing. GIS mapping of settlements will involve identifying features such as the location of structures/built form or dwellings, infrastructure, public land and land use. This spatial data can be combined with socio-economic data collected through surveys to create a more comprehensive understanding of the settlement's characteristics and challenges.

- c) **Monitoring and evaluation:** The regular monitoring of settlement dynamics is enhanced using data and information obtained from mapping and survey activities. This data will evidently support authorities to determine the level of service and where gaps exist in service delivery and access. Regular monitoring will enable decision makers to determine the impact of interventions made over time in addition to tracking progress towards achieving broader development goals.
- d) **Participatory planning and decision-making:** Planning laws observe the need to have community views integrated in decision making. The inclusive and participatory planning processes that actively engage residents in identifying priorities, developing solutions, and making decisions are an essential feature of just and democratic societies.
- e) **Inclusive economic empowerment and livelihood opportunities:** Implementation of skills development programs to enhance employability and income-generating opportunities for residents. Support micro-enterprise development initiatives and access to microfinance. Facilitate linkages between farms, industries, formal markets and business networks. Empowerment initiatives must address the economic exclusion faced by many slum residents, whose challenges are often exacerbated by gender, age, and disability.

#### 4.7.2 Strategy 2: Promotion of economic empowerment

##### Outputs

- Functional economic hubs providing market linkages, mentorship, and startup support
- Increased number of viable micro and small businesses
- Improved financial literacy and business management skills
- Increased remote work opportunities

##### Activities

- ◆ Expanding vocational and technical training tailored to women, youth, and persons with limited formal education.
- ◆ Facilitating access to financial services, including low-interest credit, savings cooperatives, and business support for informal sector entrepreneurs.
- ◆ Promoting financial literacy education to enhance economic resilience and independence, particularly for women and youth-led households.
- ◆ Establishing community-managed funds to support small-scale business ventures, particularly for youth, women, and people with special needs.

## 4.8 Strategies for city-wide slum upgrading and integration

It is necessary to expound on the kind of city-wide slum upgrading and prevention priorities that are deemed critical intervention areas addressing the situation of slums in each of the urban clusters in Kiambu County as identified earlier in the preceding section (Chapter 4 and Table 4), using the most representative municipalities.

The approach will necessarily underline the physical characteristics, functional/planned roles, and the emerging needs for slum upgrading and prevention for the various county-wide/city-wide clusters.

**Cluster I: Highly urbanised industrial-commercial**  
(Ruiru, Juja, Thika, and Kikuyu Municipalities)

**a) Thika Municipality**

**Emerging priorities for slum upgrading in Thika Municipality**

- Tenure security/regularisation.
- Infrastructure upgrading: Connection to municipal trunk services by investing in the last mile connection activities for water and sanitation, including sewerage and solid waste disposal. Introduce waste transfer stations in the slum’s precincts.
- Introduce catalytic projects such as markets and light industrial clusters within or in proximity to slum clusters (cluster parks will have acupuncture effect).
- Open up missing links or upgrade existing ones to enhance the accessibility to slum areas.
- Co-location of compatible public services at common clusters – e.g., local administration, community halls, cultural spaces.
- Reduce environmental risks by cleaning and greening the urban rivers near existing slums.
- Improve the skills of slum residents through renewed vocational and/or skills centres to produce good artisans to be competitively engaged in various sectors like housing.
- Provide a hierarchic network of lower order commercial/business centres at strategic locations across the municipality to boost businesses in slum areas.

**b) Ruiru Municipality**

**Emerging priorities for slum upgrading for Ruiru Municipality:**

- Tenure security/regularisation.
- Create a network for green infrastructure anchored on planning guidelines and standards, incorporating the riverine ecosystem; this will also address the risk of flooding and drought conditions.
- Incentivise property owners by way of tax / rates waivers to undertake home improvement.
- Enhance the provision of social services such as education in underserved areas such as Gatongora.
- Upgrade capacity of market facilities.
- Enhance road connectivity in areas such as those bordering the Eastern bypass.
- Enhance capacity of waste management infrastructure in areas like Mwihoko to reduce environmental degradation.
- Provide integrated transport terminus and market facilities to synergise socio-economic advantages in places like Ruiru as a way of place-making.
- Enhance NMT facilities – walkways, streetlights, bicycle lanes for better accessibility of settlements.

**c) Kikuyu Municipality**

**Emerging priorities relevant to slum upgrading for Kikuyu Municipality**

- Tenure security/regularisation.
- Improve accessibility in the informal settlements to allow for servicing such as waste collection and last mile service reticulation for power and water.
- Open up the missing links for better connectivity and enhancement of land development potential.

- Provide sites for solid waste collection and sorting (transfer station).
- Integrate transport and local market nodes and improve/upgrade low order urban centres – Lusigeti, Nachu, Kamangu, etc.
- Boost physical and social infrastructure in unplanned/fast-growing settlements such as Karai, Kinoo, KARI and KFRI – roads, sanitation.
- Open up the missing links for better connectivity and enhancement of land development potential in marginal areas such as Nachu and Karai.
- Establish green infrastructure and nature-based solutions integrating the rivers and forests for enhanced urban amenity.

## Cluster II: Highly urbanised commercial-cum-residential

(Kiambu, Githurai and Kabete Municipalities)

### d) Kiambu Municipality

#### Emerging issues relevant to slum upgrading for Kiambu Municipality

- Tenure security/regularisation.
- Upgrade lower order service centres to complement the upcoming settlements.
- Enhance transportation network and complete the missing linkages in unplanned areas.
- Revive and upgrade the market at Kanunga.
- Undertake planning and survey of informal areas for purposes of tenure security.
- Provision of waste collection point and fire station and network water hydrant.
- Extension of trunk sewer coverage in Thindigwa area.
- Renewal of Kirigiti multinational stadium and upgrading of the local market.
- Construction of public toilet in Kanunga area.

### e) Limuru Municipality

#### Emerging priorities relevant to slum upgrading for Limuru Municipality

- Tenure security/regularisation.
- Improving accessibility in the informal settlements to allow for servicing such as waste collection and last mile service reticulation for power and water.
- Integration of social services with existing amenities, such as churches.
- Upgrading the market at Kwambira to boost the local economy by providing ready source market as well as a purchase point for prospective buyers.
- Opening up the missing links for better connectivity and enhancement of land development potential in marginal areas such as Ndeiya.
- Boosting the level/coverage of water and sanitation services that currently reach just about 60 per cent of the resident population.
- Providing sites for solid waste collection and sorting (transfer station), and appropriate transportation infrastructure to final disposal site (Kagoki, Thika).
- Revitalising the site for the decommissioned dumpsite at Nyambari, Lari, to serve as community amenity.

**Cluster III: Urbanised, agro-based**  
(Limuru, Gatundu and Karuri Municipalities)

**f) Karuri Municipality**

**Emerging priorities relevant to slum upgrading for Kiambaa Municipality**

- Tenure security/regularisation.
- Boosting water supply, whose coverage currently stands at only 49 per cent.
- Improvement of sanitation systems and waste management, where currently a majority of 58 per cent still use pit latrines and sewerage coverage is only at 2.6 per cent.
- Controlling urban growth to protect rich agricultural land.
- Controlling land subdivision to avoid fragmentation to uneconomical land sizes.
- Improvement of old buildings in poor state of repair.
- Improvement of feeder roads.
- Improvement of informal markets and work sites for petty traders – integrate hawkers’ market and bus park.
- Upgrading of Ruaka Central Business District:
  - » Provision of public parks.
  - » Modernisation of bus parks.
  - » Modernisation of market.

**Cluster IV: Peri-urban**  
(Githunguri and Lari Municipalities)

**g) Githunguri Municipality**

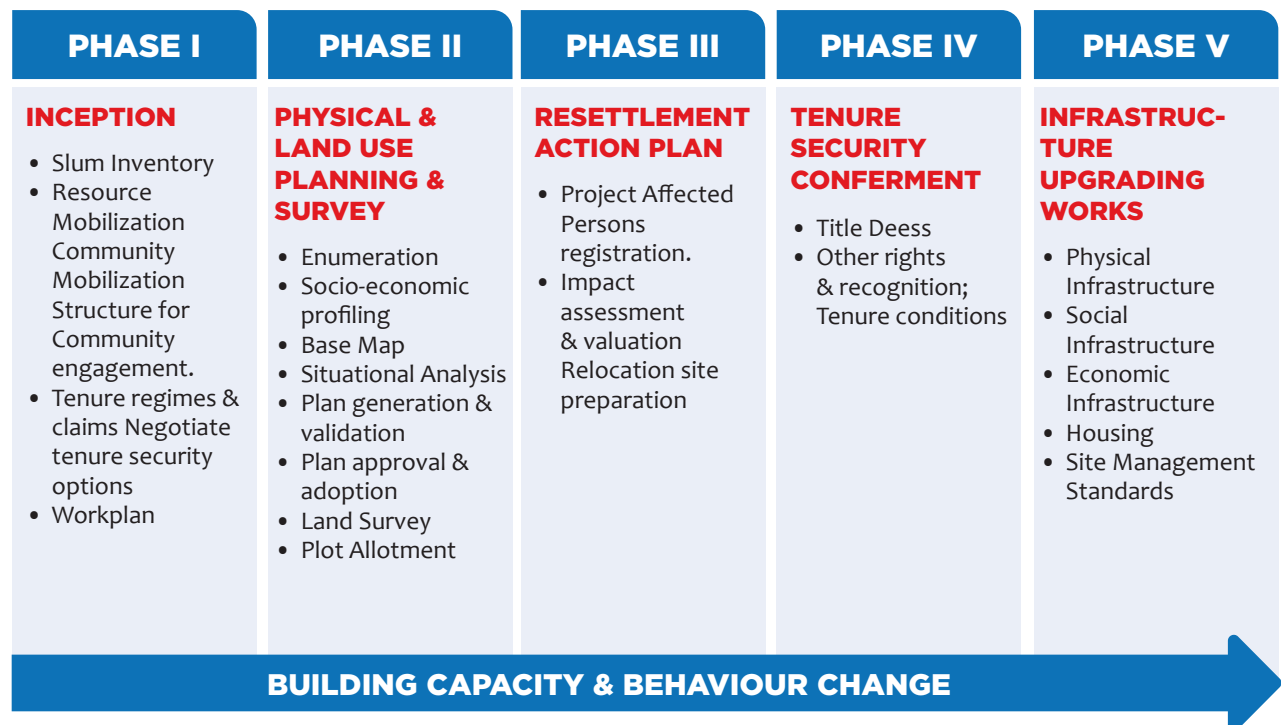
**Emerging priorities relevant to slum upgrading for Githunguri Municipality**

- Improvement of feeder roads.
- Improvement of old buildings in poor state of repair.
- Boosting water supply for the municipality that experiences monthly water deficit of 15,000 cubic metres.
- Improvement of sanitation systems and waste management, where currently majority still use pit latrines.

### 4.9 Phasing of slum upgrading process

The foregoing slum upgrading activities will variously apply depending on the specific case at hand. In some situations, the interventions might apply to a very small extent or might not altogether. Overall, the slum upgrading process can be generalised in five (5) phases, namely inception, physical and land use planning and survey, resettlement action plan, conferment of tenure security, and infrastructure upgrading. The composition of each phase is as summarised in Figure 10.

Figure 13: Summary of slum upgrading process



# 5.0

## STRATEGIES FOR SLUM PREVENTION

### 5.1 Overview

Kiambu's proximity to Nairobi has led to rapid urbanisation and population growth, outpacing infrastructure development and exacerbating the spread of informal settlements. The high agricultural value and urbanisation pressures in areas like Kiambu and Limuru have resulted in contested land use and tenure.

Kiambu's transition from agriculture to urban development creates tensions between farmland preservation and urban development demands. High levels of unemployment and inadequate affordable housing force many into informal settlements. Infrastructure deficits, environmental degradation, and weak enforcement of planning laws further contribute both to the proliferation of slums, and the challenges faced by slum residents. Additionally, increased demand for social services, such as education and healthcare, and migration spill-overs from Nairobi's slums lead to congestion and under-provision in Kiambu.

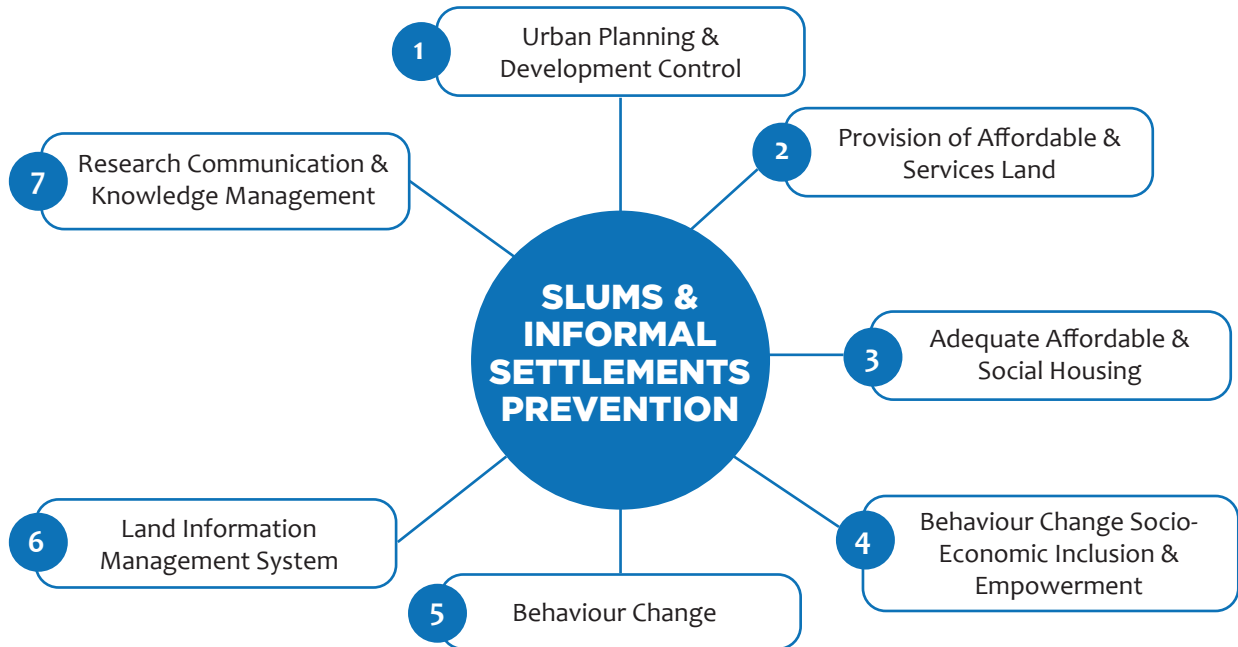
Addressing these challenges requires comprehensive slum prevention strategies aimed at creating resilient, sustainable, and liveable urban environments in Kiambu, thus enhancing residents' quality of life, and ensuring long-term sustainable urban growth. Good governance and capacity building must accompany such an intervention framework. This strategy will be operationalised at two levels, that is, at county-wide/city-wide level and at local level.

### 5.2 Broad slum prevention strategies for Kiambu County

The slum prevention intervention in this strategy appreciates a multifaceted approach that begins with urban planning and land use management that integrates tenure security, which further unlocks and interacts with other areas of potential such as affordable and serviced land, adequate housing options, equitable economic opportunities, and enhancement of infrastructure and services. The approach must also mitigate associated risks, including environmental and climate change that will require structured management and encourage behaviour change as well as community participation.

By aligning national policies and the national slum upgrading and prevention strategy with local contexts in Kiambu, the county can achieve sustainable urban development, prevent slum growth, and improve residents' quality of life. The strategy revolves around seven pillars as summarised in Figure 11.

Figure 14: Slum prevention strategic framework



### 5.3 Strategic objective 1: Improve security of tenure and land use

#### 5.3.1 Strategy 1: Urban planning and land use management

Effective urban planning and land use management are essential to guiding and controlling urban growth, preventing the formation of unplanned settlements, and ensuring sustainable development in Kiambu County. Kiambu County’s location within the Nairobi Metropolitan region puts it in a very dynamic development and land use context.

Inadequate planning and weak governance often lead to the unchecked expansion of informal settlements, straining infrastructure and resources. This strategy seeks to ensure structured and inclusive urban growth by implementing comprehensive urban planning and strong zoning regulations, while also enhancing land tenure security for residents. This aligns with key frameworks such as the National Land Use Policy (2017) and the Physical and Land Use Planning Act (2019).

#### Outputs

- Documentation of public land in the slums and informal settlements
- Land use plans developed
- Land governance strengthened

#### Activities

- a) **Map and document settlements and public land:** Document and map areas where settlements are located to provide a clear understanding of the current settlement patterns and the extent of human habitation, helping authorities plan appropriate interventions. Similarly, identify and document public land that is often vulnerable to illegal occupation to safeguard open spaces, including riparian zones, control their use, and prevent encroachment. To protect such lands, authorities should take legal measures such as gazettment and notification to ensure legal protection and facilitate the removal of unauthorised occupants where necessary.

- b) **Develop and enforce land use zoning laws:** Ensure the enforcement and development of zoning regulations tailored to Kiambu in line with the Physical and Land Use Planning Act (2019). Allocate specific zones for residential, commercial, industrial, and conservation purposes, emphasising the preservation of green spaces and agricultural land to maintain ecological and economic stability. Strictly control the subdivision of agricultural land to prevent its conversion into residential areas, supporting food security and sustainable development. Designate areas for affordable housing to proactively prevent the formation of informal settlements, ensuring that growth is managed in a way that benefits all residents.
- c) **Develop a comprehensive land use plan:** Develop a land use plan grounded in the National Land Use Policy (2017), tailored to ensure balanced growth across urban and rural zones, providing equitable access to infrastructure and services. The plan should address the rapid urbanisation in Kiambu's towns, such as Ruiru and Thika. Integrate zoning regulations that prioritise growth, residential, commercial, green spaces and agricultural land to maintain Kiambu's ecological and economic balance.
- d) **Participatory planning:** Participatory planning for slum prevention should actively include all groups including youth, women, and PWD groups to ensure their voices guide development decisions. It should prioritise designing safe, accessible neighbourhoods with well-lit streets, secure public transport, and child-friendly spaces, and reducing vulnerabilities such as gender-based violence. Housing developments should link to employment opportunities and childcare services to address women's economic needs. Conduct capacity building initiatives to enhance the involvement of vulnerable groups in leadership roles and planning committees.
- e) **Develop and implement urban plans:** Develop urban plans that integrate slum areas into the broader development framework. Focus on spatial planning to ensure proper land utilisation and infrastructure development. Implement rigorous adherence to urban plans to prevent the re-emergence of slums and ensure sustainable urban growth.
- f) **Integrate tenure security into planning frameworks:** Formalise land ownership in Kiambu's informal settlements to enhance tenure security and provide a foundation for sustainable development. Develop accessible and affordable land registration systems that cater to all residents, including marginalised groups and low-income households. Address gender disparities by implementing joint titling initiatives and advocating women's land rights. Encourage investments in permanent structures and infrastructure by ensuring secure land tenure. Engage the community in land regularisation processes to build trust and foster cooperation, ensuring that residents feel included and supported in the transition to formalised land status.
- g) **Leverage technology and data for urban management:** Harness technology and data to enhance urban management and support slum prevention. Develop a GIS-based platform to map informal settlements and track urban growth, providing essential data for informed planning and decision-making. Use technology for efficient resource allocation and monitoring of slum prevention programs, ensuring that resources are deployed where they are most needed. Implement mobile applications to improve community reporting and feedback, creating direct communication channels between residents and the county. To promote inclusivity, implement digital literacy programs to equip residents with the skills to engage with technology-driven solutions. Integrate real-time data into decision-making processes to ensure timely responses and proactive planning for sustainable urban growth.

- h) **Strengthen land governance:** Build the capacity of local authorities in land management practices to address disputes, enforce zoning regulations, and prevent unregulated developments. Where necessary, increase the number of staff for effective and efficient implementation of land use policies.
- i) **Monitor land use compliance:** Establish robust monitoring systems to oversee land use and ensure alignment with Kiambu’s urban development goals. Leverage technology and data analytics to track land use patterns, identifying emerging issues promptly. Enforce penalties for non-compliance to deter unauthorised developments and safeguard planned growth. This proactive approach will help maintain structured growth and prevent the emergence of unplanned settlements.
- j) **Land information management:** The Government of Kenya pronounced a policy commitment to establish a comprehensive, computer-based, efficient, user-friendly, accessible, affordable, transparent, and gender sensitive land information management system (Sessional Paper No 3 of 2009, 163(a)). In relation to the foregoing, this strategy proposes the use of geospatial technology in the provision of information for planning and decision-making in line with the National Land Policy (Sessional Paper No 3 of 2009) and the Constitution (Constitution of Kenya, 2010). The purpose is to provide a solution to mitigate challenges on land tenure, shelter, services, poverty and empowerment in the informal settlements.
- k) **Undertake comprehensive land planning:** Create a detailed physical and land use plan that identifies areas suitable for affordable and social housing development while considering economic growth activities and environmental sustainability and future growth. The plan must align with the Constitution of Kenya (2010); National Land Use Policy (2017); Physical and Land Use Planning Act (2019); and Kiambu County Spatial Plan 2024-2034. These frameworks will play essential roles in directing urban growth and land use to ensure effective zoning and land use management. By controlling land use and enforcing zoning laws, these frameworks help prevent unplanned development, reducing the spread of slums. Environmental impact assessments and community consultations should be integral to this process, ensuring alignment with ecological standards and local needs.
- l) **Facilitate land servicing and infrastructure development:** To support affordable land development, prioritise the provision of key infrastructure such as roads, water supply, sanitation, electricity, and waste management services. Pre-servicing land ensures that new developments are equipped with essential amenities that improve liveability, reducing the risk of slum growth due to inadequate services.
- m) **Implement affordable land pricing policies:** To ensure land affordability for low-income households, enforce pricing policies that reflect local economic conditions. Mechanisms such as financial incentives for private developers committed to affordable and social housing, land trusts, or cooperative ownership models help to maintain affordability, in line with the Affordable Housing Act (2024). This will ensure equitable access to land and prevent the development of informal settlements due to prohibitive land costs.
- n) **Streamline land allocation processes:** Simplify and digitise land registration and allocation systems to reduce bureaucratic delays, improve transparency, and minimise corruption. Implement clear, accessible, and efficient processes for residents and developers to secure land for development.

- o) **Promote mixed-use development and higher-density housing:** To optimise land use and reduce housing supply pressure, encourage mixed-use developments that integrate residential, commercial, and recreational spaces. This approach supports the creation of self-sustaining communities, minimises urban sprawl, and reduces commuting distances. Higher-density housing, such as apartment complexes and multi-family units, should be prioritised to maximise limited land resources.
- p) **Monitor and evaluate land supply and development:** Establish a robust monitoring system to track the progress of land supply initiatives. Set clear performance metrics to assess the effectiveness of land allocation, pricing policies, and infrastructure provision.

## 5.4 Strategic objective 2: Increase access to adequate affordable and social housing, basic infrastructure and social services

### 5.4.1 Strategy 1: Increase the supply of new affordable and social housing

This strategy aligns with the Affordable Housing Act (2024) and focuses on developing sustainable, inclusive, and well-serviced housing solutions for low- and middle-income populations. The Kiambu County Integrated Development Plan (CIDP) and the development plans serve as overarching frameworks that outline Kiambu's development priorities. In this regard, this strategy will be guided by existing laws and frameworks including the CIDP. Indeed, development plans provide a structured approach to implementing these priorities, ensuring that slum upgrading efforts are not isolated projects but part of a broader developmental vision that addresses root causes like poverty, unemployment, and housing shortages.

#### Outputs

- Public-private partnerships (PPPs) for land and low-cost housing development established and supported.
- Land subsidies and tax incentives provided to private developers constructing affordable housing units.
- Funding from county and national government mobilized and allocated specifically for social housing projects.

#### Activities

- a) **Understand housing needs:** Conduct comprehensive assessments to understand the specific housing needs of different population groups within Kiambu. This includes analysing demographic data, income levels, and housing conditions to identify gaps and prioritise interventions. Special attention should be given to vulnerable groups such as low-income families, women-headed households, and people with disabilities. Understanding the unique needs of these populations helps to tailor housing solutions accordingly.
- b) **Integrate housing policies:** Develop and integrate housing policies that address the affordability and accessibility of housing. This involves aligning local housing policies with national frameworks, such as the National Housing Policy. Implement regulations that promote mixed-income housing developments, ensuring that affordable units are included in new residential projects.
- c) **Develop county housing design guidelines:** To ensure consistency and quality in affordable housing projects, create Social Housing Development and Design Guidelines (SHDDGs) to offer practical

advice on design standards, construction methods, and maintenance. For example, promote vertical housing models to optimise land use and reduce urban sprawl. This aims to deliver safe, adequate, and affordable housing tailored to local needs.

- d) **Simplifying planning procedures:** This would facilitate efficient and cost-effective housing development. Streamline the approval process for construction permits, reduce bureaucratic delays and minimise costs for residents and developers.
- e) **Increase funding and resources:** Allocate sufficient public funding and resources to support the development and maintenance of affordable and social housing. Establish partnerships with financial institutions, NGOs, and international donors to secure additional funding. Creating a dedicated housing fund can ensure a steady flow of resources for ongoing and future housing projects. Examples from successful programs, like Singapore’s Housing Development Board, demonstrate the importance of sustained investment in affordable housing.
- f) **Promote Public-Private Partnerships (PPPs):** Fostering collaborations between the public and private sectors can accelerate housing development and enhance its quality. Encourage PPPs by offering incentives to private developers to build affordable and social housing units. These partnerships can leverage the expertise and efficiency of the private sector while ensuring that housing projects meet public needs.
- g) **Promote innovative construction techniques:** Adopt innovative and cost-effective construction techniques to reduce the overall cost of housing development. Techniques such as prefabrication, modular construction, and the use of sustainable materials can expedite construction timelines and lower expenses. Embracing green building practices can also ensure that new housing developments are environmentally friendly and energy-efficient, contributing to long-term sustainability.
- h) **Safeguard affordable housing stock:** To ensure that affordable housing remains accessible to its intended beneficiaries in Kiambu, enforce restrictions on the sale or transfer of affordable housing units. Under Section 54 of the Affordable Housing Act of 2024, the sale or transfer of these units is restricted to only when there is prior written consent from the Board. Owners of affordable housing units must obtain government approval before any resale. By safeguarding affordable housing stock, Kiambu can provide long-term housing solutions for its residents.
- i) **Land banking and land release:** Establish a structured land banking system to secure land for future social and affordable housing projects. This will involve identifying, acquiring, and reserving land parcels, particularly in areas with high housing demand, to prevent speculative price increases and ensure availability for planned developments. To facilitate land release, streamline policies and regulations to enable the allocation of public land for housing initiatives. This will include rezoning suitable land, leasing or selling land at subsidised rates, and partnering with private developers to fast-track affordable housing construction.
- j) **Promote social cooperative housing models:** Adopt cooperative housing models that emphasise self-management, pooling resources, mutual aid, and shared property ownership to empower residents. These models enable communities to participate actively in decision-making, contribute labour for housing construction, and manage their housing projects collectively. This collaborative approach not only fosters a sense of community ownership and responsibility but also provides

low-income families with secure tenure and affordable housing solutions. Cooperative housing can support slum upgrading initiatives by offering incremental housing improvements and promoting sustainable development practices.

- k) **Promote green and resilient housing infrastructure and technologies:** Incorporate green technologies in housing projects to strengthen resilience and sustainability. This includes ensuring access to essential services such as water, sanitation, electricity, and public transportation, the construction of energy-efficient green buildings, solar energy systems, water harvesting technologies, and biogas production from waste. Integrating infrastructure planning with housing development can lead to more cohesive and sustainable urban growth.
- l) **Ensure community participation:** Involve the community in the planning, design, and implementation of housing projects. Engaging residents in the process ensures that housing solutions are culturally relevant and meet the specific needs of the community. Establishing forums for public consultation and feedback can foster a sense of ownership and cooperation among residents, increasing the likelihood of successful project outcomes.
- m) **Regular monitoring and evaluation:** Establish robust monitoring and evaluation mechanisms to track the progress and impact of housing projects. Regular assessments can help identify challenges, measure outcomes, and inform necessary adjustments to ensure the success of housing initiatives. This continuous feedback loop allows for the refinement of strategies and the implementation of best practices, ensuring that housing projects achieve their intended goals.
- n) **Equitable housing development addressing women-headed households and PWDs:** Article 10 of the Constitution of Kenya, which promotes inclusivity and social justice, fostering mixed-income neighbourhoods that eliminate isolation and stigmatisation. Affordable and accessible housing solutions must prioritise the specific needs of marginalised groups, such as women-headed households and PWDs. Housing designs should be flexible, accommodating diverse family structures, while integrating universal design principles to support both independence and inclusivity for PWDs.
- o) **Develop low-cost rental and affordable housing for purchase:** Prioritise the provision of both rental and purchase options for affordable and social housing in urban areas. To ensure transparency, adopt online criteria for allocation to ensure that beneficiaries are selected fairly and that housing units are allocated equitably to low- and middle-income residents.
- p) **Provide development incentives for affordable housing:** Offer development incentives to private developers to encourage investment in social housing. Implement incentives such as land value capture, transfer of development rights, and brownfield redevelopment to lower costs for developers, increasing the availability of affordable housing while aligning with sustainable urban planning principles under the CSP 2024-2034.
- q) **Redevelop underutilised county housing estates:** Re-plan and redevelop existing public housing estates that do not maximise land use potential. Through public-private partnerships (PPPs), engage private investors under Joint Venture Agreements to develop additional social housing units. Using this model, lease land to project companies, while private partners provide financing and construction expertise.

- r) **Adopt sustainable and cost-effective construction technologies:** Promote sustainable, cost-effective, eco-friendly construction practices, such as the use of interlocking blocks, bamboo, expandable polystyrene systems, and prefabricated materials. Building regulations should encourage developers to use these technologies to reduce costs and promote environmental sustainability.
- s) **Develop county housing design guidelines:** To ensure consistency and quality in affordable housing projects, prepare Social Housing Development and Design Guidelines (SHDDGs) to provide practical advice on design standards, construction methods, and maintenance, ensuring the delivery of safe, adequate, and affordable housing tailored to local needs.
- t) **Monitor and evaluate housing projects:** Establish a robust monitoring and evaluation framework to track the progress and impact of housing initiatives. Key performance indicators should include occupancy rates, resident satisfaction, and project sustainability. Adopt a data-driven decision-making approach to refine housing interventions to ensure alignment with community needs.

#### 5.4.2 Strategy 2: Enhance infrastructure and services

As Kiambu County expands and its populations grows, the demand for adequate infrastructure and basic services often is likely to exceed supply, leading to the development of informal settlements. Investing in high-quality infrastructure and ensuring access to essential services can create sustainable and inclusive communities.

#### Outputs

- Strengthened public transport networks in the slums and informal settlements
- Improved access to basic social services e.g. water, sanitation, electricity, waste management, health and education.

#### Activities

- a) **Strengthening public transportation networks:** Develop a comprehensive public transportation plan that includes expanding bus routes, improving road networks, and introducing mass transit systems.
- b) **Upgrade water and sanitation facilities:** Invest in upgrading and expanding water supply and sanitation infrastructure to ensure that all residents have access to clean water and proper sanitation facilities.
- c) **Enhancing energy access and sustainability:** Expand access to reliable and sustainable energy sources such as electricity, solar power, and biogas, to meet the needs of all residents. Ensuring that households, schools, and businesses have consistent and affordable energy can support economic activities and improve living standards.
- d) **Develop comprehensive waste management systems:** Implement comprehensive waste management systems, including regular collection, recycling, and safe disposal of waste to maintain clean urban environments and improve overall health conditions. Embrace circular economy principles, such as recycling centres and up-cycling workshops, to turn waste into valuable resources and provide employment, especially for the youth.
- e) **Improve health and education facilities:** Invest in building and upgrading health and education facilities to ensure that all residents have access to quality healthcare and education. Construct new hospitals, clinics, schools, and vocational training centres in strategic locations to cater to the growing population and improve overall well-being. Provide access to essential services to reduce the pressure to live in informal settlements, encouraging families to settle in well-planned urban areas.

## 5.5 Strategic objective 3: Enhance environmental protection and resilience to climate change

### 5.5.1 Strategy: Environmental management and climate adaptation

Environmental management and climate adaptation are crucial strategies for the prevention of slums. The pressure on natural resources and the environment in Kiambu intensifies as urban areas expand, leading to unsustainable practices and increased vulnerability to climate change impacts. Effective environmental management and climate adaptation measures can create resilient, sustainable, and liveable urban communities.

#### Outputs

- Adoption of sustainable land use planning
- Promotion of climate resilient building practices
- Enhanced disaster preparedness and resilience

#### Activities

- Sustainable land use planning:** Develop comprehensive land use plans that promote sustainable development and prevent environmental degradation. This includes zoning regulations that protect green spaces, agricultural land, and water bodies from encroachment. Implementing strict land use policies can ensure that urban expansion is orderly and environmentally sustainable, reducing the pressure to develop informal settlements in ecologically sensitive areas.
- Green infrastructure development:** Invest in green infrastructure projects that enhance the county's environmental resilience. This involves creating parks, green corridors, and urban forests that provide ecological benefits such as air purification, temperature regulation, and storm water management. Green infrastructure can also offer recreational spaces for residents, improving their quality of life and encouraging organised urban development.
- Climate-resilient building practices:** Promote climate-resilient building practices that reduce the vulnerability of housing to climate impacts such as floods, droughts, and extreme temperatures. This includes adopting building codes and standards that emphasise the use of sustainable materials, energy-efficient designs, and flood-resistant construction techniques. Training builders and contractors in climate-resilient practices can ensure that new housing developments are durable and sustainable.
- Strengthen disaster preparedness and resilience:** Identify and map disaster-prone areas to guide urban planning and development decisions. Establish early warning systems and emergency response mechanisms to mitigate risks such as floods and fires, ensuring communities receive timely alerts and support. Train communities on disaster preparedness, disaster risk reduction, and response strategies, equipping them with the skills to manage emergencies effectively. Promote resilient housing construction, encouraging the use of durable materials and techniques to withstand environmental hazards. Collaborate with stakeholders to develop risk insurance schemes that protect vulnerable populations, reducing the financial burden of disasters.

- e) **Enhance waste management systems:** Implement comprehensive waste management systems that include waste reduction, recycling, and safe disposal. Establish organised waste management practices to prevent the accumulation of waste in informal settlements, reducing health risks and improving environmental conditions. Community-led waste management initiatives can create job opportunities, promote environmental stewardship, and support circular economy principles that turn waste into valuable resources.
- f) **Conserve water resources:** Develop and implement water conservation strategies to ensure a sustainable supply of clean water for all residents. This includes measures such as rainwater harvesting, and wastewater recycling. Prioritising water conservation reduces the pressure on natural water sources, improves public health, and prevents the proliferation of informal settlements that rely on unsafe water sources.
- g) **Promote renewable energy sources:** Encourage the use of renewable energy sources such as solar, wind, and biogas to meet the county's energy needs. Expanding access to renewable energy can reduce reliance on non-renewable resources, lower greenhouse gas emissions, and promote energy security. Community-based renewable energy projects can provide employment opportunities, particularly for the youth, and support sustainable development.
- h) **Raise environmental awareness:** Conduct environmental education and awareness programs to inform residents about the importance of environmental management and climate adaptation. Engaging the community through workshops, campaigns, and school programs can foster a culture of environmental stewardship and encourage sustainable practices. Raising awareness empowers residents to take an active role in protecting their environment and supporting climate resilience.
- i) **Monitor and evaluate environmental impact:** Establish robust monitoring and evaluation mechanisms to track the environmental impact of urban development projects. Regular assessments can help identify environmental challenges, measure the effectiveness of management strategies, and inform necessary adjustments. Continuous monitoring ensures that environmental management and climate adaptation efforts achieve their desired outcomes and contribute to sustainable urban development.
- j) **Create green spaces and recreational facilities:** Incorporate green spaces and recreational facilities into urban planning to enhance the quality of life for residents. Develop parks, playgrounds, and sports complexes to provide safe and healthy outdoor environments for children and adults. These spaces can promote social cohesion, physical activity, and mental well-being, making urban areas more attractive and liveable.
- k) **Implement smart city technologies:** Integrate smart city technologies, such as data analytics, Internet of Things (IoT), and digital platforms, to enhance the efficiency and effectiveness of urban infrastructure and services. For example, smart water management systems can monitor water usage, detect leaks, and manage distribution networks efficiently.

## 5.6 Strategic objective 4: Strengthen community participation, gender equality and social inclusion

### 5.6.1 Strategy 1: Promote socio-economic empowerment

Creating economic opportunities is a vital strategy in preventing the formation and expansion of slums because it addresses the root causes of poverty and unemployment, which are often the underlying factors that drive people to live in informal settlements. Providing citizens with sustainable livelihoods and chances for upward mobility can reduce the incidence of poverty and improve living standards. Economic opportunities would eliminate or reduce slums and create thriving communities.

#### Outputs

- Enhanced livelihood opportunities
- Promotion of green and circular economic initiatives
- Targeted skills training for vulnerable groups

#### Activities

- Develop local economic hubs:** Create integrated markets, industrial parks, and job centres within strategic urban locations. These hubs should support both formal and informal sectors by offering diverse economic activities. Ensuring access to affordable leasing options and basic infrastructure will enable small businesses to flourish while creating job opportunities for residents.
- Promote green and circular economy initiatives:** Encourage recycling and up-cycling industries by supporting initiatives that turn waste into value-added products. Establish recycling centres and up-cycling workshops creating jobs while addressing environmental issues.
- Enhance digital literacy, innovation, and remote work opportunities:** Equip people, particularly young men and women, with digital skills to promote innovation and to take advantage of remote work opportunities. Establish community tech hubs offering training in areas such as online freelancing, digital marketing, and graphic design. Inspired by successful digital literacy programs, these hubs can help people access global job markets, providing flexible employment options.
- Enhance and expand support for small and medium enterprises (SMEs):** Provide targeted business training, financial grants, and accessible microloans to SMEs, focusing on women-led businesses, youth enterprises, and people with disabilities. Programs can include mentorship schemes and access to credit facilities. Additionally, establishing incubators and accelerators can help nurture nascent businesses by providing workspace, resources, and support.
- Urban regeneration projects:** Invest in urban regeneration projects that revitalise neglected areas to create vibrant, functional spaces, thereby generating job opportunities across various sectors. By redeveloping residential areas, boosting retail and hospitality, enhancing community services, improving infrastructure, and preserving cultural sites, these projects can stimulate local economies, provide diverse employment options, and enhance overall living conditions.

There will be need also to provide innovative initiatives to benefit the youth. These may include:

- f) **Promote vocational training:** Establish and equip vocational training centres to provide essential employment skills to youth and vulnerable groups. Programs should target those who drop out of school, young mothers, and marginalised populations, focusing on high-demand trades like ICT, construction, and hospitality. Combining classroom instruction with hands-on work experience through local industry partnerships will enhance these programmes effectiveness.
- g) **Developing creative and cultural industries:** Promote the growth of creative and cultural industries by supporting local artists, musicians, and performers, particularly youth. Establish cultural hubs and creative centres where youth can showcase their talents, access resources, and collaborate on projects.
- h) **Strengthen tourism and hospitality:** Capitalise on Kiambu’s proximity to Nairobi and its natural attractions by developing tourism and hospitality sectors, creating numerous job opportunities, and showcasing the county’s unique charm. Develop eco-tourism initiatives around Kiambu’s scenic landscapes, tea plantations, and forest reserves. These initiatives not only provide jobs in guiding, hospitality, and conservation but also promote environmental awareness and conservation efforts.
- i) **Promote agribusiness initiatives:** To harness Kiambu’s agricultural potential and support smallholder farmers, establish market linkages and promote modern farming techniques. Encourage value addition through food processing and cooperative formations for shared resources. Provide training and subsidies for tools, focusing on women and elderly farmers. High-value crop production and organic farming will cater to urban consumers and health-conscious markets, benefiting from Kiambu’s proximity to Nairobi and maximising market reach.
- j) **Promote gender equity and empowerment:** Implement policies that enhance women’s participation in the economy and decision-making by increasing access to education, vocational training, credit facilities, and entrepreneurial opportunities. Given Kiambu’s proximity to Nairobi, this approach ensures that women can tap into economic opportunities available in both urban and peri-urban areas.
- k) **Economic inclusion:** Economic inclusion in slum prevention must prioritise strategies that address the unique challenges faced by vulnerable groups, especially women and young people, in securing stable livelihoods. Education and employment programs should empower women and girls by providing access to skills training, financial literacy, and vocational opportunities that also address barriers such as caregiving roles and limited mobility.

### 5.6.2 Strategy 2: Promote social inclusion, community engagement, and participation

Social inclusion, community engagement, and participation are critical for slum prevention, as they place residents at the centre of urban development processes. Kiambu county features slums and informal settlements in some of its prime areas like Thika municipality, which presents situations of functional and structural voids, despite the high adjacency between the formal and informal. Actively involving communities fosters ownership, builds trust, and ensures that development policies align with the lived realities and needs of those most affected. This approach guarantees solutions are culturally relevant, inclusive, and practical, while empowering communities to advocate for their priorities and sustain improvements.

### Outputs

- Adoption of inclusive planning practices in slum prevention
- Establishment of platforms for collaboration and partnership in slum prevention

### Activities

- Facilitate inclusive planning and decision-making:** Engage communities in the planning, design, and decision-making processes of development projects through participatory approaches, including in PPPs. Organize community meetings, workshops, and forums to gather input and feedback from residents.
- Empower community-based organisations and initiatives:** Support the formation and strengthening of community-based organisations (CBOs) that represent the interests of residents, serving as liaisons between the community and local government. Provide training and resources to empower CBOs to participate effectively in decision-making and contribute to sustainable neighbourhood development.
- Participatory budgeting:** Introduce participatory budgeting processes that allocate a portion of the county government budget for community-driven projects. Residents can propose and vote on projects that address their needs, such as infrastructure improvements, social services, and environmental initiatives.
- Encourage volunteerism and community service:** Promote volunteerism and community service initiatives that engage residents in developing and maintaining their neighbourhoods.
- Enhance communication and transparency:** Establish clear and transparent communication channels between the community and the county government. Provide regular updates on development projects, policies, and initiatives through community representatives, public announcements, and digital platforms.
- Provide capacity building and training:** Offer capacity-building and training programs that equip residents with skills and knowledge needed to participate effectively in development projects. Training in areas such as leadership, project management, and sustainable practices can empower community members to take an active role in planning and implementing community-led development projects.
- Create platforms for collaboration:** Develop platforms for collaboration that bring together local government, community members, and other stakeholders. These platforms can facilitate dialogue, coordination, and joint action on community development projects. Collaborative platforms ensure all stakeholders have a voice in the decision-making process and can work together towards common goals.

#### 5.6.3 Strategy 3: Promote behaviour change

This intervention is based on the rationale that engagements that acknowledge individuals' decision-making processes and the implicit trade-offs required of individuals are likely to be more successful. The first step should aim to understand what is already known about a target people and their behaviour, and being very clear about the nature of behaviour that warrants change.

On the other side, psychological and sociological approaches base behaviour change on reasoned action which focuses on communicating persuasive messages, and the idea that people learn by observing others' social behaviour. All these logics can serve as “levers” that enable policy makers to change behaviour to obtain a desired outcome.

Slum upgrading and prevention programme designers can begin by compiling evidence about the behaviour they want to change, such as open defecation or vandalism witnessed in the slums of Kiambu, the target audience, the context for the intervention and its parameters. It is also important to gauge the capability, motivations and opportunities of actors, such as community health promoters, to deliver behaviour change interventions in informal urban settlements.

## 5.7 Information, communication and knowledge management (ICKM)

This is an intervention based on interconnected concepts where information is the foundation, communication facilitates its sharing, and knowledge management focuses on creating, capturing, storing, and utilising information to gain insights and improve decision-making. Kiambu County has severally attempted to automate its systems such as the use of GIS, but also in development and construction permission, which is yet to gain traction. ICKM taken together with public participation is deemed to be a sustainability lever in slum upgrading and prevention efforts. The value is more when relevant information is made available to the right people at the right time. The upgrading and prevention programme developers should also take advantage of technology to widen the channels of information and communication. Likewise, a deeper profiling should be done of the target community in order to understand the best channels and medium of communication to use to reach them. Programme designers and implementers should invest more in communication and public participation in order to knit various actors, hence harmonise the upgrading and prevention process.

## 5.8 City-wide slum prevention priorities for Kiambu County

It is necessary to expound on the kind of city-wide priorities in terms of slum prevention that are deemed critical intervention areas addressing the situation of slums in each of the urban clusters in Kiambu County as identified earlier in the preceding section (*Chapter and Table 4*), using the most representative municipalities.

### Cluster I: Highly urbanised industrial-commercial (Ruiru, Juja, Thika, and Kikuyu municipalities)

#### Emerging slum prevention priorities for Thika Municipality

- ◆ Release land occupied by old public housing estates for higher capacity affordable and social housing through urban renewal initiatives (re-densification).
- ◆ Restore all disused quarry/mining sites to expand the urban recreation network for the low-income residing in slums.
- ◆ Apply/enforce growth control tools to safeguard rich agricultural land from urban sprawl, especially that from informal settlements.
- ◆ Plan and commit any undefined public land within the municipality and set aside adequate land for social and affordable housing.

### Emerging slum prevention priorities for Ruiru Municipality

- ◆ Accelerate planning and development control, accompanied by strict enforcement of standards such as those guiding plot subdivision.
- ◆ Promote higher, mixed-use development, including mixed housing typologies across affordable and social housing.
- ◆ Enforce urban growth control measures across the municipality.
- ◆ Close monitoring and regulation of the low-end land development sector to prevent land subdivision below the permissible sizes.
- ◆ Explore and promote appropriate standards and technologies for better quality housing.
- ◆ Implement policy/regulations on climate change mitigation and adaptation, including the conservation of natural resources.

### Emerging slum prevention priorities for Kikuyu Municipality

- ◆ Control land subdivision to mitigate excessive land fragmentation and compromise of carrying capacity.
- ◆ Control change of user from agricultural to other uses, often urban residential.
- ◆ Promote compact and well serviced mixed-use development for optimal utilisation of land.
- ◆ Control development to direct it away from the environmental risks such as water catchment pollution at Ondiri and mining activities along the escarpment.
- ◆ Promote greening and nature-based solutions to address environmental challenges such as erosion and landslides.
- ◆ Promote infill densification targeting affordable and social housing.

## Cluster II: Highly urbanised commercial-cum-residential (Kiambu, Kabete, Kamwangi, and Gatundu municipalities)

### Emerging slum prevention priorities for Kiambu Municipality

- ◆ Develop various types of high-density housing with various typological mixes for affordable and social housing in areas like Kirigiti and Riaibai.
- ◆ Control rampant land subdivisions to protect rich agricultural land.
- ◆ Promote appropriate technology and building materials.
- ◆ Direct development away from environmental risks such as flooding and landslides.
- ◆ Protect environmentally fragile areas such as rivers, swamps, and open spaces.

### Emerging slum prevention priorities for Limuru Municipality

- ◆ Control of land subdivision to mitigate excessive land fragmentation and compromise of carrying capacity.
- ◆ Control of change of user from agricultural to other uses, often urban residential.
- ◆ Promote compact and well serviced development for optimal utilisation of land situated in a dynamic terrain.
- ◆ Control of development to direct it away from the environmental risks of flooding and landslides.
- ◆ Promote greening and nature-based solutions to address environmental challenges such as erosion and landslides.
- ◆ Maintain well-defined, compact urban nodes to control sprawl into rich agricultural land.

### Cluster III: Urbanised, agro-based (Limuru and Karuri municipalities)

#### Emerging slum prevention priorities for Karuri Municipality

- ◆ Conservation of river valleys and tea plantations – Riara river and its tributaries.
- ◆ Compact mixed-use development, include intense development corridors.
- ◆ Multi-nodal service provision, include transit-oriented development.
- ◆ Preserve environmentally sensitive areas.
- ◆ Promote modern farming.
- ◆ Agricultural value chain management.
- ◆ Provision of mass social and affordable housing.
- ◆ Regulation of building construction through development control (construction permission) system and environmental impact assessment subjected to all projects with potential adverse impacts on the environment.
- ◆ Map all environmentally sensitive areas for purposes of their preservation.
- ◆ Develop eco-tourism projects to promote tourism and livelihoods.

### Cluster IV: Peri-urban (Githunguri, Kimende, and Lari municipalities)

#### Emerging issues relevant to slum prevention in Githunguri Municipality

- ◆ Controlling urban growth to protect rich agricultural land.
- ◆ Controlling land subdivision to avoid fragmentation to uneconomical land sizes.
- ◆ Preserving environmental sensitive areas.
- ◆ Promoting modern farming.
- ◆ Agricultural value chain management.

#### Integration of Nairobi Metropolitan Area

This is a cross-border intervention that is to involve all the counties within the Nairobi Metropolitan Area and is to be anchored on intergovernmental/interagency spatial governance. It will see the establishment of a tripartite committee to address slum prevention in Kiambu, Machakos, and Nairobi (Kajiado to be included). The committee would be constituted by the Council of Governors, the national government, and the three counties. The committee's primary task would be to formulate a policy framework, relevant laws, and book regulations for intercounty/metropolitan approach to slum prevention.

The laws would be discussed and passed by the respective legislative houses of the three counties. KISIP county coordinators from the three counties should work together with relevant County Executives and Assembly Committees to develop buy-in for the strategy.

1. Formulate the relevant political laws/regulations to guide the three counties (Nairobi-Kiambu-Machakos) under Cluster 3 (to also include Kajiado even if not part of the cluster).
2. KISIP should consider coordinating the national government and governors to support this tripartite committee and seek the support of the three governors to have a common approach to slum prevention.
3. KISIP should consider convening a meeting of KISIP county coordinators, and representatives of County Executive Committees to discuss how to create buy-in for slum upgrading and prevention in the three counties.

# 6.0

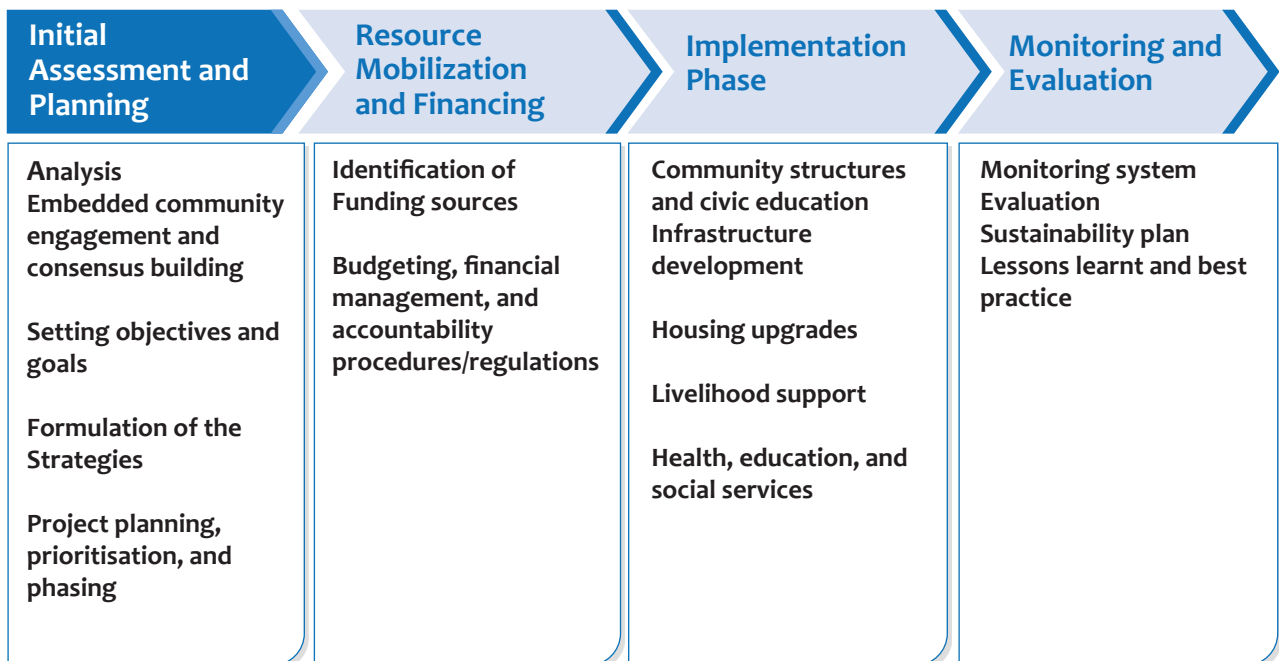
## IMPLEMENTATION GUIDELINES AND ACTION PLAN

### 6.1 Overview

This chapter provides guidelines for implementing the slum upgrading and prevention strategy in Kiambu County. It presents a projected framework that prioritises institutional structures, capacity building at county and community levels, and the mandates of key institutions and stakeholders. The unique urbanisation challenges in Kiambu require a coordinated effort to align resources and initiatives with the county’s specific needs.

The implementation framework for slum upgrading and prevention largely revolves around four action areas, namely, initial assessment and planning, resource mobilization and financing, implementation phase, and monitoring and evaluation. (Figure 11)

**Figure 14: Slum upgrading and prevention framework**



## 6.2 Institutional framework

The County Government of Kiambu will be responsible for implementing the slum upgrading and prevention strategy. This includes integrating it into local development plans, as well as designing and leading specific programmes to address slum-related issues. In alignment with the National Strategy, Kiambu County will establish a Slum Upgrading and Prevention Unit headed by a County Director, within the department responsible for Lands, Physical Planning, Housing, and Urban Development.

The county will have a multi-stakeholder steering committee with representatives from key departments such as lands; housing; planning; education; public health and sanitation; gender and youth; sports culture and social services; roads and infrastructure; environment; and finance.

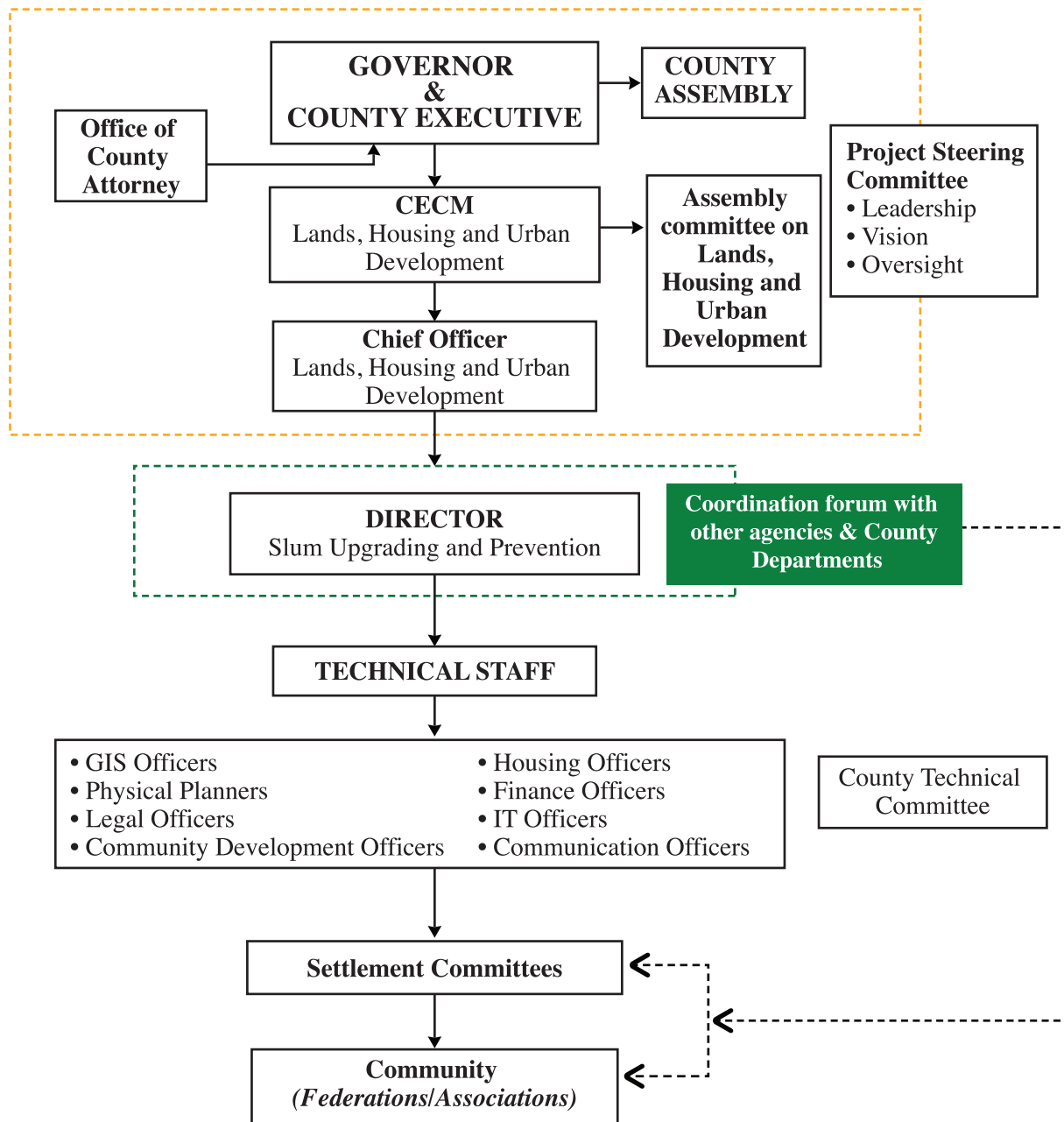
The Governor will champion slum upgrading and prevention within the county and coordinate the steering committee. For political goodwill, the programme shall have a clear reporting channel that can culminate at the Office of the Governor, through the County Executive Committee Member responsible for Lands, Physical Planning, Housing, and Urban Development. The Governor will champion slum upgrading and prevention within the county and coordinate the steering committee (Figure 12).

Kiambu has already established the County Project Coordination Team (CPCT), under Component 3 of KISIP — Institutional Capacity Development for Slum Upgrading — which plays a critical role in the initiation, implementation, delivery, and sustainability of slum upgrading projects. For oversight purposes, all the related arms of government at the national and county level have been added to the framework, unlike the proposals in the national strategy.

The Governor will serve as the chief advocate for slum upgrading and prevention within the county, overseeing a multi-stakeholder steering committee that includes representatives from critical departments such as housing; lands; planning; public health and sanitation; gender and youth; education; roads and infrastructure; environment; sports, culture and social services, and finance.



Figure 15: County-level implementation structure



Source: Adapted from NSUPS 2024

The effectiveness of this strategy hinges on the active participation and commitment of local communities. Community mobilisation and engagement must be prioritised from the very beginning. Each informal settlement will form a Settlement Federation or Resident Association (SRA), often referred to as *Muungano wa Wanavijiji*, tasked with managing community-level activities for upgrading and slum prevention. These associations will act as key platforms for collective decision-making, dialogue, and collaboration to improve living conditions within the settlements.

Membership in the SRA will be open to all residents of a particular settlement. The SRAs will be managed by elected officials such as chairpersons, secretaries, and treasurers, who will represent their community in county-wide multi-stakeholder forums. In Kiambu, it is recommended that SRAs establish subcommittees focused on specific areas such as housing, sanitation, water supply, security, health, education, and youth empowerment.

### **Box 1: Guidelines for establishment of SRA**

Each SRA will have office bearers to manage day-to-day activities of the association based on the following:

- The office bearers should not exceed 20 including a chairman, secretary, organising secretary and treasurer.
- They will be elected through a democratic process.
- The election mode will depend on the stakeholders and the numbers in the group.
- Representation must have gender balance.
- The representatives seeking election must be bona fide residents and members of that community.
- The elected members should have good leadership skills and integrity.
- The secretary should/must be good in communicating in English and Kiswahili.
- The other positions of the leadership will be drawn from representation of:
  - » Tenants;
  - » Landlords or structure owners;
  - » Youth;
  - » Widows;
  - » Persons with Disabilities;
  - » Child-headed households.

Source: NSUPS 2024

## 6.3 Capacity building

A county's limited technical capacity will impact its ability to plan and implement comprehensive urban development strategies, enforce development control measures, and ensure sustainable urban expansion. The situation analysis exposed significant staffing gaps in key departmental functions such as urban planning, development control, housing and land survey, which encumber strategies for slum upgrading and prevention. These shortages challenge the effective management of urban growth, particularly in addressing informal settlements. Capacity-building programs are recommended at two levels: the county government and community stakeholders.

### 6.3.1 Guidelines for capacity building at county government-level

To improve the delivery of services efficiently and effectively, developing staff capacity in critical areas can significantly enhance performance and outcomes of this strategy. Developing the capacity of government officials is essential for the successful execution of the strategy. The following initiatives can be tailored to address the county's specific needs:

- a) **Regular capacity needs assessments:** Conduct periodic assessments to identify the training and skill gaps of county officials..
- b) **Focused training and workshops:** Organise targeted training programs and workshops on topics arising from needs assessment. Topics such as the legal aspects of slum prevention and disaster risk reduction should also be incorporated to build well-rounded expertise among officials.
- c) **Technology integration training:** Hands-on training in the use of technology, including Geographic Information Systems (GIS), data analytics, and monitoring tools.
- d) **Institutional strengthening:** Recruit skilled personnel to fill critical gaps in county departments and offer continuous professional development opportunities. Strengthening institutional capacity ensures that key roles are adequately staffed with qualified professionals.
- e) **Resource and knowledge hubs:** Establish resource hubs within county offices to provide officials with access to tools, research, and best practices on slum upgrading and prevention. These hubs can serve as centres for ongoing learning and innovation.
- f) **Policy and legal framework training:** Equip officials with comprehensive knowledge of the policies, laws, and regulations related to land use, housing, and urban development. This ensures that they can navigate the legal environment effectively and make informed decisions.
- g) **Collaborative and cross-sectoral workshops:** Host multi-stakeholder workshops that bring together county officials, community leaders, NGOs, private developers, and financial institutions.
- h) **Leadership development:** Leadership training programmes to empower county officials to champion slum prevention efforts, drive innovation, and advocate for inclusive urban development policies.

### 6.3.2 Guidelines for capacity enhancement at the community level

The county government, in partnership with the national government, local NGOs, and CBOs, will implement community-level capacity-building initiatives tailored to the specific needs of slum communities. These initiatives aim to empower residents, strengthen community institutions, and ensure their active participation in slum prevention efforts. The proposed initiatives include:

- a) **Capacity needs assessments:** Conduct periodic assessments to identify the specific training and development needs of community members, SRAs, and local organisations.
- b) **Training for community leaders:** Provide comprehensive training for community leaders in areas such as community mobilisation, project management, and slum upgrading techniques.
- c) **Livelihood and economic empowerment:** Offer vocational training, entrepreneurship programs, and financial literacy workshops to enhance the livelihoods of community members. Building economic resilience will reduce vulnerability and prevent the conditions that lead to slum proliferation.

- d) **Strengthening local organisations:** Support CBOs and other grassroots organisations by providing training in fundraising, grant writing, and partnership development. Strengthened local organisations will be better equipped to mobilise resources and sustain slum prevention efforts.
- e) **Technology training:** Equip communities with skills in using technology for data collection, monitoring, and evaluation.
- f) **Awareness and education campaigns:** Run campaigns to educate community members on the importance of slum prevention, proper sanitation, environmental conservation, and sustainable urban development. These campaigns can foster a culture of responsibility and proactive action within communities.
- g) **Establish community resource centres:** Set up resource centres to provide access to training materials, information, and tools for slum prevention. These centres can also serve as hubs for skills development and community meetings.
- h) **Continuous capacity-building and refresher courses:** Ensure ongoing training and capacity-building initiatives to adapt to emerging challenges and maintain community momentum. Regular refresher courses and exposure to best practices will help sustain progress.
- i) **Conflict resolution and mediation training:** Offer training in conflict resolution and mediation to address disputes that may arise during slum upgrading projects. This will foster harmony and collaboration among community members and stakeholders.
- j) **Youth and gender inclusion programs:** Develop programs specifically targeting youth and women to ensure their active participation in slum prevention efforts. This can include leadership training, mentorship opportunities, and skills development initiatives.

On a broader scale, the National Strategy further recommends integrating capacity building across all institutional levels.

## 6.4 Institutional and stakeholder co-ordination framework

The success of Kiambu County's strategy depends on collaboration between, and co-ordination of various institutions and stakeholders across all levels of governance. Each institution has a specific yet interdependent role to play in driving effective planning, execution, and long-term sustainability.

This section outlines the roles and responsibilities of the key players, emphasising their coordinated contributions toward achieving sustainable and inclusive urban development. The mandates outlined are consistent with the national strategy, ensuring coherence and uniformity in the approach to slum upgrading and prevention within Kiambu County.

### 6.4.1 Department of slum upgrading and prevention

The national government, through the Department of Slum Upgrading and Prevention in the ministry responsible for land, will play a critical role in policy coordination, resource mobilisation and allocation, capacity building, and monitoring and evaluation. Its specific mandates will include:

- a) Prepare a comprehensive nationwide inventory of slums.
- b) Design and implement a grant framework to regulate the transfer of funds from the national government to county governments for slum upgrading.
- c) Recommend annual budget allocations to Parliament to facilitate the operation and sustainability of slum upgrading and prevention initiatives.
- d) Lead capacity needs assessments and capacity-building programs for national and county governments.

- e) Develop and gazette adaptive and responsive planning standards and guidelines for informal settlements upgrading.
- f) Fund county-level slum upgrading directly.
- g) Establish a National Hub on Slum Information within the Slum Upgrading Department.
- h) Establish and administer a nationwide land settlement programme for all upgraded slums, ensuring fair and sustainable resettlement for beneficiaries.
- i) Formulate specifications for county-level informal settlements and upgrading strategies and provide technical assistance to selected counties to help them develop their own informal settlement upgrading strategies and toolkits.

#### **6.4.2 County governments**

The county government holds the primary responsibility for the design, implementation, and oversight of slum upgrading and prevention interventions within its jurisdiction. The county is tasked with developing tailored solutions that address the unique challenges and opportunities in its settlements, ensuring that interventions are effective, sustainable, and responsive to local needs. The specific mandates of the county are:

##### **1. Slum upgrading and prevention strategy development**

- a) Develop a county-specific slum upgrading and prevention strategy that responds to the specific context and circumstances of Kiambu County.
- b) Prepare, approve, and implement county slum upgrading plans and strategies that are responsive and adaptive.

##### **2. Policy, legal, and regulatory framework**

- a) Enact county policies and laws to support slum prevention and upgrading.
- b) Approve, implement, and enforce land use zoning, spatial management strategies, and development proposals as outlined in the County Spatial Plan (CSP) and lower-level local physical development plans (LPDPs), ensuring these proposals are integrated into the County Integrated Development Plans (CIDPs) and the annual development budgets.
- c) Define functions and build the capacity of municipal boards and town committees to effectively discharge functions related to slum upgrading and prevention.

##### **3. Inclusive urban development and settlement upgrading**

- a) Undertake incremental settlement upgrading and relocation in collaboration with the national government.
- b) Adopt zoning and development control regulations that cater to the needs, security, comfort, and economic activity of slum dwellers through innovative strategies for land use mix.
- c) Integrate the provision of services to slum areas in the routine development programmes, ensuring adequate infrastructure.

##### **4. Financial and resource management**

- a) Allocate financial resources as part of the annual budgetary process for slum upgrading and prevention activities.
- b) Ensure that planning departments have adequate technical staff, field vehicles, equipment, GIS-based data, and sufficient budgetary allocations for land use planning and development control.

**5. Settlement identification, profiling and planning**

- a) Settlement identification, categorisation, and prioritisation for upgrading.
- b) Carry out slum settlement profiling and information management as a prerequisite to any development interventions.
- c) Coordinate community-based, participatory mapping, profiling, and planning of informal settlements.
- d) Prepare an inventory of all slums, capturing details such as extent, residents, typology, and tenure situation.

**6. Community engagement and support**

- a) Support communities in their engagements and socio-economic activities.
- b) Strengthen the capacity of co-operative offices at the county level to promote social housing co-operatives.
- c) Establish linkages with the National Social Protection unit (SNP) to update and use the database for vulnerable people.

**7. Coordination and implementation**

- a) Coordinate slum upgrading delivery from other county departments and national government agencies.

**8. Social and economic integration**

- a) Facilitate diversified income strategies for rural communities to reduce reliance on agriculture, mitigate climate and market vulnerabilities, and prevent migration to urban areas leading to slum development.

**6.4.3 Legislative role**

This strategy acknowledges the critical roles of the National Assembly, Senate, and County Assemblies through their legislative, representational, and oversight functions. To enhance their engagement, targeted awareness campaigns will be conducted for legislators on this strategy and its implementation.

This strategy envisions these roles:

- 1) Advocate the formal adoption and passage of the county slum prevention and upgrading strategy by the County Assembly to ensure its effective enforcement and integration into county development plans.
- 2) Ensure sufficient budgetary allocation for slum prevention and upgrading projects through the National Assembly, Senate, and County Assemblies.
- 3) Support the establishment of dedicated funding streams, such as the Ward Development Fund, to provide resources for local-level slum prevention initiatives.
- 4) Develop and pass legislation that supports the implementation of the slum prevention and upgrading strategy, ensuring it is legally recognised and enforceable.
- 5) Monitor and oversee the utilisation of funds allocated for slum prevention and upgrading, including those managed by the Trust Fund and constituency/ward funds.
- 6) Ensure accountability and transparency in the implementation of initiatives and infrastructure improvements.
- 7) Facilitate the execution of slum prevention and upgrading activities within their respective wards and constituencies.
- 8) Collaborate with local communities to support grassroots initiatives aimed at slum prevention.

- 9) Participate in capacity-building programs and stakeholder consultations to enhance their understanding of the strategy and its implementation to ensure alignment with community needs and the strategy's goals.
- 10) Maintain regular communication with the executive at both national and county levels, receiving updates on the strategy's progress and challenges while providing oversight and guidance through relevant House committees.

#### 6.4.4 Council of Governors

The Council of Governors (CoG), established under the Inter-Governmental Relations Act of 2012, includes all 47 county governors. It promotes consultation, coordination, and cooperation among counties on common issues, provides a platform for sharing best practices on devolution, and serves as the link between county governments and the national government for intergovernmental relations. In this strategy the council will play the following key roles:

1. Advocate and support the establishment of institutional frameworks for slum upgrading and prevention.
2. Facilitate development planning, programming, and financing to support sustainable urban development at the county level.

#### 6.4.5 National Land Commission

The National Land Commission (NLC), established under the Constitution, manages public land, recommends national land policy, oversees land use planning, and advises on land title registration. It is empowered under the Land Act to regularise squatter settlements and transfer land from absentee landlords to squatters. NLC will support slum upgrading and prevention in Kiambu by, among other things, overseeing public and community land management to support the settlement of slum residents; and facilitating the regularisation of squatter settlements on public and community land.

#### 6.4.6 Service providers

Key service providers include the Kenya National Highways Authority (KeNHA), Kenya Urban Roads Authority (KURA), Kenya Rural Roads Authority (KeRRA), Water and Sewerage Companies, and the Kenya Power and Lighting Company (KPLC), among others. Their roles will include:

1. **Infrastructure development:** Constructing and maintaining roads, drainage systems, and other essential infrastructure to improve accessibility and environmental health.
2. **Provision of basic services:** Supplying water, sanitation, and electricity to enhance living standards and support economic activities.
3. **Alignment with tenure plans:** Integrating infrastructure projects with land tenure regularization initiatives.
4. **Government collaboration:** Partnering with county and national governments to align services with slum upgrading priorities.
5. **Community engagement:** Involving communities in planning, prioritising needs, and educating residents on maintaining infrastructure.

#### 6.4.7 International development agencies

Development partners play a vital role in supporting slum upgrading and prevention initiatives. They will be consulted to embed technical assistance in various phases of implementation; provide financial support; build capacity of various organs; and provide platforms for sharing knowledge.

#### 6.4.8 Research and TVET institutions

Research and TVET institutions, including Kiambu University, Wang'uru Technical and Vocational College, and others such as the Kenya Institute for Public Policy Research and Analysis (KIPPRA), are integral to supporting slum upgrading and prevention initiatives. Some of these institutions are based in the County of Kiambu. They will be critical in providing evidence-based insights, innovative solutions, and technical expertise to address rural and urban development challenges effectively. They will conduct studies whose findings will continue to inform implementation and monitoring.

#### 6.4.9 Civil society organisations

Civil society organisations (CSOs) are vital in supporting slum upgrading and prevention initiatives. Their roles will include mobilising communities for the purpose of public participation; monitoring implementation; promoting accountability in all stages; and promoting use of community relevant technologies. They will also be gathering and disseminating local-level information on the needs, capabilities, and social conditions of target groups to inform the design and implementation of slum upgrading strategies.

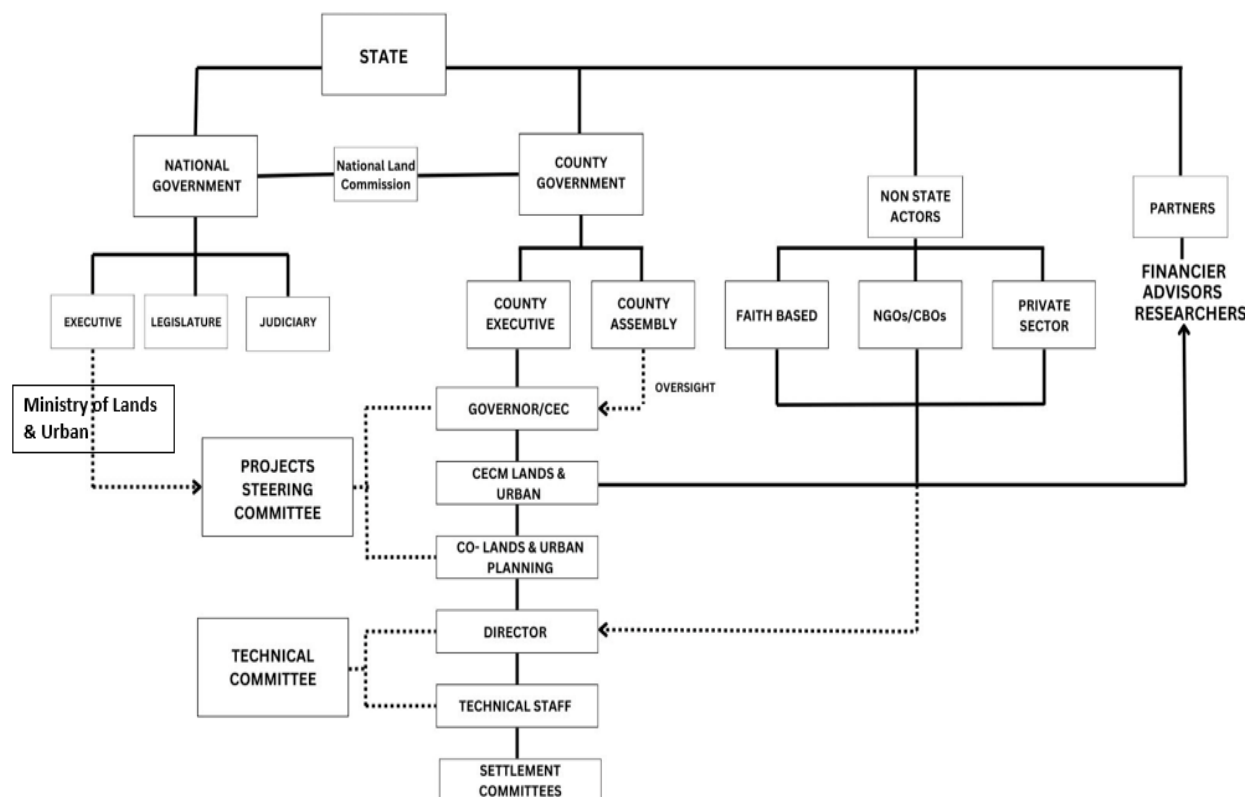
#### 6.4.10 Settlement communities

Informal settlement communities are key stakeholders in both advocating and actively participating in the improvement of their living conditions, ensuring that the interventions are locally relevant and sustainable.

Their roles include:

1. **Organisation and empowerment:** Form housing cooperatives and savings groups to access funding for housing development.
2. **Advocacy and awareness:** Raise awareness about rights, environmental conservation, and enforcement of environmental laws.
3. **Environmental management and livelihoods:** Engage in environmental management and livelihood enhancement projects, especially for youth and women.
4. **Engagement with duty bearers:** Hold authorities accountable and monitor the implementation of slum upgrading strategies.
5. **Collaboration and decision-making:** Collaborate with government and other stakeholders in planning and implementing upgrading initiatives.

Figure 16: Proposed multi-level multi-stakeholder institutional framework



## 6.5 Guidelines for effective institution and stakeholder coordination

For the effective and efficient implementation of this Strategy, it is imperative to have robust management and coordination of stakeholders. Without structured coordination, these strategies may result in resource misallocation, fragmented service delivery, and a lack of sustainability, potentially undermining accountability. Coordinated efforts will promote synergy, foster trust, enhance peer review and accountability, and ensure that interventions are responsive to the diverse needs of slum communities.

Guidelines for stakeholder coordination may include:

- a) **Stakeholder mapping and role definition:** Conduct a comprehensive identification of all stakeholders involved in slum upgrading and prevention. Clearly specify the roles, responsibilities, and collaboration areas to prevent overlap and ensure accountability.
- b) **Establishment of multi-level coordination platforms:** legitimize use of formal coordination bodies at the national, county, and settlement levels through the passing of relevant laws at the county level.
- c) **Legal and institutional backing:** Anchor coordination mechanisms in county legal frameworks through county legislation and ensure institutional legitimacy, continuity, and enforceability across political cycles.
- d) **Integrated communication channels for consultation and general participation:** Develop real-time, multi-stakeholder communication systems, including digital platforms, stakeholder bulletins, and community noticeboards to ensure transparency, timely updates, and feedback loops.

- e) **Establish and build capacity of community governance organs:** Strengthen community-level structures and integrate them into broader coordination bodies. Ensure that settlement communities, particularly vulnerable groups, such as women and youth, are meaningfully represented in planning and decision-making, guaranteeing that initiatives align with local priorities and needs. Provide continuous training to enable effective participation and representation.
- f) **Establish and define usage of performance monitoring and accountability tool:** Develop stakeholder performance scorecards and conduct periodic reviews to assess contributions, identify gaps, and reinforce commitments. Include independent monitors or civil society observers to enhance transparency and mutual accountability.
- g) **Adaptability in Coordination:** Design coordination structures that can evolve with changing needs, scaling up or down based on the stage of intervention (planning, implementation, evaluation).
- h) **Establish a liaison office for stakeholder coordination:** Set up a liaison office to streamline communication between government agencies, developers, community representatives, and financial partners. This office will align land availability with community needs, facilitate funding, manage partnerships, and ensure smooth implementation of slum upgrading projects. It will also build community capacity, fostering transparency and long-term sustainability.

## 6.6 Upgrading approaches and guidelines

The upgrading process begins with assessing current conditions and selecting the most suitable approach based on tenure regularization, infrastructure provision, environmental concerns, spatial planning, social inclusion, or a combination of these factors. Accurate initial diagnosis is vital for effective intervention.

### 6.6.1 Comprehensive slum upgrading guidelines

Comprehensive slum upgrading is a holistic, community-led approach that seeks to improve all dimensions of settlement development — physical, social, economic, and institutional. Its implementation will be guided by the following:

- a) **Land tenure security and regularisation:** Establish a legal framework to secure land tenure and formalize informal settlements through integration into urban planning and zoning systems, thereby encouraging resident investment and long-term development.
- b) **Infrastructure, services, and housing improvement:** Upgrade essential infrastructure — including water supply, sanitation, drainage, waste management, and energy access — while promoting safe, affordable, and adequate housing.
- c) **Community participation and social inclusion:** Adopt a participatory approach that actively engages residents in planning and implementation processes. Leverage trained social intermediaries to facilitate communication between communities and service providers, and ensure all groups — especially women, youth, and marginalized populations — are equitably included.
- d) **Economic empowerment and livelihood support:** Promote local economic development through job creation, income-generating activities, and enhanced access to microfinance and financial services to support enterprise and housing improvements.
- e) **Integration into urban planning and conflict management:** Ensure the inclusion of informal settlements in broader urban planning frameworks and adopt proactive strategies to prevent and resolve conflicts related to land, housing, and service provision.

- f) **Monitoring, evaluation, and data-driven decision-making:** Implement inclusive and transparent monitoring systems supported by regular data collection on key indicators to track progress, assess impact, and inform continuous improvement of upgrading programs.

### 6.6.2 Guidelines for in situ upgrading

In-situ upgrading improves current settlements without moving residents. It includes planning, land tenure regularisation, infrastructure improvement, services, and housing. The following will guide its execution:

- a) **Land tenure security:** Strengthen tenure security and resolve disputes to build trust and stimulate investment in upgrading initiatives.
- b) **Infrastructure upgrading:** Enhance access to affordable, sustainable, and inclusive infrastructure and services for all residents.
- c) **Housing improvement:** Promote safe, incremental housing upgrades supported by affordable finance and compliant with health and environmental standards.
- d) **Economic opportunities:** Facilitate local economic development through skills training, market access, and a conducive environment for investment.
- e) **Community participation:** Ensure inclusive community engagement at all stages, fostering collaboration among residents, authorities, and stakeholders, with special attention to marginalized groups.
- f) **Social inclusion:** Advance equitable access to social services and opportunities to foster integration and reduce inequalities.
- g) **Environmental sustainability:** Integrate eco-friendly materials, waste management, and sustainable land use to protect and enhance the environment.
- h) **Collaboration and partnerships:** Encourage coordinated partnerships with clear roles and a unified vision among all stakeholders involved in upgrading.
- i) **Monitoring and evaluation:** Implement robust monitoring systems with clear indicators to guide continuous improvement of upgrading efforts.

### 6.6.3 Guidelines for resettlement/relocation

When alternative land acquisition is necessary for relocating residents, the resettlement model may be executed with the following guidelines:

- a) **Early integration of resettlement planning:** Resettlement considerations must be integrated at the design stage of the project to prevent or minimize displacement and ensure alignment with legal and regulatory frameworks.
- b) **Eligibility determination and census procedures:** Conduct a comprehensive resettlement census to identify and determine the eligibility of all affected persons.
- c) **Stakeholder engagement and consultation:** Undertake meaningful consultations with all affected persons in accordance with national laws (e.g., Land Act 2012) and international standards (e.g., World Bank Regulations), ensuring inclusive participation and mutual understanding.
- d) **Grievance redress mechanism:** Establish an accessible and transparent grievance redress mechanism to address concerns related to physical resettlement promptly and fairly.
- e) **Compensation and resettlement assistance:** Ensure that all compensation payments and relocation assistance are determined and disbursed prior to displacement, in accordance with applicable regulations and agreements with project-affected persons (PAPs).
- f) **Provision and agreement on resettlement options:** Develop resettlement options in consultation with PAPs, ensuring that choices are agreed upon and formalized before any displacement occurs.

- g) **Development of resettlement sites:** Where physical relocation is required, resettlement sites should be prepared in advance and equipped with adequate infrastructure and social services to support sustainable livelihoods.

## 6.7 Climate-smart and resilience in upgrading and prevention

Environmental and climate resilience is essential for the sustainability of communities, especially those prone to ecological degradation and climate-induced risks. Integrating environmental protection into slum upgrading and prevention enhances health, safeguards ecosystems, mitigates disaster risks, and creates long-term economic opportunities.

### Box 2: Guidelines for climate-smart and resilience in upgrading and prevention

These guidelines promote environmental sustainability, adaptive planning, and active community stewardship as central to upgrading and prevention interventions. The County shall adopt the following integrated guidelines:

- a) **Address environmental hazards and promote circular economies:** Implement inclusive, innovative strategies to reduce pollution, improve waste management, and create green economic opportunities. Support youth and women-led waste enterprises through training, and financing, alongside strict enforcement of environmental by-laws, particularly around drainage and marketplaces.
- b) **Protect and reclaim green and open spaces:** Work with residents to identify, secure, and enhance communal open spaces for leisure, greening, and social cohesion. Promote community ownership through stewardship models like adopt-a-park and tree cooperatives.
- c) **Strengthen development control and risk reduction:** Enforce regulations to prevent settlement in ecologically sensitive areas like wetlands and slopes.
- d) **Advance ecosystem-based risk reduction:** Protect natural ecosystems and restore them as frontline defences against flooding, erosion, and heat stress. Invest in slope stabilization and storm water drainage, rehabilitate riparian and wetland ecosystems with vegetation, and enforce buffer zones around ecologically sensitive areas.
- e) **Promote climate-smart building and greening practices:** Encourage the use of low-carbon, affordable, and locally sourced materials, along with sustainable technologies like interlocking blocks, rainwater harvesting, and solar energy. Train local teams to maintain sanitation, supported by the county. Enhance storm water management and aesthetics with green infrastructure like vertical gardens and urban trees.
- f) **Foster community-led environmental stewardship:** Establish representative community environmental committees to lead local greening, sanitation, and waste initiatives. Support these groups through grants, tools, and participatory monitoring tools such as walk-through audits.
- g) **Build local capacity for climate action:** Invest in environmental education, public awareness campaigns, clean-up drives, and greening competitions. Train youth and women-led groups in areas such as nursery management, green business development, and climate adaptation. Provide tools and subsidized inputs to support community-led urban farming and greening, while partnerships with schools, religious institutions, and CBOs will embed a culture of environmental stewardship across society.

## 6.8 Community engagement and participation

Community engagement is key to inclusive and sustainable slum upgrading. Effective participation builds trust, enhances accountability, and aligns planning with the needs of marginalized groups—especially women, youth, PWDs, and the elderly. It reduces resistance, accelerates implementation, and empowers residents as co-creators of their urban futures.

### 6.8.1 Guidelines for community engagement and participation

The following guidelines aim to institutionalize inclusive, equitable, and sustained community participation in all phases of slum upgrading and prevention.

- a) **Community involvement in data collection and settlement profiling:** promote community-led data collection and validation using participatory tools, capacity building, and integration of locally generated data into official planning systems to enhance accuracy, legitimacy, and community ownership of upgrading interventions.
- b) **Inclusive participatory planning:** Ensure inclusive participatory planning by engaging diverse community members through accessible and structured forums, co-creating plans using participatory techniques, and incorporating community feedback.
- c) **Awareness-raising and civic education:** Promote awareness-raising and civic education by delivering targeted, inclusive, and continuous messaging through diverse platforms and partners to empower communities with knowledge of their rights, responsibilities, and opportunities for meaningful participation.
- d) **Mobilisation and empowerment of marginalised groups:** Mobilise and empower marginalized groups through targeted outreach, inclusive dialogue spaces, and capacity-building initiatives that enhance their representation, leadership, and influence in local governance and development planning.
- e) **Establish community structures for representation and accountability:** Establish and support inclusive community structures such as the Settlement Residents Associations (SRAs), to ensure sustained representation, accountability, and coordination in slum upgrading and prevention, enabling effective community participation, transparent decision-making, and alignment with local priorities.

## 6.9 Communication in slum upgrading and prevention

Communication is foundational to successful slum upgrading and prevention, serving as a strategic and inclusive process that centers on community engagement. Beyond information sharing, effective communication builds trust, promotes transparency, and empowers communities—especially marginalized groups—by involving them in identifying challenges, co-designing solutions, and monitoring progress.

### 6.9.1 Guidelines for communication in slum upgrading and prevention

The following guidelines are crucial for developing and maintaining effective communication.

- a) **Communication channels and approaches:** Communication must be multi-layered, accessible, and culturally responsive, leveraging both traditional and digital tools to ensure information reaches all residents in formats they understand and trust.
- b) **Key messages to convey:** Messaging should centre on the tangible benefits of upgrading, the participatory nature of the process, and the assurance of tenure and security—instilling confidence and motivating engagement.

- c) **Communication at different levels:** A structured, multi-level communication strategy—from grassroots to global—ensures alignment, coordination, and continuous feedback, enabling scalable and context-responsive slum upgrading interventions. Diverse methods—from face-to-face consultations to mass media—should be strategically selected and applied based on the audience, purpose, and context to maximize impact and inclusivity.

## 6.10 Technology and ICT Integration in slum upgrading and prevention

Integrating Information and Communication Technology (ICT) in slum upgrading and prevention is critical for improving the effectiveness, efficiency, and transparency of interventions. Technology provides tools for data-driven planning, real-time monitoring, and enhanced community participation.

### 6.10.1 Guidelines for ICT in slum upgrading and prevention

1. **Establish a GIS-based slum information and monitoring system:** Develop a centralized, GIS-enabled platform that integrates spatial and social data on slum locations, infrastructure, land tenure, housing conditions, and environmental risks.
2. **Enhance citizen participation and feedback mechanisms:** Deploy digital platforms (mobile apps, SMS tools, web portals) that facilitate community engagement, enable real-time feedback, and support participation in planning processes. These platforms should also include grievance redress features and integrate with project dashboards.
3. **Implement real-time digital project and land management dashboards:** Establish integrated dashboards for project managers, CPCT teams, and community representatives to monitor project milestones, procurement, construction progress, and public feedback. These should also connect with county land information systems to detect unauthorized developments or illegal land subdivisions.
4. **Apply AI and predictive analytics for risk-based urban planning:** Use artificial intelligence and data modelling to identify zones at high risk of informal settlement formation, based on migration trends, infrastructure deficits, poverty levels, and environmental vulnerabilities. This supports proactive planning and resource allocation.
5. **Digitise development control and land use approvals:** Streamline and automate permitting processes and land use approvals through online platforms to enhance transparency, reduce bureaucracy, and encourage compliance with formal planning regulations.
6. **Strengthen technical capacity and innovation partnerships:** Offer targeted ICT training for county staff, planners, and enforcement teams in tools like GIS, AI, and remote sensing. Partner with local universities, tech hubs, and innovation labs to co-create digital solutions for slum mapping, infrastructure design, service monitoring, and community engagement.

# 7.0

## FINANCING THE STRATEGY AND GUIDELINES

### 7.1 Overview

Sustainable financing is critical for the successful implementation of this Strategy. Slum upgrading in Kenya has traditionally been funded, at various scales, by the national government, development partners, county governments, and non-state actors, but a more structured and predictable financing model is needed for long-term impact. The latest budget outlook indicates that, overall, direct and indirect funding for slum upgrading in Kenya is estimated at Ksh45 billion annually, according to Open Budget Kenya.

Within the County Government of Kiambu budget structure, however, policy documents mention indicative areas to finance slum upgrading and prevention. The policies state that the government will aim to improve living conditions in informal settlements by focusing on land tenure regularisation, infrastructure upgrades, access to basic services, and institutional capacity building.

### 7.2 Financial projection for slum upgrading and prevention in Kiambu

Data from Kiambu County indicate the existence of approximately 40 informal settlements of different physical sizes and populations. The precise population living in slums in the county is not quite known, but it is estimated that approximately 60 per cent of the total population resides in slums/informal settlements. Working with an estimated 2025 population of 2,754,140 and growing at 2.8 per cent, it will amount to 3,161,925 and 3,630,088 at 2030 and 2035, respectively. This means that the total people that will live in slums (all factors held constant) will be 1,897,155 and 2,178,052 persons for 2030 and 2035.

KISIP II estimates a per capita cost for comprehensive slum upgrading at US\$115 per person, and estimated annual inflation of 3.5 per cent, amounting to US\$190,035,660 (approximately Ksh2.47 billion) in 2025, US\$258,013,080 (approximately Ksh3.35 billion) in 2030, and US\$352,844,424 (approximately Ksh4.5 billion) by 2035 for Kiambu County.

**Table 6: Financial projection for slum upgrading and prevention**

	Estimated No. of settlements	Estimated County Population	Estimated Slum Population <sup>10</sup>	Per capita Cost (USD) <sup>11</sup>	Total Cost (USD)
2025	40	2,754,140	1,652,484	115	190,035,660
2030	46	3,161,925	1,897,155	136	258,013,080
2035	53	3,630,088	2,178,052	162	352,844,424

10. Estimated at 60% of total population.

11. Assumed Kenya annual inflation of 3.5%.

Kiambu County receives budgetary support in equitable share of revenue of about Ksh12.7 billion annually and collects own-source annual revenue of about Ksh4.6 billion, giving a total annual kitty of Ksh17.3 billion. Assuming that 30 per cent would go towards development expenditure, that sum would amount to about Ksh5.2 billion. This implies that, in the absence of external funding, the slum upgrading agenda would require almost half (47%) of the annual budget amid competing needs, which would not be feasible.

The County Government of Kiambu is expected to take a more active role in resource mobilisation to complement national funding. Non-state actors, including NGOs, faith-based organisations, relief agencies, and community self-help groups, also play a crucial role in providing financial and technical support.

This strategy promotes a multi-source financing model that integrates county budget allocations, national transfers, public-private partnerships, and community-driven initiatives. Strengthening these funding mechanisms will ensure sustainable and scalable slum upgrading and prevention efforts in the county.

### 7.3 Funding mechanisms for slum upgrading and prevention

Kiambu County will explore supplementary sources of financing that may include the following:

#### 1. County Slum Upgrading Fund

Through the advice of the Office of the County Attorney, working together with the County Assembly, Kiambu County should seek to create a dedicated County Slum Upgrading Fund to pool and ring-fence resources specifically meant for slum upgrading and prevention programme. This fund can be supported through:

- Budget allocations: Regular budgetary allocations from the County Government.
- Levies and development fees: Imposing nominal levies on new real estate developments or infrastructure projects to support slum upgrading initiatives.
- Grants from the national government: Seeking financial support from national programs, such as the Kenya Informal Settlements Improvement Project (KISIP), for co-financing slum upgrading activities.

#### 2. Local revenue mobilisation

The county can enhance its local revenue base by:

- Improving tax collection: Ensuring efficient collection of property taxes and other local taxes.
- Land value capture: Collect a portion of the increased land value resulting from public infrastructure investments in urban areas.
- User fees for services: Optimising fees for urban services, such as waste management and water supply, to finance infrastructure improvements.
- Expand the revenue base through proactive actions like growth of the valuation roll that can enhance the land-related revenue streams.
- Trigger new or dormant revenue streams through expansion and upgrading of scope of services.

### **3. Public-Private Partnerships (PPPs)**

Collaborate with private developers and investors to finance slum upgrading projects through PPPs. For instance, developers can construct affordable and social housing units or upgrade informal settlements in exchange for incentives such as tax rebates, access to subsidised land, or streamlined approval processes. These partnerships can mobilise significant private sector investment while ensuring alignment with community needs.

### **4. External funding from development partners**

Development partners, including international agencies, NGOs, and philanthropic organisations are critical sources of funding. The county can develop project proposals aligned with global development goals, such as the Sustainable Development Goals (SDGs), to attract grants and technical assistance.

### **5. Climate and environmental financing**

Given the intersection between climate resilience and urban development, the county can tap into climate financing mechanisms such as the Green Climate Fund (GCF) and the Adaptation Fund. These funds can be used to develop environmentally sustainable urban infrastructure, such as flood-resistant housing, green energy solutions, and eco-friendly drainage systems in slum areas.

### **6. Financial institutions**

Partner with local and international financial institutions to secure loans or credit facilities for large-scale urban development projects. Favourable terms can be negotiated for initiatives that align with national development goals and international best practices, particularly those that focus on social and affordable housing and infrastructure.

### **7. Corporate Social Responsibility (CSR) contributions**

Private sector companies operating in the county can be encouraged to contribute to slum upgrading and prevention as part of their CSR programs. These contributions can fund small-scale infrastructure projects, such as community centres, sanitation facilities, or schools in informal settlements.

### **8. Ward Development Fund**

Engage with legislators to enact supportive policies and laws that ensure consistent funding for slum upgrading. For example, the formal adoption of the Slum Upgrading Strategy and the establishment of a Ward Development Fund can institutionalise financial support for community-led initiatives.

### **9. Revolving fund for community-led initiatives**

Establish a county-level revolving fund that mirrors the proposed national revolving fund, specifically designed to support community-driven slum upgrading and prevention initiatives. The county should require communities to form legally recognised entities, such as housing cooperatives or community-based organisations, to manage and oversee the fund. The fund would revolve through repayments, with loan amounts replenished and redistributed to other beneficiaries over time, ensuring its long-term sustainability.

### **10. Promote community contributions**

Encourage and support community contributions to slum upgrading by recognising and leveraging residents' capacity to supplement government efforts in improving infrastructure and services. Facilitate community involvement in extending essential services like water supply, road construction and contributing their labour and other resources to improve their community, thus fostering a sense of ownership.

**Table 7: Ten-year Financial Projection for Slum Upgrading in Kiambu County\***

Year	Financial Year	Household Allocation	Outstanding Households	Required Finance (Ksh.)	County Budget Sources		Housing Levy (30%)	Other (Externally sourced) (40%)
					Equitable Share (20%)	Own-source (10%)		
0			33,000					
1	2025-2026	3,300	29,700	271,342,500	54,268,500	27,134,250.0	81,402,750.0	108,537,000
2	2026-2027	3,300	26,400	278,126,062	55,625,212	27,812,606.2	83,437,818.6	111,250,425
3	2027-2028	3,300	23,100	285,079,214	57,015,843	28,507,921.4	85,523,764.2	114,031,686
4	2028-2029	3,300	19,800	292,206,194	58,441,239	29,220,619.4	87,661,858.2	116,882,478
5	2029-2030	3,300	16,500	299,511,349	59,902,270	29,951,134.9	89,853,404.7	119,804,540
6	2030-2031	3,300	13,200	306,999,133	61,399,827	30,699,913.3	92,099,739.9	122,799,653
7	2031-2032	3,300	9,900	314,674,111	62,934,822	31,467,411.1	94,402,233.3	125,869,644
8	2032-2033	3,300	6,600	322,540,964	64,508,193	32,254,096.4	96,762,289.2	129,016,386
9	2033-2034	3,300	3,300	330,604,488	66,120,898	33,060,448.8	99,181,346.4	132,241,795
10	2034-2035	3,300	0	338,869,600	67,773,920	33,886,960.0	101,660,880.0	135,547,840
	<b>TOTAL</b>	<b>33,000</b>		<b>3,039,953,615</b>	<b>607,990,723</b>	<b>303,995,362</b>	<b>911,986,085</b>	<b>1,215,981,446</b>

**\* Assumptions:**

- i) 60% financed from Government, 40% externally
- ii) Annual inflation rate of 2.5%
- iii) Per capita cost = USD115/Ksh. 14,950; or Ksh. 82,225 per household of average size 5.5

## 7.4 Guidelines for funding of slum upgrading and prevention

By leveraging innovative approaches, fostering stakeholder collaboration, and aligning efforts with community priorities, the county can establish a sustainable framework for addressing informal settlement challenges. The following guidelines are proposed to ensure efficient and effective resource mobilisation.

- a) **Identify the potential sources of resources:** Assess potential for contributions likely to come from national government and county own-source revenue, development partners, private sector actors, civil society organisations, and local communities.
- b) **Conduct resource mapping:** Organise comprehensive resource mapping to identify all resources required for the strategy's implementation, including capital assets (land, infrastructure) and financial inputs.
- c) **Engage stakeholders through consultative meetings:** Facilitate consultative meetings with key stakeholders to align on the county's needs, establish priorities, and identify gaps in resource availability. Use these forums to foster collaboration.
- d) **Strengthen partnerships and collaboration:** Seek out and foster partnerships with development partners, private sector stakeholders, academic and research institutions, and explore co-funding models and technical collaborations.
- e) **Innovate in resource mobilisation:** Identify innovative mechanisms, such as public-private partnerships (PPPs), crowdfunding initiatives, or leveraging community savings and cooperatives, to diversify resource streams.
- f) **Promote participatory budgeting:** Incorporating participatory budgeting into the county's financial planning can help channel funds to priority areas identified by communities. This approach ensures that resources are allocated to the most pressing needs, such as improving basic services.

## 7.5 Implementation action plan

The implementation plan proposed in this strategy provides a road map for action that will be executed as a collaborative effort involving government, civil society, and the private sector, targeting the root causes of slum formation with a focus on long-term sustainability. This Action Matrix also estimates the funds required largely for upgrading actions and less of prevention programmes in the County. Table 7 summarises the action plan in terms of objectives, strategic actions, actors, outputs, measurables (indicators), timeframes, and budgetary projections.

# 8.0

## MONITORING, EVALUATION AND REPORTING

### 8.1 Overview

This chapter outlines the framework for monitoring, evaluating, and reporting on the progress of the strategy. The primary goal of the monitoring and evaluation (M&E) system is to track the strategy's performance, assess both successes and challenges, and inform decision-making processes. The system will be anchored on five key criteria: relevance, effectiveness, efficiency, impact, and sustainability, which are integral to ensuring that the strategy remains responsive, impactful, and aligned with the evolving needs of the communities it serves.

### 8.2 Key performance indicators for M&E

The implementation of the county strategy will be continuously tracked, documented, and reported at various levels in accordance with the institutional framework. This monitoring and reporting process will support regular evaluations and reviews, ensuring that the strategy remains effective and responsive to emerging needs. The evaluation process will be carried out through a combination of the following activities:

- a) Facilitating communities to conduct monitoring and evaluation of project activities in their settlements.
- b) Using a dedicated county GIS platform on slum upgrading and prevention, linked to a centralised GIS national platform to provide real-time data for decision-making and reporting.
- c) Enable other stakeholders to monitor, document, and evaluate their own and other partner activities within the framework of the programme operations, objectives, and coordination arrangements.
- d) Reporting to higher-level programme operations and offering guidance based on programme objectives and coordination structures.
- e) Convening stakeholders' consultative meetings including communities and other relevant partners to review progress, address challenges, and refine strategies.

Midterm and end-term evaluations will be integrated into the design of future implementation strategies to build on successes, address shortcomings, and inform the development of adaptive monitoring and evaluation tools. These evaluations will also guide future similar initiatives. The information and data gathered throughout the strategy cycle will be documented in annual reports and retained for review, allowing for adjustments to the approaches if necessary.

Monitoring of the strategy will commence at the approval stage and continue throughout its 10-year implementation cycle. Progress will be tracked using performance measures and key indicators, relying on direct observations and feedback from settlement communities, partner organisations, and local administrative units. The success of programs and projects will be evaluated based on their ability to achieve the objectives outlined in the annexed Action Plan.

To ensure a structured flow of information, quarterly progress reports will be prepared by both the county and national directors of Slum Upgrading and Prevention. These reports will document achievements, highlight challenges, and provide insights for necessary adjustments. Additionally, midterm and end-term evaluations will be embedded within the strategy to assess progress, consolidate successful approaches, address shortcomings, and refine monitoring and evaluation mechanisms. These evaluations will also serve as a foundation for future initiatives.

All data and findings will be compiled into annual reports, ensuring proper documentation for reference and review. This will facilitate evidence-based decision-making, allowing for adjustments to strategy implementation when needed. By maintaining a robust monitoring and evaluation system, Kiambu County will enhance accountability, efficiency, and the long-term impact of slum upgrading and prevention efforts. Table 8 outlines the key performance indicators: strategic targets, tactics for achieving these targets, and key milestones.

**Table 8: Action Plan Matrix**

Strategic Intervention	Actions & Targets	Outputs	Indicators of success	Short-Term (2025-2028)	Medium (2029-2032)	Long-Term (2033-2035)	Actors	Total Cost (Ksh)
1. Provide tenure security	Confer tenure security to 3,500 households annually up to 2035	Certificate of land ownership (title deeds)	Security of tenure for target households	20%	40%	40%	County Government; Ministry of Lands; NLC; slum community	50 Million
	Prepare land tenure maps for all adjudicated slum settlements.	Land tenure maps	Improved land information system	60%	40%	-	County Government; Ministry of Lands; NLC; slum community	5 Million
	Mapping Settlements including Public Land	Profile of all slums in Kiambu County	Number of slums mapped and profiled	65%	35%	-	County Government; Ministry of Lands; NLC; slum community	15 Million
2. Implement urban development plans and promote effective land use practices	Review of zoning policy once every 5 years/ updated land use plans.	Reviewed zoning policy	Controlled/ harmonious development;	70%	30%	-	County Government; Ministry of Lands; NLC; slum community	10 Million
	Conversion of all plans to GIS/ digital format in 3 years.	Digital plans	Enhanced, efficient, and effective planning	100%	-	-	County Government; Ministry of Lands; NLC; slum community; private sector	12Million
	Prepare all new plans in digital format (e.g. GIS).	Digital plans	Enhanced, efficient, and effective planning	40%	40%	20%	County Government; Ministry of Lands; NLC; slum community; private sector	60 Million
	95% of land parcels in planned informal settlements surveyed and allocated.	Survey plans and allotment registers/ lists of beneficiaries	Reduced land conflicts Improved tenure security	50%	50%	-	County Government; Ministry of Lands; NLC; slum community;	10 Milliom

Strategic Intervention	Actions & Targets	Outputs	Indicators of success	Short-Term (2025-2028)	Medium (2029-2032)	Long-Term (2033-2035)	Actors	Total Cost (Ksh)
3. Provide adequate social and affordable Housing	at least 5,000 social housing units stock delivered in the next 10 years.	Social housing units	Steady increase in social housing stock; Increased house ownership levels	20%	60%	20%	County Government; Ministry of Lands; (Affordable Housing Board); slum community; private sector; NGOs	8 Billion
	Land Release for affordable housing development and/or urban renewal	Prime and serviced land for housing development	Availability of land for housing development; Increase in number of housing units	35%	65%	-	County Government; Ministry of Lands; (Affordable Housing Board); slum community; private sector; NGOs	80 Million
	At least 10,000 affordable housing units delivered for next 10 years.	Affordable housing units	Availability of affordable housing units; improved house ownership levels	30%	50%	20%	County Government; Ministry of Lands; (Affordable Housing Board); slum community; private sector; NGOs	35 Billion
	At least 5,000 home improvement projects completed each year for the next 3 years.	Improved housing units	Improved quality of housing	60%	40%	-	County Government; Ministry of Lands; house owners; private sector; NGOs	2.5 Billion
	40% of urban population pulled out of slum conditions within 5 years through housing development projects	Housing projects; Job vacancies	Number of people employed under housing sector; Improved livelihoods	50%	50%	-	County Government; Ministry of Lands; (Affordable Housing Board); slum community; private sector; NGOs	200 Million
	Develop and/or Use of appropriate building materials and technologies	Reduced unit production cost of housing	Increase in housing affordability and quantity	50%	50%	-	County Government; Ministry of Lands; (Public Works); slum community; private sector; NGOs	60 Million
	Develop and/or Use Appropriate Standards and Technologies	Improved and more affordable infrastructure	Number of new technologies being deployed	60%	40%	-	County Government; Ministry of Lands; (Public Works); slum community; private sector; NGOs	80 Million

Strategic Intervention	Actions & Targets	Outputs	Indicators of success	Short-Term (2025-2028)	Medium (2029-2032)	Long-Term (2033-2035)	Actors	Total Cost (Ksh)
4. Infrastructure and services upgrading	-90% access roads in settlement areas to be upgraded by 2034.	Completed road upgrading projects	Enhanced accessibility; Increase in total road length/density	25%	55%	20%	County Government; Ministry of Lands; (Public Works); Ministry of roads; slum community; private sector; NGOs	50 Billion
	Construct at least 3.5 kilometres of paved road as settlement upgrading each year for the next 5 years	Completed paved road projects	Enhanced accessibility; Increase in total length of paved roads	40%	60%	-	County Government; Ministry of Lands; (Public Works); Ministry of roads; slum community; private sector; NGOs	350 Million
	-Connect at least 5,000 homes to piped water supply and sewer lines in all major towns by 2027.	Water supply connections; Sewerage connections	Improved water supply levels; Improved sewer connectivity	60%	40%	-	County Government; Water & Company; Ministry of Water; (Public Works);; slum community; private sector; NGOs	100 Million
	Construct at least 100 km of trunk sewers cumulatively across major municipalities.	New trunk sewer projects commissioned; Increased running length of trunk sewer;	Enhanced sewerage levels; improved environmental quality	20%	50%	30%	County Government; Water & Company; Ministry of Water; (Public Works);; slum community; private sector; NGOs	10 Billion
	Upgrade at least one waste water treatment facility wastewater management once in every 3 years.	Completed treatment plant upgrading project	Improved wastewater treatment services; improved environmental quality	30%	40%	30%	County Government; Water & Company; Ministry of Water; (Public Works);; slum community; private sector; NGOs	60 Million
	Extension of Electricity supply lines and fibre optic cabling connected to at least 5000 by 2027	Increased electricity and internet connectivity	Number of Households and businesses connected to the services	30%	70%	-	County Government; Water & Company; Ministry of Water; (Public Works);; slum community; private sector; NGOs	50 Million

Strategic Intervention	Actions & Targets	Outputs	Indicators of success	Short-Term (2025-2028)	Medium (2029-2032)	Long-Term (2033-2035)	Actors	Total Cost (Ksh)
5. Economic empowerment and Social Inclusion	-At least 10 start-ups per ward yearly	Start-up projects completed	Improved level of doing business; Improved income levels; improved economic performance	100%	-	-	County Government; Water & Company; Ministry of Gender; slum community; private sector; NGOs/CBOs	20 Million
	5 self-help groups formed within 5 years.	Self-help groups formed	Improved community support networks; improved livelihoods	70%	30%	-	County Government; Water & Company; Ministry of Gender; slum community; private sector; NGOs/CBOs	3 Million
	-1 Industrial Park per sub-county by 2035 targeting semi-skilled and low-skill.	Industrial Park projects completed	Increased industrial production; improved economic performance; (employment, incomes); improved livelihoods	30%	30%	40%	County Government; Water & Company; Ministry of Industrialization; slum community; private sector; NGOs/CBOs	150 Million
	Additional 5% of markets connected to fibre cable network within 2 years	Fibre cable connections completed	Increased internet connectivity; ease of doing business	100%	-	-	County Government; Ministry of ICT; slum community; private sector; NGOs/CBOs	100 Million
	-80% women, youth and other vulnerable groups transitioned out of informal settlements with specialised skills and livelihood placements by 2034.	Skilled qualifications attained; Livelihoods placements completed	Improved levels of skilled human resource; improved livelihood levels	35%	45%	20%	County Government; Ministry of Industrialization; slum community; private sector; NGOs/CBOs	90 Million
	-80% of informal settlement communities organised in savings membership groups/ institutions/ schemes by 2026.	Savings groups registered and launched	Enhanced saving culture; Increased investment; enhanced access to capital	60%	30%	10%	County Government; Ministry of Gender; slum community; private sector; NGOs/CBOs	10 Million
	- Establish at least one model VTC facility per sub-county over the next 10 years	VTC facilities constructed	Enhanced vocational skills; Flourishing of small and medium scale vocational enterprise	50%	30%	20%	County Government; Ministry of Education; slum community; private sector; NGOs/CBOs	80 Million

●●● KIAMBU COUNTY SLUM UPGRADING AND PREVENTION STRATEGY

Strategic Intervention	Actions & Targets	Outputs	Indicators of success	Short-Term (2025-2028)	Medium (2029-2032)	Long-Term (2033-2035)	Actors	Total Cost (Ksh)
	- Employ at least 1,000 slum dwellers in government led upgrading programme across the county, giving priority to the vulnerable.	Number of vulnerable persons employed in slum upgrading programme	Increase in employment levels under housing sector; improved livelihoods among employed vulnerable persons	70%	30%	-	County Government; Ministry of Lands; Ministry of Gender, Culture & Social Services; slum community; private sector; NGOs/CBOs	50 Million
	Establish local economic hubs and provide incentives for starts ups	Diverse economic activities created; Number of economic hubs established; Number of start-ups established	improved economic performance; (employment; incomes); Ease of doing business	25%	35%	40%	County Government; Ministry of Commerce/ Industrialization; Ministry of Co-operatives; slum community; private sector; NGOs/CBOs	800 Million
Capacity building of communities and counties to champion upgrading and prevention	-One functional ward-level slum prevention and upgrading co-ordinating unit, with toolkits within 3 years	Slum upgrading and prevention Co-ordinating unit established	Improved project co-ordination and completion rate; Creation of synergies in development initiatives	60%	30%	10%	County Government; Ministry of Lands; Ministry of Education/Vocational; Ministry of Co-operatives; slum community; private sector; NGOs/CBOs	10 Million
	-Sub-counties with active Settlement Resident Associations	Resident associations created	Mobilized community in settlement affairs; improved community support systems	100%	-	-	County Government; Ministry of Lands; Ministry of Gender; Ministry of Co-operatives; slum community; private sector; NGOs/CBOs	5 Million
	-90% of duty bearers participate in awareness sessions within the first six months.	Awareness activities completed	Enlightened community; Enhanced responsiveness to settlement affairs	100%	-	-	County Government; Ministry of Lands; Ministry of Co-operatives; slum community; private sector; NGOs/CBOs	5 Million
	-At least one trained settlement officer per sub-county by the year 2027.	Trained personnel	Enhanced capacity in settlement management	100%	-	-	County Government; Ministry of Lands; Ministry of Co-operatives; slum community; private sector; NGOs/CBOs	5 Million
	-At least one SRA per village cluster by end of 2026.	Settlement Residents associations created	Improved settlement management	100%	-	-	County Government; Ministry of Lands; slum community; private sector; NGOs/CBOs	5 Million

Strategic Intervention	Actions & Targets	Outputs	Indicators of success	Short-Term (2025-2028)	Medium (2029-2032)	Long-Term (2033-2035)	Actors	Total Cost (Ksh)
6. Main-stream climate change adaptation	Train 70% of farmers in sustainable practices by 2034	Number of farmers trained	Best practices in farming; Environmental improvement/ (climate resilience)	60%	20%	20%	County Government; Ministry of Lands; Ministry of Environment/ NEMA; slum community; private sector; NGOs/CBOs	5 Million
	Incorporate green roofing in 30% of new housing to mitigate flooding risks in low-lying slum areas.	Green roofs constructed	Mitigation of flood risk; enhanced environmental resilience and safety	60%	20%	20%	County Government; Ministry of Lands; Ministry of Environment/ NEMA; slum community; private sector; NGOs/CBOs	30 Million
	-Transition 40% of community energy use to renewables within 10 years.	Shift made from non-renewable energy to renewable.	Enhanced uptake in use of renewable energy; Improvement in environmental quality (cleaner environment)	60%	20%	20%	County Government; Ministry of Lands; Ministry of Environment; Ministry of Energy; private sector; NGOs/ CBOs	12 Million
	-Establish a climate change unit within the county government by 2026.	Climate change unit established; Climate-based programmes established	Enhanced capacity in climate literacy and management; Enhanced environmental resilience	60%	40%	-	County Government; Ministry of Lands; Ministry of Environment; Ministry of Energy; private sector; NGOs/ CBOs	15 Million
	- Create climate database for all affected settlements by 2026	Database for human settlements affected by climate change	Improved response outcomes in climate change adaptation and mitigation; recovery of settlements affected by climate adversities	100%	-	-	County Government; Ministry of Lands; Ministry of Environment; Ministry of Energy; private sector; NGOs/ CBOs	6 Million
	-Conduct annual assessments on the impact of climate change on informal settlements.	Annual climate impact assessment reports	Improved settlement management	100%	-	-	County Government; Ministry of Lands; Ministry of Environment; Ministry of Energy; private sector; NGOs/ CBOs	5 Million

●●● KIAMBU COUNTY SLUM UPGRADING AND PREVENTION STRATEGY

Strategic Intervention	Actions & Targets	Outputs	Indicators of success	Short-Term (2025-2028)	Medium (2029-2032)	Long-Term (2033-2035)	Actors	Total Cost (Ksh)
7. Funding and institutional framework	-Create Approximately Ksh1 billion annual Fund allocated and well-utilised for slum Upgrading and Prevention by 2026	Establishment of Slum Upgrading and Prevention Fund	Enhanced upgrading project completion rate; Improved human settlement conditions; reduction in emergence of (new) informal settlements/ slums	100%	-	-	County Government; Ministry of Lands; Ministry of Finance; Ministry of Energy; private sector; NGOs/ CBOs	500 Million
	Establish Office of the County Director of Slum Upgrading and Prevention	Directorate on Slum Upgrading and Prevention established at the County	Enhanced programmes on slum upgrading and prevention.	100%	-	-	County Government; Ministry of Lands; private sector; NGOs/CBOs	8 Million
	Funding for boosting level of staffing and equipping the department	New staff recruited; New equipment acquired	Enhanced capacity in slum upgrading and prevention initiatives	80%	20%	-	County Government; Ministry of Lands; private sector; NGOs/CBOs	5 Million

Strategic Intervention	Actions & Targets	Outputs	Indicators of success	Short-Term (2025-2028)	Medium (2029-2032)	Long-Term (2033-2035)	Actors	Total Cost (Ksh)
<b>8. Policy reform and behaviour change</b>	Completion of an intergovernmental metropolitan slum upgrading and prevention strategy within 1 year	Metropolitan intergovernmental Slum Upgrading and Prevention Strategy formulated	Integrated and co-ordinated management of informal settlement upgrading and prevention initiatives in metropolitan area	100%	-	-	County Governments of Kiambu, Nairobi, & Machakos; Ministry of Lands; private sector; NGOs/CBOs	5 Million
	Revision and alignment of all conflicting statutes affecting slum upgrading	Aligned statutes on slum upgrading	Enhanced rate of completion of slum upgrading and prevention	100%	-	-	County Governments of Kiambu, Ministry of Lands; Office of Attorney General; private sector; NGOs/CBOs	5 Million
	Approval of all pending legislative bills by end of year 1	Approved bills into Acts	A well-regulated environment for slum upgrading and prevention	100%	-	-	County Governments of Kiambu, Ministry of Lands; Office of Attorney General; private sector; NGOs/CBOs	2 Million
	Develop county-specific bill on slum upgrading	Bill on Slum Upgrading and Prevention prepared and approved into law	A well-regulated environment for slum upgrading and prevention	100%	-	-	County Governments of Kiambu, Ministry of Lands; Office of Attorney General; private sector; NGOs/CBOs	2 Million
	Demonstrate one best practice on slum upgrading and prevention per every quarter calendar.	Best practice demonstrated	Enhanced awareness and competence on settlement upgrading; Behaviour change	60%	30%	10%	County Governments of Kiambu, Ministry of Lands; Office of Attorney General; private sector; NGOs/CBOs	3 Million

### 8.3 Risks and mitigation strategies

The successful implementation of this strategy may encounter various challenges that could hinder its effectiveness. To proactively address these risks, periodic assessments will be conducted to identify potential threats and implement appropriate mitigation measures. These measures will be designed to reduce or eliminate the impact of identified risks. Risk management will be embedded within the monitoring and evaluation framework, ensuring continuous oversight and timely interventions when necessary. Table 9 outlines the key risks that could affect the strategy's success, along with corresponding mitigation actions.

Table 9: Risk matrix

Risk Category	Anticipated Risk	Rating	Mitigation
Social	Community resistance to relocation or change	High	<ul style="list-style-type: none"> <li>Engage communities early through consultations and participatory planning.</li> <li>Provide adequate compensation and alternative housing options for families being relocated.</li> </ul>
	Low community participation in projects	High	<ul style="list-style-type: none"> <li>Regularly update and engage the community.</li> <li>Conduct regular consultations and participatory planning workshops.</li> <li>Establish community committees to represent local voices.</li> <li>Develop accessible and transparent reporting mechanisms.</li> <li>Include community representatives in M&amp;E teams.</li> </ul>
	Exclusion of minorities, new settlers, or those with differing ethnic groups.	Medium	<ul style="list-style-type: none"> <li>Ensure equitable participation of all groups in decision-making processes.</li> <li>Foster inclusivity through community workshops.</li> <li>Monitor for biases or exclusion in project implementation and address them proactively.</li> </ul>
	Market-instigated pressures on the settlement that may lead to evictions and gentrification		<ul style="list-style-type: none"> <li>Implement affordable housing programs to retain low-income residents.</li> <li>Introduce rent controls or subsidies to prevent displacement.</li> <li>Create policies that ensure local residents' benefit from rising land values, such as through community land trusts.</li> <li>Use of community/block /joint title.</li> <li>Stringent tenure conditions (non-transferable).</li> </ul>
Political	Interference by elected political leaders and lack of political will	High	<ul style="list-style-type: none"> <li>Foster strong relationships with County political leaders and policymakers.</li> <li>Secure commitments from members of parliament and Members of the County Assembly in local policies and political frameworks.</li> <li>Regular discussions on strategy implementation within County Government and Council of Governors' intergovernmental relations framework.</li> </ul>
Political	Politicised land invasions	Medium	<ul style="list-style-type: none"> <li>Strengthen oversight roles of County Land Boards, Lands departments and local chiefs.</li> <li>Set up independent oversight bodies to review and address land disputes fairly.</li> <li>Strengthen land governance by digitising records, enforcing strict land-use regulations, and ensuring clear processes for land ownership verification.</li> <li>Raise community awareness about land laws and establish reporting systems to empower the community in preventing illegal land invasions.</li> <li>Address social and economic pressures, like unemployment and housing shortages that contribute to land invasion by enhancing livelihoods.</li> </ul>
	Changes in national policies or priorities	Medium	<ul style="list-style-type: none"> <li>Monitor policy changes and adapt strategies as necessary.</li> </ul>

Risk Category	Anticipated Risk	Rating	Mitigation
Financial	Insufficient funding	High	<ul style="list-style-type: none"> <li>Establish a clear budget with contingencies.</li> <li>Mobilize diverse funding sources (government, donors, public-private partnerships, community).</li> <li>Implement regular financial audits.</li> </ul>
	Financial impropriety	Low	<ul style="list-style-type: none"> <li>Establish clear auditing procedures and oversight mechanisms to track and manage funds effectively.</li> <li>Conduct periodic external audits to ensure transparency and accountability in the use of funds.</li> <li>Provide financial management training to county staff to ensure proper handling of resources and adherence to ethical standards.</li> </ul>
	Inflation and price fluctuations affecting material costs	Medium	<ul style="list-style-type: none"> <li>Secure bulk procurement deals (strategic buying).</li> <li>Explore economies of scale.</li> <li>Explore local sourcing of materials.</li> <li>Build price escalation clauses into contracts.</li> </ul>
Institutional	Lack of technical capacity in implementing projects	Medium	<ul style="list-style-type: none"> <li>Provide training to local staff and stakeholders.</li> <li>Partner with experienced agencies for technical assistance.</li> <li>Use international best practices.</li> </ul>
	Inadequate coordination between stakeholders	Medium	<ul style="list-style-type: none"> <li>Establish a clear coordination framework with defined roles and responsibilities.</li> <li>Hold regular inter-agency coordination meetings.</li> </ul>
	Conflict between local administration and project leadership	Medium	<ul style="list-style-type: none"> <li>Establish clear roles and responsibilities with local administration.</li> <li>Set up regular meetings and transparent communication channels.</li> </ul>
Legal	Disputes over land ownership or tenure rights	Medium	<ul style="list-style-type: none"> <li>Implement a land dispute resolution mechanism to address conflicts promptly.</li> <li>Engage local communities in consultations to address conflicting land claims early.</li> <li>Establish a legal framework for fair and transparent land dispute resolution.</li> </ul>
	Delayed passage or failure to pass necessary legislation	Medium	<ul style="list-style-type: none"> <li>Engage lawmakers through lobbying departmental committee, awareness campaigns, and providing technical support to emphasise the importance of the legislation.</li> <li>Foster collaboration among political parties to gain broad support for legislation.</li> <li>Identify champions in legislatures to support strategy implementation</li> </ul>

Risk Category	Anticipated Risk	Rating	Mitigation
Environment and climate change	Limited access to basic services during upgrading	Low	<ul style="list-style-type: none"> <li>▪ Prioritise phased upgrades to ensure minimal disruption.</li> <li>▪ Coordinate with utility providers to ensure service continuity.</li> </ul>
	Soil contamination from waste and informal waste disposal	Medium	<ul style="list-style-type: none"> <li>▪ Implement waste segregation and proper disposal systems.</li> <li>▪ Educate communities on waste management practices.</li> <li>▪ Encourage recycling and composting.</li> </ul>
	Increased risk of flooding due to poor drainage systems and heavy rainfall	High	<ul style="list-style-type: none"> <li>▪ Improve drainage systems and adopt climate-resilient infrastructure.</li> <li>▪ Plan for flood prevention through better urban planning and green infrastructure (e.g., rain gardens, permeable pavements).</li> </ul>
	Impact of droughts or water scarcity on community livelihoods	Medium	<ul style="list-style-type: none"> <li>▪ Implement rainwater harvesting and water recycling systems.</li> <li>▪ Develop water-efficient irrigation and community programs.</li> </ul>
	Rising temperatures leading to urban heat islands	Medium	<ul style="list-style-type: none"> <li>▪ Incorporate green roofs, trees, and vegetation in the design of slum areas to reduce heat absorption.</li> <li>▪ Promote energy-efficient building materials and passive cooling systems.</li> </ul>
	Rising risk of erosion/land slides	Medium	<ul style="list-style-type: none"> <li>▪ Undertake soil stabilisation using structures like gabions, terraces, and retaining walls.</li> </ul>

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## APPENDIX I: TYPOLOGIES OF INFORMAL/SLUM SETTLEMENTS



S/No	Typologies	Characteristics	Examples of Settlement
<b>1. Land-based typology</b>			
1.1	Settlements (partly or fully) on infrastructure reserves	<ul style="list-style-type: none"> <li>▪ Way leaves are public rights of way that are protected under the Land Act 2012 sections 143, 144 and 148.</li> <li>▪ Some slums in Kenya have encroached on various infrastructure way leaves, especially roads, railway, and electricity transmission reserves.</li> <li>▪ Upgrading such settlements proves a challenge as way leaves cannot be claimed by private interest, whether individually or collectively.</li> <li>▪ As such, the law prohibits regularising tenure or in-situ upgrading for settlements occupying registered way leave land and encroachment on road reserves.</li> </ul>	Kibagare (Kiambaa) and Madharau (Thika) are partly on road reserves; Mtatu C cluster, (Kiandutu-Thika) is under high-voltage power way leave
1.2	Settlements on ecologically fragile zones	<ul style="list-style-type: none"> <li>▪ There are cases where part of or the entire settlement occupies land that is considered environmentally fragile, including:               <ul style="list-style-type: none"> <li>» Land of relatively steep gradient where the ground surface is observably unstable to support development;</li> <li>» Land that is part of a riparian reserve or wetland;</li> <li>» Land that borders or sits on low-lying site that is inclined to landslides and/or flooding;</li> <li>» Land that is or partly is a gazetted forest.</li> </ul> </li> </ul>	Kiamburi (Kikuyu), Ruturo (Kiambu)
1.3	Settlements on public land with incomplete adjudication and allocation process	<ul style="list-style-type: none"> <li>▪ Some incomplete form of prior government intervention such as pending Part Development Plan (PDP).</li> <li>▪ Pending surveys, where potential beneficiaries have subsequently constructed their structures haphazardly and beyond property boundaries due to lack of survey beacons.</li> <li>▪ Transfer of letters of allotment from the original beneficiaries; sale prohibition in the allotment conditions.</li> <li>▪ Double claims as some unsuspecting buyers purchase land that had already been sold to other parties.</li> </ul>	Kiandutu, Bosnia, Misri, Kanjeru

S/No	Typologies	Characteristics	Examples of Settlement
1.4	Settlements located on irregularly subdivided private or community land	<ul style="list-style-type: none"> <li>▪ The occupation of freehold or communal land, which has been divided up into plots and subsequently built, sold, or rented out.</li> <li>▪ The developments are never sanctioned by the planning authorities.</li> <li>▪ They may also occur in areas not specifically zoned for residential development.</li> <li>▪ In the peri-urban areas, urban development encroached onto land previously held under customary tenure regimes due to weak planning and development control mechanisms.</li> </ul>	Various real estate projects in Githurai, Limuru, and Kikuyu areas
1.5	Settlements on private land	Situated on land owned by private entities whether individuals or organisations; also on settlements with regularised tenure but upgrading is incomplete.	Gachagi, Umoja
1.6	Settlements on institutional land	Includes occupation of church land, land belonging to schools/colleges.	Kamae settlement on Kenyatta University land; settlements on Catholic Church land
1.7	Tenure security status	<ul style="list-style-type: none"> <li>▪ Unregistered, unrecognised.</li> <li>▪ Unregistered, recognised.</li> <li>▪ Registered, recognised.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Baroni, Ngara</li> <li>▪ Ruturu</li> <li>▪ Umoja</li> </ul>
<b>2. Density-based typology</b>			
2.1	Low-density	<ul style="list-style-type: none"> <li>▪ Density between 200 and 300 persons per hectare.</li> <li>▪ Densely configured structures with built-up ratios of below 60%.</li> <li>▪ Have high-potential for in-situ upgrading.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Misri; Ruthimitu; Umoja</li> </ul>
2.2	Medium density	<ul style="list-style-type: none"> <li>▪ Density between 300 and 400 persons per hectare.</li> <li>▪ Densely configured structures with a built-up ratio of between 60% and 80%.</li> <li>▪ Have low potential for in-situ upgrading.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Kiamburi; Madharau; Gachagi</li> </ul>
2.3	High density	<ul style="list-style-type: none"> <li>▪ Density above 400 persons per hectare;</li> <li>▪ Densely configured structures with built-up ratio of above 80%.</li> <li>▪ Almost impossible to carry out in situ upgrading without adverse impacts.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Kiandutu; Shauri Yako; Kibagare</li> </ul>

S/No	Typologies	Characteristics	Examples of Settlement
<b>3. Formation-based typologies</b>			
3.1	Dilapidated government quarters	<ul style="list-style-type: none"> <li>▪ Formally planned neighbourhoods characterised by old, dilapidated buildings and high population densities not matching the levels of planned services.</li> <li>▪ Old, inner-city neighbourhoods possibly once planned and serviced, but have deteriorated over time owing to neglect or obsolescence of structures and services.</li> <li>▪ Suitable for redevelopment and renewal.</li> <li>▪ Informal tenancy (lack of official lease agreements between tenant and government, verbal contracts between tenant and ‘landlord’, etc.).</li> <li>▪ Non-compliance with health and sanitation standards (e.g., poor drainage, broken sewer systems, or excessive densities beyond authorised thresholds).</li> <li>▪ Public safety issues due to mainly dilapidated structure.</li> </ul>	Various public housing estates in Thika, Kiambu, and Kikuyu municipalities
3.2	Disaster-refugee settlements	<ul style="list-style-type: none"> <li>▪ Destinations for people forced to leave their homes or habitual residence because of a natural or man-made disaster such as floods, droughts, landslides, or pestilence.</li> <li>▪ Internally Displaced Persons (IDPs) that could be caused by political turmoil, wars, or terrorist threats, leading to emergence of unplanned refugee camps and/or IDP camps common in the banditry-prone regions of the Rift Valley.</li> <li>▪ The proliferation of climate-induced informal settlements and camps for the displaced due to prolonged droughts.</li> </ul>	Parts of Kiandutu settlement (VIC cluster); Kiamburi settlement
3.3	Spontaneous	<ul style="list-style-type: none"> <li>▪ Very temporary shacks/shanties; make-shift.</li> <li>▪ This is typical of squatter invasion.</li> </ul>	Manguo Swamp in Limuru
3.4	Incremental	<ul style="list-style-type: none"> <li>▪ Develop progressively over time; may feature gradual home improvement by structure owners.</li> </ul>	Misri, Umoja
3.5	Irregular/unapproved subdivision of private land	<ul style="list-style-type: none"> <li>▪ Activities of land-buying companies (private land).</li> <li>▪ Activities of former group ranches or co-operatives (community land).</li> <li>▪ Activities of farmers in rich agricultural areas subdividing/converting their land to real estate development.</li> </ul>	Githurai Kiandutu Ndumberi

S/No	Typologies	Characteristics	Examples of Settlement
<b>4. Location-based typology</b>			
4.1	Inner city slums	<ul style="list-style-type: none"> <li>Located in the urban core and generally feature very high densities and may enjoy comparative advantages when it comes to proximity to the central business district and its income generation opportunities and services.</li> </ul>	Kiandutu, Umoja, Kiang'ombe and Madharau,
4.2	Peripheral slums	<ul style="list-style-type: none"> <li>Located on the outskirts and exist as urban villages of relatively lower densities and mostly enjoy proximity to lower order services.</li> </ul>	Kamuguga, Kibagare, Kiamburi, and Kanjeru
<b>5. Permanency-based typology</b>			
5.1	Temporary	<ul style="list-style-type: none"> <li>Feature unauthorised make-shift structures made of paper, timber, mud and wattle.</li> </ul>	
5.2	Permanent	<ul style="list-style-type: none"> <li>Constructed using masonry stone walls, iron sheet roofs, and cemented floors as the minimum specifications.</li> </ul>	Umoja
5.3	Semi-permanent	<ul style="list-style-type: none"> <li>A mixture of the two above.</li> </ul>	Kiandutu
<b>6. Age-based typology</b>			
6.1	Colonial era	<ul style="list-style-type: none"> <li>Existed during the colonial regime mostly as refuge areas for Africans often seeking work from the white settler establishments.</li> </ul>	Misri (1950s)
6.2	Post-colonial era until the mid-1970s,	<ul style="list-style-type: none"> <li>Came into existence within 2-3 decades after independence; triggered by the shifts in control of access to land in urban areas that followed after Kenya's independence (1960s-80s),</li> </ul>	Kiandutu (1968)
6.3	Modern/ contemporary society slums	<ul style="list-style-type: none"> <li>Emerged from contemporary urbanisation and the rural-urban imbalance eg lack of housing.</li> </ul>	Kiwanja Moto near Kenyatta University.
<b>7. Size-based typology</b>			
7.1	Large clusters	<ul style="list-style-type: none"> <li>Physical spread (footprint) of settlement in excess of 50 acres or population in excess of 10,000 persons.</li> </ul>	Kiandutu, Kiang'ombe, Fort Jesus
7.2	Medium clusters	<ul style="list-style-type: none"> <li>Physical area of settlement between 20 and 50 acres or population between 5,000 and 10,000 persons.</li> </ul>	Misri
7.3	Small clusters	<ul style="list-style-type: none"> <li>Physical spread (footprint) of settlement not exceeding 20 acres or population below 5,000.</li> </ul>	Gichage, Madharau

S/No	Typologies	Characteristics	Examples of Settlement
<b>8. Service level-based typology</b>			
8.1	Moderately intervened	<ul style="list-style-type: none"> <li>Signs of planned infrastructure investment – roads, lighting, water, etc.; fairly regulated.</li> </ul>	Umoja
8.2	Minimally intervened	<ul style="list-style-type: none"> <li>Few services but largely unplanned; few regulated.</li> </ul>	Kiamburi
8.3	Least intervened	<ul style="list-style-type: none"> <li>Services scarce and unofficially provided.</li> </ul>	Kiwanja Moto
<b>9. Urban landscape-based typology</b>			
9.1	<b>Cluster 1:</b> Highly urbanised industrial-commercial	<ul style="list-style-type: none"> <li>Highly urbanised whose economy is based on manufacturing and related commerce, served by high-level infrastructure such as road highways.</li> </ul>	Ruiru, Juja, Thika, and Kikuyu
9.2	<b>Cluster 2:</b> Highly urbanised commercial-cum-residential	<ul style="list-style-type: none"> <li>Highly urbanised areas mainly anchored on residential, commercial, and business services.</li> </ul>	Kiambu, Kabete, Kamwangi, and Gatundu
9.3	<b>Cluster 3:</b> Urbanised, agro-based	<ul style="list-style-type: none"> <li>Urbanised area anchored on agro-economy and services.</li> </ul>	Limuru and Kiambaa
9.4	<b>Cluster 4:</b> Peri-urban	<ul style="list-style-type: none"> <li>Less urbanised peripheral areas transiting into urban but with substantive areas still rural and agricultural in nature.</li> </ul>	Githunguri, Kimende, and Lari

## APPENDIX II: INFORMAL SETTLEMENTS IN KIAMBU COUNTY

S/NO.	Informal Settlement	Location (Ward/Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
1	Umoja	Hospital Ward-Thika Municipality	400 HH 2,000	Makongeni Health Centre Thika Level 5	Umoja Primary Ananas Academy < 1km away	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
2	Kiang'ombe	Kamenu Ward-Thika Municipality	1,200 HH 6,000	Makongeni Health Centre Thika Level 5  Kiandutu Level 3	Kenyatta Pri. & Sec. Broadway Secondary Kamenu Pri. Athena Primary General Kago Primary Queen of Holy Rosary Pri. and Sec. About 1.5km from the settlement.	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
3	Matharau	Hospital Ward-Thika Municipality	400 HH 2,000	Makongeni Health Centre Thika Level 5  Kiandutu Level 3	Umoja Primary Kiboko Primary Kenyatta Primary and Secondary School All these are > 1km away	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.

S/NO.	Informal Settlement	Location (Ward/Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
4	Gachagi	Hospital Ward-Thika Municipality	400 HH 2,000	Makongeni Health Centre Thika Level 5	Umoja Primary Ananas Academy< 1km away	Lack of Tenure  Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what is already existing.  Inadequate health and education facilities.
5	Kiandutu	Township Ward-Thika Municipality	4,400 HH 22,000	Kiandutu Level 3 Thika Level 5	Kenyatta Primary & Secondary Broadway Secondary Athena Primary General Kago Primary	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate health and education facilities.
6	Wakimbizi	Ngoingwa Sub-location, Thika Municipality	100 HH 500	Thika Level 5 Karibaribi Dispensary Kiandutu Level 3	Kisiwa Primary School Karibaribi Mixed Secondary Thika Girls Karibaribi	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate health and education facilities.
7	Kwa-Makara	Chania Sub-location, Thika Municipality	75 HH 300	Thika Level 5 Karibaribi Dispensary Kiandutu Level 3	Kisiwa Primary School Karibaribi Mixed Secondary Thika Girls Karibaribi	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate health and education facilities.

S/NO.	Informal Settlement	Location (Ward/Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
8	Fort-Jesus/ Gitambaya	Biashara Ward-Ruiru Municipality	3,000 HH 15,000	Ruiru Level 4 Hospital which is about 1km away.	Matopeni Primary School Spinners Boys High School	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
9	Hilton	Biashara Ward-Ruiru 10 Municipality	500 HH 2,500	Ruiru Level 4 Hospital which is about 1km away.	Matopeni Primary School Spinners Boys High School	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
10	Bosnia/ Riverside	Kiuu Ward- Githurai Municipality	2,400 HH 12,000	Githurai Level 3	Kahawa Wendani Pri. (500m away) Githurai Mixed Secondary Kahawa Garrison Sec. and Primary Kwa Ngethe Primary 2 km from slum	Lack of adequate infrastructure such as street lighting, sewer lines, storm water drainages, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
11	Murera One Four	Ruiru Municipality	600 HH 3,000	Ruiru Level 4 Hospital	Murera Primary School	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate health and education facilities.

S/NO.	Informal Settlement	Location (Ward/ Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
12	Ruturo	Ting'ang'a Ward- Kiambu Municipality	400 HH 2,000	Ting'ang'a Level 2 about 5 km away  Kiambu Level 5 about 6 km away	Kamiti Primary about 1km away	Lack of tenure  Lack of adequate infrastructure such as street lighting, drainages, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
13	Gachororo	Juja Municipality	3,000 HH 15,000	Gachororo Dispensary and Juja Level 4 Hospital	Gachororo Primary and secondary school	Lack of tenure  Lack of adequate infrastructure such as street lighting, drainages, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.

S/NO.	Informal Settlement	Location (Ward/ Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
14	Kibagare	Ndenderu Ward-Karuri Municipality	120 HH 600	Karura Level 2 Hospital	Karura Primary and Secondary School	Lack of tenure  Lack of adequate infrastructure such as street lighting, drainages, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
15	Mombatha	Karuri Municipality	2,500 HH 10,000	Karuri Level 4 Hospital	Karuri Secondary	Lack of tenure Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
16	Kiamburi	Gikambura-Kikuyu Municipality	400 HH 2,000	2 Dispensaries serving the area and the settlement	Thirime Primary and Secondary about 1 km away.	Lack of adequate infrastructure such as street lighting, storm water drainages, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate health and education facilities.

S/NO.	Informal Settlement	Location (Ward/ Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
17	Dagoretti-Ruthimitu	Uthiru -- Kikuyu Municipality	100 HH 500	Dagoretti Level 4 Hospital	Dagoretti Primary and Secondary School about 1km away	Lack of adequate infrastructure such as street lighting, storm water drainages, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
18	Shauri Yako/ Kinoo	Kinoo-Kikuyu Municipality	300 HH 1,500	Kinoo Dispensary	Kinoo Primary and Secondary School	Lack of adequate infrastructure such as street lighting, storm water drainages, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.
19	Kanjeru	Gitaru-Kabete Municipality	400 HH 2,000	Gitaru Health Centre, Wangige and Zambezi Health Centre. They offer level 2 services.	Kanjeru Primary and Secondary School Ngure Primary School	Lack of adequate infrastructure such as street lighting, storm water drainages, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate health and education facilities.

S/NO.	Informal Settlement	Location (Ward/ Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
20	Kahuho	Kahuho Market Centre-Kabete Municipality	300 HH 1,500	Private clinics and dispensaries	Kahuho Primary School Kahuho Uhuru Secondary School	Lack of tenure  Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate social infrastructure
21	Muguga	Muguga Market Centre-Kabete Municipality	400 HH 2,000	Muguga Dispensary	Muguga Primary and Secondary School	Lack of tenure Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
22	Gititu	Muguga Market Centre-Kabete Municipality	750 HH 3,000	Private Dispensaries and Clinics	Muguga Primary Muguga Wa Gatonye Secondary	Lack of tenure  Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
23	Kiambaa	Kabete Municipality	400 HH 2,000	Private Dispensaries and Clinics	Muguga Primary Muguga Wa Gatonye Secondary	Lack of tenure  Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure

S/NO.	Informal Settlement	Location (Ward/ Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
24	Magina	Magina Town-Lari Municipality	200 HH 1,000	Magina Dispensary	Magina Primary and Secondary School	Lack of tenure  Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists.  Inadequate social infrastructure
25	Magina Bahati	Magina Town-Lari Municipality	200 HH 850	Magina Dispensary	Magina Primary and Secondary School	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
26	Karai Mboboini	Karai Ward-Kikuyu Municipality	700 HH 3,500	Karai Dispensary	Karai Primary and Secondary School	Lack of tenure  Lack of adequate infrastructure such as street lighting, sewer lines, storm water drainage channels, roads and solid waste management equipment to supplement what already exists.  Inadequate social infrastructure

S/NO.	Informal Settlement	Location (Ward/Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
27	Kiroe	Kiroe -- Limuru Municipality	25 HH 150	Rironi Health Centre-Level 2	Rironi Primary and Secondary School.	Lack of adequate infrastructure such as street lighting, sewer lines, storm water drainage channels, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
28	Nderu	Ndeiya-Nderu, Limuru Municipality	1,400 HH 7,000	Limuru Level 4 Hospital	Makutano Secondary Nderu Primary School	Lack of tenure Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
29	Misri	Limuru East Ward-Limuru Municipality	1,400 HH 7,000	Limuru Level 4 Hospital	Limuru Mission Primary Limuru Town Primary Limuru Model Primary	Lack of adequate infrastructure such as street lighting, sewer lines, storm water drainage channels, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
30	Free Town	Limuru East Ward-Limuru Municipality	300 HH 1,500	Limuru Level 4 Hospital	Limuru Mission Primary Limuru Town Primary Limuru Model Primary	Lack of tenure Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure

S/NO.	Informal Settlement	Location (Ward/Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
31	Kamirithu	Limuru Municipality	400 HH 2,000	Limuru Level 4 Hospital	Kamirithu Primary and Secondary School	Lack of tenure Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
32	Bibirioni	Limuru Municipality	400 HH 2,000	Limuru Level 4 Hospital	Limuru Mission Primary Limuru Town Primary Limuru Model Primary	Lack of tenure Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
33	Rwashumari	Ndeiya/Karai Ward-Limuru Municipality	400 HH 2,000	Ndeiya Level 3 Hospital	Ndeiya Primary and Secondary School	Lack of tenure Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
34	Thigio	Ndeiya-Limuru Municipality	2,000 HH 10,000	Thigio Health Centre-Level 3.	Gatuura Primary and Secondary School.	Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure

S/NO.	Informal Settlement	Location (Ward/ Urban Area)	Total Number of HH and Estimated Population	No. & Level of Health Facilities	No. of Primary & Secondary Schools	List of Services Lacking
35	Karai Nyakumu	Ndeiya/Karai Ward-Limuru Municipality	250 HH 1,000	Ndeiya Level 3 Hospital	Ndeiya Primary and Secondary School	Lack of tenure Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
	Githarane	Ndeiya-Thigio, Limuru Municipality	2,000 HH 10,000	Private Dispensaries and clinics	Kiawanda Primary and Secondary School	Lack of Tenure Lack of adequate infrastructure such as street lighting, sewer lines, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
36	Shauri Yako Ndiuni	Limuru Municipality	40 HH 200	Private Dispensaries and clinics	Ndeiya Primary and Secondary School	Lack of tenure Lack of adequate infrastructure such as street lighting, sewer lines, storm water drainage channels, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure
37	Laini Saba	Githunguri Town-Githunguri Municipality	300 HH 1,500	Githunguri Level 5 Hospital	Githunguri Township Primary Ciiko Primary School Mukua Primary School	Lack of adequate infrastructure such as street lighting, sewer lines, storm water drainage channels, roads and solid waste management equipment to supplement what already exists. Inadequate social infrastructure

## APPENDIX III: MONITORING AND EVALUATION MATRIX



	INDICATOR	DEFINITION (How it is calculated)	Baseline (What is the current value)	Target (What is the target value)	Data source (How will it be measured)	Frequency (How often will it be measured)	Responsible (Who will measure it)	Reporting (Where/how will it be reported)
GOAL								
OUTCOMES								
OUTPUT								
PROGRESS								
CHALLENGES								
NEXT STEPS								

