Evidence-informed decision-making to spur action

ACRC uptake workshop held at Stoni Athi Resort- Machakos County

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Overall Summary

African cities research consortium (ACRC) seeks to address the complex challenges that hinder urban development. It acknowledges that different actors and political interplays influence the shape of urban development, and that these agencies can either enable or suppress urban reforms. The Nairobi research teams have worked through a co-production model of conducting research and identifying the city's priority complex problems hindering economic development. A priority complex problem, in the context of this research, is a process that is impeding poverty reduction and/or economic development and/or exacerbating the climate emergency. ACRC is particularly interested in processes related to the political economy and associated political relations, as well as system failures, especially those related to a lack of system integration.

The research has brought together a pool of actors, ranging from local communities to county technocrats, county political agencies, civil society organizations, private institutions, professional bodies, academia, bilateral and multilateral agencies, and individual researchers, all of whom have expressed an interest in driving urban reforms in their respective areas of specialty. The stakeholders engaged have contributed in generating strong knowledge and expanding evidence-informed decision-making (EIDM) in Nairobi city over the last two years.

The project is entrenched on the concept that co- production processes with stakeholders from the inception to implementation results in high likelihood for urban transformation. As a result, SDI-K, in collaboration with PASGR, organized a workshop for research findings dissemination and identification of uptake opportunities (quick wins and long term programs), through co- designing of implementation matrix. The workshop was held on March 9th and 10th, 2023 at Stoni Athi Resort in Machakos County. This final research uptake convening brought together key stakeholders to collaborate, share experiences, and learn lessons in order to determine the best policies and practices to implement.

The workshop provided an opportunity for various city domains to present their most compelling evidence and collaborate on potential solutions to catalyze reforms in a variety of thematic areas. With their diverse backgrounds, the stakeholders contributed by identifying policy gaps; flagship projects by county governments which can be plugging grounds for ACRC implementation; identifying resource opportunities to steer ACRC work to the implementation phase; and connecting ACRC work to ongoing programs in other CSO's and government departments.

Acknowledgement

About SDI-K/Muungano Wa Wanavijiji

SDI-Kenya is a non-profit organization that supports the urban poor to advocate for inclusive cities, through Movement building, agenda setting and precedent setting in community urban development. Our advocacy goal is Making slums visible.

SDI-Kenya is dedicated to providing technical support to Muungano wa Wanavijiji, the National Movement of the urban poor in Kenya. Founded in 1996, Muungano wa Wanavijiji is a powerful movement that unites local groups from Cities and towns to advocate for policy changes and engage in dialogue. Their aim is to improve the quality of life for slum dwellers and urban poor in Kenya through, policy advocacy and communication with the federal, state, and municipal governments, as well as civil society and private sector groups.

"Muungano wa Wanavijiji's fundamental principles, which we promote revolves around land, housing, sustainable livelihoods, and access to essential services."

Photo Credit: KYCTV

(*Rashid Mutua- National Chairperson of Muungano wa Wanavijiji federation.*)

SDI Kenya shares Muungano wa Wanavijiji's vision of creating inclusive cities, where low-income communities have access to adequate housing and services and can live with dignity. Building on our expertise and experience, we work towards this vision through movement building, agenda setting, and precedent setting in community urban development. Our slogan, "**Building inclusive cities for the urban poor**," reflects our commitment to creating equitable and sustainable urban environments for all.

As an affiliate of SDI, which operates in over 35 countries in Africa, Asia, and Latin America, SDI-Kenya is part of a global network of organizations working to empower slum dwellers and improve the quality of life in informal settlements.

Muungano wa Wanavijiji, actively encourages its members to join savings organizations in order to address the unique challenges faced by informal settlement-based groups. Groups operate as a catalyst for people's collective activity in this way, rather than acting in place of their communities.

Muungano supports and organizes these groups to advocate for community-wide issues such as securing land rights and improving housing, water, sewage, and electricity services. The federation also supports youth groups focused on climate change action by building networks and strengthening their capacity to catalyze collective activity in their communities.

Muungano serves as a catalyst for collective action, helping communities communicate and advocate for their rights. To address the issues faced by informal settlements, Muungano follows a community-led data collection model, which helps deepen the understanding of settlement-related challenges, overstretched services, and infrastructure. This model helps identify the type and level of services needed to improve the settlement's functioning.

"To have data for action; action for communities and; the communities at the centre for it all"

SDI-Kenya aims to transform slums into resilient neighborhoods and inclusive cities through a women-led, bottom-up change agenda. This involves securing tenure and increasing access to basic services, housing, and livelihoods.

Key messages that inform SDI-Kenya/Muungano Wa Wanavijiji's work

• To collaborate with both state and non-state actors for access to basic services, land tenure, decent livelihoods and housing.

• To collaborate in strengthening our agenda setting and precedence setting

• Through policy advocacy and community engagement, SDI-Kenya is improving the quality of life for slum dwellers and urban poor in Kenya.

• The organization leverages its expertise and experience to advance the agenda of inclusive cities in Kenya.

The transformation we seek

Good economic livelihoods

Improved health and well being

Quality education

Upgraded, climate-friendly settlements and housing

Safety and security in settlements

Pro-poor data-driven development

Institutionalized collaboration between the urban poor and government

Secure land tenure for the urban poor

About African Cities Research Consortium

African Cities Research Consortium is comprised of organizations/institutions with expertise in research, policy work, community engagement and mobilization, and government engagement to generate evidence that will initiate change in African cities. They include: The University of Manchester, London School of Tropical Medicine, Development Institute, The International Environment Institute, ICLEI Africa, SDI, and PASGR among others. The project is currently in 13 African cities: Nairobi, Mogadishu, Kampala, Accra, Maiduguri, Lagos, Freetown, Khartoum, Lilongwe, Harare, Dar Es Salaam, Bukavu, and Addis Ababa. Each of the cities are at different phases of the research.

"In the 1960s, only a small percentage of individuals in African nations lived in urban areas, roughly 20%. However, as we move closer to the 2000s, more than 40% of people are living in African cities. This number is projected to increase further, with estimates suggesting that around 60% of residents will reside in African cities by 2050. Despite this, our ability to cope with this rapid urbanization and plan appropriate infrastructure has been inadequate. In response to this, numerous development partners have launched various urban transformation programs but these initiatives failed to address major issues, which inspired the formation of African Cities Research Consortium."

Photo Credit: KYCTV

(Rosebella Apollo- Research uptake officer working with PASGR)

The research is anchoring its work on four preconditions;
1. Political commitment from elites to support urban transformation

2. Mobilizing citizens in African cities to rationalize and push for change.
3. Collaborating and working with agencies to build and strengthen capacities of state actors to access and use evidence to initiate urban reforms.
4. Having formal and informal reform coalitions to catalyze urban transformation in the 13 African cities.

ACRC seeks to collaboratively and jointly build all-inclusive cities with a human face rather than an infrastructure face to respond to citizens' needs. ACRC was founded to catalyze reforms that can enable transformation within African cities and generate evidence through action oriented research that allows stakeholders to effectively communicate for transformation. A silo approach has characterized urban development in African cities. As a result, ACRC will help to break down those silos by producing robust new knowledge that enables stakeholders to;
1.Understand the political functioning in our cities, and how political systems undermine or promote development.
2.Use that political understanding to shift the conversation into cities as systems as a prerequisite to addressing complex development challenges.
3.Use that theoretical understanding to develop pro- poor development policies.

MAIN OBJECTIVE

To generate robust knowledge to contribute to development and promote the implementation of policies and programs aimed at reducing poverty and promoting economic growth to the marginalized urban individuals within the urban cities.

This objective will be achieved through an interconnected approach i.e.

- Politically informed systems analysis
- Domain analysis of the existing policies and programs/ specific areas of urban transformation to inform action research in the different cities

1.Politically informed systems analysis- To understand the existing political settlements and the systems that operate in specific cities to help in diagnosing the specific problems that are facing a city and come up with evidence informed decision making to address the challenges facing the city. In addition, it seeks to investigate how politics influences the development and investment decisions inside a city and how this might be impacted to promote positive change within a city. Political settlements examine the domains' outcomes (built environment, economic, and social) and the challenges resulting from the domains' output by identifying priority complex problems.

2. Domain analysis of the existing policies and programs/ specific areas of urban transformation to inform action research in the different cities- Domains are interconnected thematic areas or areas of interest that inform ACRC's work/motivation and are unique to each city. It is broken down into eight different domains which are categorized into three sets i.e. from the built environment (Housing, informal settlements, land and connectivity), economic facet (Structural transformation, neighborhood and district economic development) and the social facet (youth and capability development, Health, nutrition and wellbeing, safety and security).

This research focuses on four domains in Nairobi, i.e., housing; structural transformation; health, nutrition & well-being; and safety & security, with some cross-cutting threads on political settlements, city of systems, and uptake. Each domain is guided by 3 cross- cutting themes: Climate change, gender, and finances. The domains have done an extensive research and have identified priority complex problems that seeks to address the challenges the city faces. Each city is studying about four of those areas depending on what was contextually relevant to them.

Through co-production approaches with partners and stakeholders in urban transformation, ACRC has in the last 2 years generated robust knowledge, expanding the frontiers of evidence-informed decision-making (EIDM) in Nairobi city to impact changes in policy, practice and programmes with respect to urbanization in the city.

To attain this anticipated impact of urban reforms, the African Cities Research Consortium (ACRC), Slum Dwellers International- Kenya, and Partnership for African Social and Governance Research (PASGR) organized an evidence-based dissemination and uptake workshop at Stoni Athi Resort, Machakos County on the 9th-10th March 2023- meant at developing strategies for achieving intentional transformation.

Photo Credit: KYCTV

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The map of Africa showing the 12 cities

The 12 African cities are as follows;

- Accra, Ghana
- Addis Ababa, Ethiopia
- Bukavu, Democratic Republic of Congo
- Dar es Salaam, Tanzania
- Freetown, Sierra Leone
- Harare, Zimbabwe
- Kampala, Uganda

- Khartoum, Sudan

- Lagos, Nigeria
- Lilongwe, Malawi
- Maiduguri, Nigeria
- Mogadishu, Somalia
- Nairobi, Kenya

Map Credited to: ACRC

Photo Credit: KYCTV

Muungano wa Wanavijiji's perspective: ACRC impact to the community

By linking ACRC data with Muungano data, the federation has been able to use this information to **improve practices in informal settlements.** They are now exploring the potential to integrate health, nutrition and wellbeing data with a project called Locally Led Food Systems Transformation, that is funded by IIED.

The aim to **establish a support group for young mothers** in the community, where they can meet while taking their children to daycare centres to discuss their children's health. Additionally, they are considering how this data can assist in the formation of a savings group for the mothers.

They are currently examining how the data related to land, housing, and safety can strengthen evidence/database existing in Mathare informal settlement and assist in declaring **Mathare as a special planning area.** These data can be used to develop an **adaptation plan** that will build **resilience** within the informal settlement of Mathare- and scale up the initiative over time- and help them live a dignified life.

The safety and security domain has presented an opportunity for us to support the community in advocating for the **creation of recreational parks, reclamation of grabbed land meant for use as public spaces, and the restoration of the riparian reserve.** The federation has incorporated this initiative into existing climate action program called Voices for Just Climate Action, and there is potential for the domain to enhance this advocacy by linking the datasets.

ACRC has provided an opportunity to **network/connect with new stakeholders,** to collaborate, co-produce, leverage and synergize efforts.

Photo Credit: KYCTV

(Nancy Njoki, Assistant Chairperson of Muungano wa Wanavijiji federation.)

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Health, nutrition and well-being domain

Introduction

The domain focused on the poor and marginalized urban population in the Mathare and Viwandani informal settlements. It focused on uncovering and addressing health, well-being, and nutrition challenges. The domain examined food security and nutrition in the context of food systems. The domain also explored various aspects of health systems, including undernutrition, malnutrition, and diseases that are both communicable and non-communicable and are linked to food.

Study questions

1. What is the state and patterns of ill health and poor nutrition in Nairobi, with a particular focus on informal settlements?
2. What policies and political settlements influence the state and patterns of ill health and poor nutrition in Nairobi?
3. What factors enable and limit the uptake of healthy diets among the urban poor communities in Nairobi?
4. What integrated measures and interventions can inform policy and practice to improve health, nutrition and wellbeing in Nairobi's informal settlements?

Methodology

The domain conducted a literature review to understand the state and patterns of ill-health in informal settlements in Nairobi county and identify potential policies and strategies that can be developed in response.

Primary data collection-
- **Eight focus group discussions were carried out**, with four taking place in Viwandani and the remaining four in Mathare. The FGDs were categorized as follows; **female-only, male-only, mixed-gender, and young mothers.**
- In addition, **10 key informant interviews** were also conducted to complement the information gathered from the FGDs.

Key findings

Access to healthcare services
Research indicates that a significant portion of Nairobi's population, **around 60-65%,** live in informal settlements that are characterized by poverty, food insecurity, and poor health and nutrition. Moreover, these settlements often lack adequate access to quality healthcare services.

Food insecurity
In Nairobi as a whole, **29.2% of the population is food secure,** meaning they can afford quality foods in sufficient quantities, while **25.2% are severely food insecure.** Overall, approximately 70% of the population experiences some degree of food insecurity, which exposes them to an unhygienic food environment and the consumption of cheap, highly processed foods such as fast food.

Implications of high cost of fuel
In the informal settlements of Viwandani and Mathare, the **high cost of fuel** has led people to purchase food from street vendors who may compromise the safety and hygiene of their food through adulteration using **paracetamol and ARVs** for it to cook more quickly and cheaply. This practice has negative health implications, as the food is prepared in dusty areas, comes into contact with flies, and is often stored improperly. As a result, new diseases are beginning to emerge as a consequence of these food practices.
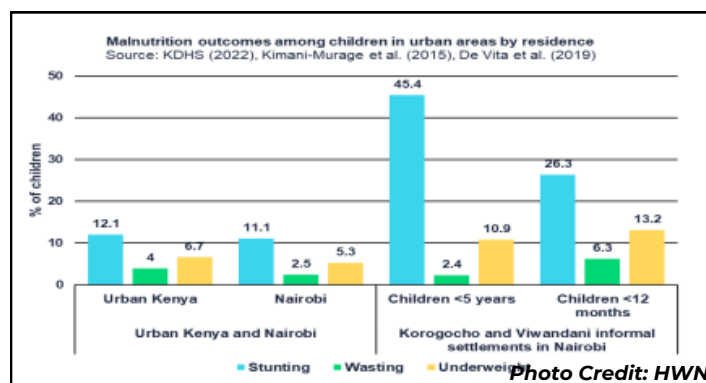

Photo Credit: KYCTV

(Inviolata Njoroge- Senior research officer at LVCT Health. She is also a HWN domain researcher.)

Nutrition-related issues

There are several instances of nutrition-related issues **among children, including stunting, wasting, underweight, and deficiencies in micronutrients.** During the focus group discussions conducted with community schools, it was observed that certain segments of the population are more affected by food insecurity than others. **Specifically, children, older individuals, and people with disabilities were noted to be most impacted by food insecurity within households.** Children, for example, are particularly vulnerable since they lack money to purchase food and may be left at home without access to meals.

Even if they attend school, they may still experience hunger until their mother returns home or until they receive food at school. Interestingly, it was reported that some men purchase "mutura" (a type of food) on their way home from work and leave ugali and kales at home for their wives and children. In such situations, children may be left without adequate access to healthy diets, which can be a serious concern.

Malnutrition outcomes among children in urban areas by residence
Source: KDHS (2022), Kimani-Murage et al. (2015), De Vita et al. (2019)

Photo Credit: HWN

The first graph shows nutrition outcomes for children in urban areas, divided by residency. The first three bars indicate urban areas throughout Kenya, followed by the next three bars, which represent Nairobi specifically. **The second set of bars, which depict the informal settlements of Korogocho and Viwandani, show much higher rates of poor nutrition outcomes than the other areas.** The first blue bar, which represents stunting, is particularly high in Korogocho and Viwandani compared to the other areas. The second bar, which represents Westland's, shows that urban Kenya has a 4% rate of poor nutrition outcomes, whereas Korogocho and Viwandani have a rate of 2%.

The underweight percentage for Kenya as a whole is 6.7, but for Korogocho and Viwandani it is 13.2%. This graph is indicative of the poor nutrition and health outcomes experienced in informal settlements.

Policies Influencing Health and Nutrition in Nairobi

The domain also analyzed the policies that influence health and nutrition in Nairobi. The challenges of ill-health, poor nutrition, and inadequate food are reflected in numerous policies that are aligned with the Constitution of Kenya, Vision 2030, the Big 4 Agenda, and the Sustainable Development Goals. The policies influencing health and nutrition are shown in the figure below.
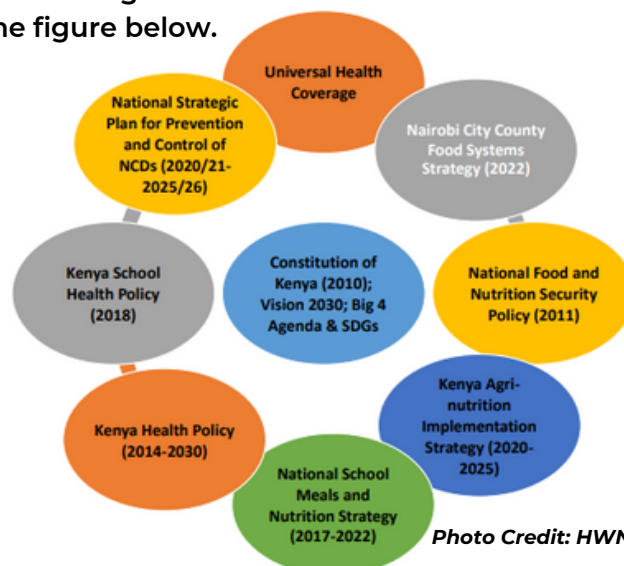
Photo Credit: HWN

Gaps identified in these policies

Many of these policies do not adequately address urban areas, particularly informal settlements, and they lack a collaborative, multi-sectoral approach to problem-solving. Additionally, there is a conflict of interests between the national and county governments in program implementation and coordination. Furthermore, these policies are not community-centered or community-driven. Moreover, there are various conflicting interests among state and non-state actors, which leads to complex political settlements and power dynamics.

Factors that Enable and Limit the Uptake of Healthy Diets in Nairobi's Informal Settlements

Economic and household income factors

- Poverty, high cost of food, high cost of cooking fuel, unemployment, household size, high cost of medical care, access to cheap, fast and highly processed food.

Social and housing factors

- Cultural and religious perceptions, poor access to water and sanitation services, awareness and knowledge on healthy diets, access to school feeding and other local level interventions, access to own food production, food safety and hygiene, poor maternal and child care practices, alcoholism among young mothers.

Photo Credit: KYCTV

(Dr. Veronica Mwangi, a lecturer at UON. She is also a HWN domain researcher.)

Priority complex problem (PCP)

The research concluded that children in Nairobi's informal settlements are at a higher risk of experiencing negative health and nutrition outcomes. Malnutrition-related issues like stunting, wasting, and underweight tend to affect the growth and development of children more than other community members. It is important to focus on improving the diets of children to ensure they have access to healthy food and enhance their overall health and development.

Proposed PCP:

- To improve the health and nutrition conditions of children living in informal settlements. This can be achieved through;

Achieved through;

Advocacy → Training
Capacity building
School farming
Mainstreaming of HSF in school feeding programmes
Community based informal daycare centres

Stakeholder to ensure the success of the PCP

- Schools, Daycare centers, Households, Parents, Community, Non-governmental organizations, Faith-based organizations, Researchers/academia, Nairobi County relevant government departments.

Strategies to be employed;

- Tap into Nairobi City County's proposed programme of providing free lunch to all primary school-going children.
- Tap into Nairobi county's food system strategy (2022) that aims to promote affordable, accessible, nutritious and safe food for all Nairobi residents.
- Tap into existing school feeding and farming programs, and day care centres in Mathare and Viwandani
- Collaborate with APHRC that are researching on food systems and SHOFCO who have ECD centres in Kibera, Mukuru and Mathare.

Anticipated outcome

The primary goal is to enhance the health and nutrition of children living in the informal settlement. The domain aims to provide training and improve the capacity for promoting healthy diets. They have also established partnerships with the community and other relevant sectors and stakeholders to promote the attainment of relevant Sustainable Development Goals (SDGs) related to food security, poverty reduction, health, and the new urban agenda at the local level.

Photo Credit: KYCTV

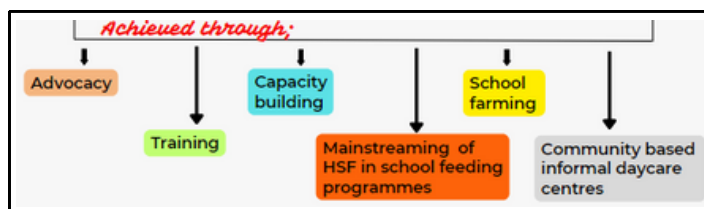*(Prof. Sam Owuor, a lecturer at UON and the lead researcher for the HWN domain)*

"Our goal is not to re-invent, but to enhance the current structures in place. We have ongoing programs such as school feeding, school farming, and daycare centers, but we are focused on how we can contribute to the conversation and make a positive impact."

Health, nutrition and well-being Implementation matrix

Domains	Actions/Quick wins	Actors/Who	When
Health, nutrition and well-being	The new school feeding program is targeting all the 17 sub-counties in Nairobi. The county has already identified the schools that will host the central kitchen. The construction of these central kitchens shall begin in March. The school feeding program shall begin at the start of the new financial year.	The county government • The food and agriculture sub-sector • The health, wellness and nutrition sub-sector- Jessica Mbochi • The education sub-sector • The WASH coordinators The national government • The Ministry of Education Monitoring and evaluation team	September 2023
	Scaling up on school farming to supply produce to the central kitchen.		September 2023
	Ongoing high impact nutrition intervention programs in informal settlements. These are targeted to the daycare centers and schools. Through this intervention, the county provides supplements such as Vitamin A, deworming and promote growth monitoring and promotion among young mothers and children.		Ongoing

Housing domain

Introduction

In African cities, there are numerous challenges, with housing being a crucial concern due to its significant utilization of land. **In Nairobi, housing and settlement occupy approximately 70-80% of the land,** making the conversation of sustainable housing pertinent. Discussions around housing security cover several aspects, such as affordable housing, informal housing settlements, middle-income housing, infrastructure, and service provision. The domain looked at the entire spectrum of housing, from formal to informal.

Gaps/Challenges in the housing sector

- There is **lack of articulation of decision-making processes to determine priorities in decision-making spaces** for various decision actors across the housing spectrum and their capacities without under- or over-providing housing units.
- In addition, **aligning demand-side and supply-side issues is challenging due to the diverse conditions involved.** These conditions include varying housing typologies (supply), housing behavior (demand), life events (demand), housing production systems that differ from generalized supply chain models (supply), and varying decision-making timelines and solutions within the enabling environment.

Methodology

The domain used a case study approach to conduct a thorough analysis of the Nairobi environment, taking into account the diverse spatial and typological variations across the city. The study aimed to capture a temporal diversity by including both old/unfinished housing settlements like Kibera, Lang'ata, and Karen, which have existed for some time, and newer housing settlements like Githogoro, Runda, and Ruaka.

The domain employed a value chain approach that helped in isolating four key issues. To identify the most critical housing problems, the systemic approach was necessary to consider both housing consumption and production.

This required creating a system dynamic map and model that covers operational issues in the housing settlement ecosystem, as well as areas of dependencies and opportunities for synergy. The key issues identified include:

1. **Housing stock submarkets-** Market for Housing Services, Housing Property Market, Construction Market, Housing Stock
2. **Housing typologies-** intergenerational/inherited land housing, Slums/Shacks, Informal settlements, middle- income settlements, High middle-income settlements, 'uber rich' settlements
3. **Production-led decisions-** Dweller-initiated production; - self-build/ market driven, Private-led production; - mass/market riven provision, State driven production; - mass/nonmarket driven, Civic-led production; – self-build/nonmarket driven
4. **Owner-led decisions-** Owner-occupied decisions, Consumer related decisions, Investment owned decisions

Through the value chain approach, **three key themes emerged** that are interlinked and feedback to decision-making processes.

1. To map out the cause-effect of the housing ecosystem in the study zones. This was through looking at the four key sub-markets i.e., Markets for services like renting; the housing property market; the construction market, and stock adjustment across all the typologies.

2. To map out the different types of decision-making and identify the key demand issues for decision-making. This was demonstrated by comparing the value of a dwelling to the characteristics that influence decision-making forms (dweller-initiated, production-led, ownership-led, consumer-led, etc.).

3. To map decision-makers at various levels of jurisdictional responsibility, such as stakeholders at the national decision-making level, county level, neighborhood level, and site level. This was essential in identifying the priority complex problems to determine the areas that need an appraisal, determining activities to be considered by stakeholders, and those that need further planning.

Scope of work

The domain investigated the intersection of high-income, middle-income, and low-income housing in four key case study areas/zones.

- ○ Zone 1- Githogoro, Ruaka, Runda;
- ○ Zone 2- Kangemi, Mountain View, Loresho;
- ○ Zone 3- Mathare, Pangani, Eastleigh, Ngara, Muthaiga;
- ○ Zone 4- Kibera, Lang'ata, Karen

Note: The three settlement typologies, namely high, middle, and low-income areas, co- exist geographically and almost identical across different cities in Nairobi.

Photo Credit: KYCTV

(*Dr. Linda Nkatha is an architect by profession and a lecturer at the University of Nairobi. She is the research lead for the housing domain in Nairobi.*)

Data collection

The information was obtained from KNBS enumeration area data, existing UKaid data collection points for informal settlements and land. The primary data collected was for the purchasing cost and GIS modeling.

Key findings

Demand-side issues relating to end-user demographics,

- Population distribution by Gender
- Age distribution per region
- The density of persons per square kilometer
- The population that rents versus the population that owns occupied property
- If owner occupied, how many were purchased/inherited/constructed, and If rented, via what means individual/government/company?
- Mobility assets owned

Supply-side relating to housing stock provision

- Rental Market – 1Br to 6Brs – for different housing typologies (at least 100 houses per zone)
- Asset Market – 1Br to 6Brs – for different housing typologies (at least 100 houses per zone)
- Housing value market – Rental yield calculation
- Construction market / · Cost of Land per zone · Material used (roofing/wall/floor _ KNBS) · Infra and Services _KNBS
- Stock adjustment (pending GIS modeling)

Demographics

The **most significant age group in the 12 sectors is age set 20-34,** accounting for 26%-40% of the population. This brings up concerns regarding the interest levels of ownership of housing in the city, which has been a contentious issue in the past. Additionally, high-income settlements in each of the four zones have a higher percentage of individuals in the Above 60's age set and fewer individuals in the 0-4 year old age set, leading to concerns about settlement infrastructure and services.

Population Densities per region

Population densities differ according to the region;

- ○ Kibera is 163 times more populated than Karen and 81 times more populated than Langata
- ○ Mathare is 108 times more populated than Muthaiga and 3 times more populated than Pangani, Eastleigh and Ngara
- ○ Kangemi is 17 times more populated than Loresho and 4 times more populated than Mountain view
- ○ Ruaka is 6 times more populated than Runda

Occupancy status

Nairobi is predominantly a renter household city with individual renter decisions. However, over time, some renters may transition to purchasing their own homes. In informal settlements, inheritance is a significant form of structure ownership.

Owner occupied housing

Ownership levels are slightly higher in high-income settlements and Langata. Among those who own, in established high-income areas such as Karen and Muthaiga, the houses are mainly constructed, while in upcoming areas like Loresho, they are mainly purchased. In established middle-income areas like Langata and Mountain View, more than 50% of owner-occupied houses were constructed, while in areas like Pangani, Eastleigh, and Ngara, they were mainly purchased. It is unclear if there is a shift from constructed to purchase arrangements over time. Surprisingly, in informal settlements, inheritance is a significant form of ownership, with Kangemi at 42%, Kibera at 52%, and Mathare at 33%.

Renter-occupied housing

Out of those who rent, 83% rent individually, while national and local governments' rented houses only make up 7% of rentals. Private companies, FBOs (Faith-Based Organizations), and NGOs are responsible for an average of 10% of rentals.

Predominant housing typologies

The most common types of housing units for both sale and rent across all four zones are:
- In high-income settlements, 3-bed, 4-bed, and 5-bed townhouses are predominant.
- In middle-income settlements, 1-bed, 2-bed, 3-bed, and 4-bed apartments are predominant.
- In informal settlements, shacks, 1-bed, and 2-bed rooms, as well as walk-up tenements, are predominant. Kibera, in particular, has one-floor typologies.

The distribution of housing typologies for sale and rent is consistent across all four zones. The question remains whether there is a spectrum of high to low-income housing across the zones and whether there is distributional equity within each zone.

Housing price variation

The prices of houses with the same typology vary across different zones.

	Av. Rental cost range per month	Av. Buying cost range
Single room	Ksh. 2.8K – 4.2K (1.4K difference)	-
Double room	Ksh. 5.3K – 7.7K (2.4K difference)	-
bedsitter	Ksh. 4.5K – 8.1K (3.6K difference)	-
1-Bed	Ksh. 21K – 66K (45K difference)	Ksh. 5M – 13M (8M difference)
2-Bed	Ksh. 32K – 76K (44K difference)	Ksh. 8M – 11M (3M difference)
3-Bed	Ksh. 49K – 260K (211K difference)	Ksh. 11M – 128M (117M difference)
4-Bed	Ksh. 73K – 290K (217K difference)	Ksh. 22M – 288M (266M difference)
5-Bed	Ksh. 300K – 500K (200K difference)	Ksh. 96M – 420M (324M difference)
6-Bed	Ksh. 320K – 560K (240K difference)	Ksh. 114M – 464M (350M difference)

Photo Credit: Housing

Building materials

The prevalent building materials are consistent across all four zones, including iron sheets for roofing, concrete and stone for formal walls, and iron sheets and mud for informal walls in the case of Kibera. Concrete is the typical material used for floors.

Land

The cost of land is highest in middle-income settlement areas, specifically Pangani, Ngara, Eastleigh, Langata, Mountain View, and Ruaka. However, high-income and informal settlements have similar cost bands for land.
It is worth noting that the cost of land in Muthaiga is almost the same as the cost of land in Mathare.

"There is a need to rethink about land value capture mechanisms from a policy perspective."

Infrastructure and services

There is an uneven distribution of infrastructure and services across the settlements.

Water

The source of drinking water for households varies depending on the zone. In informal settlements, 30% to 48% of households obtain their water from public taps and standpipes. In Karen and Langata settlements, 28% to 33% of households rely on boreholes for their water supply. In Muthaiga, Pangani, Ngara, and Eastleigh, 42% to 48% of households have piped water to their dwelling as their main source of water. In Loresho and Mountain View, 32% to 43% of households have piped water to their yard or plot.

Human waste disposal

The method of human waste disposal in households varies in each zone.
- Loresho, Mountain view, and Kangemi areas have 46% to 54% of households using pit latrines.

- In Langata and Karen areas, 50% to 67% of households use septic tanks.
- Pangani, Eastleigh, Ngara, and Mathare areas have the highest connection to the main sewer, with 72% to 78% of households connected.

Solid waste disposal
Solid waste disposal varies according to income level:
- In middle- and high-income settlements, private companies collect most of the solid waste (47% to 57% of households).
- In informal settlements, households often dispose of their waste by dumping it in their compounds, streets, vacant plots, drains or pit latrines.
- Community-based organizations or faith-based organizations collect around 14% of solid waste, which is similar to the collection by the county government (also 14%) on average. Private companies collect 40% of the waste in the surveyed areas.

Priority complex problems

Considerations for the identification of PCPs
1. **Identification of three power arenas within the housing spectra-** The rental housing arena through which reforms can be launched (potential area for change), the urban transformation arena (The larger urban development ecosystem- zooming out the broader space of the position of housing in the urban areas) and the arena of just redefining spatial architecture of these areas.
2. Existing institutional structures and collaboration networks.-
3. The need for a political force of people and networks.

PCP1: The high incidence of rental occupancy in urban areas- the need to bring rental housing to the forefront of the housing agenda in urban areas

PCP2: The impact of housing sub-markets relative to the larger urban development and urban economy of the city. The need to particularly bring rental housing settlements at the fore of ongoing urban transformation development agenda

PCP 3: Lack of articulated functional assignments and decision roles in urban housing and settlement decision spaces- the need to identify and synergize the roles of multiple players in Kenya's housing and settlement space towards a bankable institutional architecture of urban areas

Detailed overview of the PCPs
- **PCP1: The high incidence of rental occupancy in urban areas- the need to bring rental housing to the forefront of the housing agenda in urban areas**

The anticipated outcome is a rental housing industry that encourages consistent decision-making at both the city/county and metropolitan levels, while still recognizing the importance of homeownership in urban regions.

There is a need to co-produce the information gathered to develop a joint action plan through;
1. **Conducting an in-depth next level evaluation of the rental housing sector in Nairobi** to better understand and address issues related to safe, decent, affordable, and socioeconomically balanced rental options. This evaluation will involve:

a) Further **investigating renter issues** to gain a better understanding of their nature.
b) Identifying **the role rental housing plays in the broader socio-economic development** of Nairobi.
c) Developing a **system that categorizes the various types and forms of rental housing available** in the Nairobi metropolitan area.

2. To clearly **define what is meant by affordable housing in the Kenyan context.**

3. The **National Housing Policy needs to be reviewed and updated,** and a separate policy developed specifically for the Nairobi Metropolitan area.

4. **Creating value chains** for both landlords and tenants is necessary. Maintaining a stable relationship between landlords and renters is crucial. Landlords play a critical role in managing housing affordability and reducing the deficit.

City priorities for uptake work

There are three key areas to address in order to develop Nairobi's housing sector: identifying priority policies and programs that promote balanced settlement structures and urban growth, coordinating targeted reforms across all aspects of the housing sector to drive development at the city and national levels, and addressing the different priorities of various demographic groups when it comes to shelter.

- **PCP2: The impact of housing sub-markets relative to the larger urban development and urban economy of the city. The need to particularly bring rental housing settlements at the fore of ongoing urban transformation development agenda**

The expected outcome is to highlight the crucial role that developing and managing housing and settlements plays in the economic well-being of the city. Additionally, the aim is to reframe the challenges faced by the urban poor and other marginalized groups within Nairobi's housing and settlement ecosystem, viewing them not as isolated issues but as part of a larger narrative of urban development relationships and processes.

There is a need to co-produce the information gathered to develop a joint action plan incorporating the following into existing urban development agendas:

1. **Develop a clear vision for the structure of the Nairobi Metropolitan area** and investigate the role that housing and settlements play in either enhancing or hindering efficiency.
2. **Place greater emphasis on rental housing and its sub-markets in urban development discussions.** This is essential for establishing and managing balanced urban growth and development, particularly in achieving livable urban areas and cities. Additionally, rental housing is key to developing tools for genuine co-production of the city, ensuring the social function of the city is maintained, and promoting public-private community-driven residential solutions to support balanced urban development.

City priorities for uptake work

The focus is on mobilizing and allocating resources in a mixed economy to address the growing demand for housing. Additionally, there is a need to strike a balance between meeting the diverse needs of a few or addressing the basic needs of many people.

- **PCP 3: Lack of articulated functional assignments and decision roles in urban housing and settlement decision spaces- the need to identify and synergize the roles of multiple players in Kenya's housing and settlement space towards a bankable institutional architecture of urban areas**

The expected results include achieving a collective harmony between various elements of housing actions (products), the activities and achievements of both users and actors, and establishing a balanced and equitable approach that involves both local decision-making control and central planning to address housing and settlement issues.

The aim is to establish functional assignments for different dimensions of housing sub-market spaces, including production-led decision-making for the supply-side and ownership-led decision-making for the demand-side. These assignments will be aligned for different types of ownership and providers of rent. Additionally, the functional assignments will be mapped to various actors in the housing and settlement space, including actor mapping, actor-to-actor network mapping, recipient mapping, and actor-to-recipient network mapping.

City priorities for uptake work

There is a need to establish collaboration and commitment among all stakeholders in the housing ecosystem by building synergies. This involves identifying the necessary institutional features and feedback relations to support decision-making across all jurisdictional spaces, including site-level, neighborhood-level, city-level, and national-level decision-making in housing.

Housing domain Implementation matrix

Domains	Actions/Quick wins	Actors/Who	When
Housing domain	Development of the Nairobi Metropolitan housing policy	National governemnt • State department for housing • The National Assembly County government • The housing and urban renewal department Non state actors • NGOs, CBOs	By end of the financial year- June 2023
	To review and update Kenya's National housing policy	• Housing domain • County department of housing • Uptake research team • Non state actors • Muungano wa wanavijiji • Academia	"
	To have housing research labs		"
	There is a need to initiate institutional architecture and relevant legislation/policy- Review taxation and construction materials and include different stakeholders		"

Photo Credit: KYCTV

Photo Credit: KYCTV

https://www.muungano.net/   https://www.african-cities.org/

Safety and security domain

Introduction

The domain seeks to define security and how it is co-produced in Nairobi. The production of security by security personnel, women, community health volunteers, and urban planners is referred to as co-production of security.

Research objectives

1. To provide a general analysis of the co-production of security in Nairobi, with particular attention to the structural forces and processes that shape perceptions and practices of safety and (in)security for Nairobi's residents.
2. To develop a city-scale analysis of the security domain, mapping the major and minor actors, institutions, geographies and structural forces shaping "traditional" security in the city.
3. To analyze neighborhood-level vulnerabilities to insecurity as well as local safety and security practices which are building alternatives to punitive security.

Methodology and data collection

The domain employed the use of a qualitative research approach through desktop research. In addition, key informant interviews, a survey, and research diaries were conducted.

The domain findings were derived from eight research diaries completed in various Nairobi neighborhoods, including two young men from Kayole, one from Mukuru, two from Mathare, one from Statehouse Road, one from Buruburu, and one from Ruai, representing a cross-section of Nairobi neighborhoods.

Over the course of a month, the diary writers recorded their daily observations and perceptions of security incidents.

Research conclusions were drawn from the research diaries, surveys, KIIs, and focus groups which took place between May and August 2022.

Key research questions/themes

Contextual definition of safety and security

It examined **people's perceptions of security, how their encounters influenced their outlook on safety and security, and how these views differed** based on their geographical location, ethnicity, religious beliefs, access to food, eviction history, disability and other relevant factors. Moreover, the research aimed to comprehend the elements that render individuals susceptible to insecurity.

Production of security

It aimed to **examine the most relevant state and non-state actors in the production of security and the types of security produced in Nairobi** city. It also focused on exploring the political and historical dynamics that underpin the co-production of security and comprehending women's role in the co-production of security in their communities. The domain also aimed to understand the role of formal "security" in either supporting or disrupting political settlements in Kenya/Nairobi.

Women have traditionally contributed to security by engaging in conversations with and disciplining their children. Shopkeepers also play a critical role in providing security as they offer information and their presence is reassuring to people. For instance, Kazi Mtaani initiative helped to decrease crime rates in Kibera and Mathare.

Photo Credit: KYCTV

(Dr. Wangui Kimari is a lecturer at the University of Cape Town and co-leads the safety and security domain with Zlotan Gluck of the American University.)

Conjunctural analysis of safety and security

It refers to the **intersection of various factors to produce differentiated experiences of vulnerability and insecurity.** For example, a combination of unemployment, evictions and inflation would worsen the crime rate in our settlements. It sought to comprehend how the economic, ecological, and political crises interface to shape insecurity and the type of insecurity produced within a settlement.

Structural analysis of safety and security

It seeks to identify the **main drivers and structural concerns that underpin safety and security.** For example, long-term unemployment causes idleness, which leads to criminal activity. It also sought to understand the processes that support security at the city-scale and how they vary across different neighborhoods and perspectives (concerning factors such as race, ethnicity, social class, gender, disability, age, and religion).

Event-based analysis of insecurity

It sought to understand **how evictions, terrorism, pandemics and climate change (floods, droughts, and fires) exacerbate insecurity.** It also looked at how events like elections can become a security issue. Drought, for example, has further compounded cattle raids in northern Kenya.

Alternatives to punitive security

It examined **punitive actions against security, such as existing groups, practices, processes and/or movements are building alternatives that provide security.** In Kenya, much emphasis is placed on punitive measures not aimed at rehabilitation or conservation of the structural factors contributing to safety. There is a need to recognize the **role of community health volunteers and how they contribute to community security.** It is also necessary to learn from them and make them visible as security actors to implement security. It also sought to understand the opportunities that exist to support and further advance security and, by extension, the reform projects that have already been tried in the security sector which have stalled or failed.

Key findings

One's position in society

*I*dentities such as **poverty, living in a poor urban settlement, gender, age etc. influence how people perceive insecurity,** their feelings of safety in specific areas, and and the frequency of security events. One instance of this is evident in the research diaries where a person living in Statehouse Road did not document any security incidents, whereas a person residing in Mathare informal settlement reported multiple incidents on the same day.

Events

These refer to **specific events that can worsen insecurity such as evictions, elections and fires.** People did not feel the police reform process had worked as they were still reporting the same incidences after 15 years of having these reforms.

Age

Young people (18-35yrs) felt vulnerable to insecurity because of unemployment. They felt their peers were susceptible to drug abuse and influence, pushing them into crime. In addition, they often lack the means to improve their living conditions. Moreover, there were instances where children expressed feelings of insecurity as a result of not having adequate playgrounds or designated play areas. As a result, some children resorted to playing in unsafe areas such as roadsides, dumping areas, or poorly lit areas.

The infrastructure/ City of systems

One's access to services and specific life chances are correlated with how safe one feels. The access to water, waste collection services, transportation, high-quality doors, security lighting, good housing etc. all influenced how residents perceived the level of security in their neighborhoods.

For example, in terms of garbage collection, a resident of Buruburu stated that the garbage collectors from Kiambiu appeared menacing; therefore, residents were forced to hide their bicycles every time the waste pickers went to collect garbage in their community. This illustrates the stereotyping that exists from people from Kiambiu due to the informal services being rendered.

Types of security actors

- Police (GSU, ATPU)
- Landlords,
- Nyumba Kumi,
- Shop keepers/Small business owners
- Youth and old men bases,
- Security personnel
- Women (invisible, emotional, gendered labour)

Local security measures

- Gates
- WhatsApp groups
- Resident associations
- Rumour mill
- Askaris

N/B- Many people did not consider the police as a viable security mechanisms.

Priority complex problems

PCP1: Child-centered and environmentally designed play spaces in low-income neighbourhoods

The concept involves developing child-centered spaces that can serve multiple purposes, including **providing a safe area for children to play while also promoting environmental outcomes** such as water harvesting or community gardening. Interventions in the physical environment may be faster to implement than policy interventions.

Why focus on playgrounds?
They are a readily available option that can be easily adapted for multi-purpose use and scaled up in various settlements. The development of child-centered play spaces can also **address concerns related to climate change.** It is evident that the inadequate planning and lack of space reflects a system failure, and there is a need for a comprehensive response. Various organizations and coalitions can collaborate to support the creation of child-centered play spaces.

PCP2: Handbook to document the costs of petty offences on vulnerable communities and to showcase alternative and non-punitive approaches to local security provision

The research findings **aim to support organizations working towards decriminalizing minor offenses.** To achieve this, there is a need to develop a handbook that highlights the costs of petty offenses, which can **aid in promoting a culture that denormalizes them.** Distributing the handbook to young people can also provide them with a **tool for advocacy.**

To gather information for this, the domain conducted a pilot survey involving 40 young people who responded to questions regarding petty offenses. The survey revealed that 65% of the respondents, with an average age of 23, had been arrested by the police on minor grounds. However, 75% of these individuals were not charged or booked for any offense and were not given an OB number or taken to a police station. The respondents also highlighted the costs of petty offenses, including loss of income, trauma, distrust of security organs, and the use of security services for non-essential (anti-human rights) purposes.

Uptake priorities

There is a need to align the priority complex problems with the Nairobi city priorities.
1. Plug into the renewed focus on security in the CBD
2. ·Disbandment of the Special Service Unit (SSU) by the President.
3. Tap into Nairobi Governor, Johnson Sakaja's manifesto a with special attention to youth and social spaces including sports and talents. It also talks of a city of order and promotes inclusivity

Quick wins

The quick wins involve partnering with residents' associations and human rights groups, such as social justice centers in various settlements. It is also crucial to facilitate ongoing community dialogues and promote police and community mediation. In addition, there is need to tap into community-based organizations and self-help groups that help provide security.

Safety and security Implementation matrix

Domains	Actions/Quick wins	Actors/Who	When
Safety and security	Recommendation to also focus on recreation of spaces alongside child-friendly spaces. The county government through Governor Sakaja currently has plans to upgrade Dandora Stadium, Basketball court in Jericho by end of this year.	Department of sports	December 2023
	Reclaim spaces along the riparian areas in Nairobi county by the Nairobi River Commission	The green Nairobi sector Department of environment, natural resources and climate change Non-state actors	April 2023
	There are 25 social halls in Nairobi. Currently, the county government plans on renovating existing ones and constructing more of these social halls. (These are spaces used by young people in performing arts, boxing to address issues of crime)	County government ACRC Research team (for community sensitization and planning for the social halls locations, and flexibility of use).	Ongoing
	The current government is keen on continuing with the Street lighting project.	County government- Mobility and works department	Ongoing
	Have the physical handbook on the cost of petty offences in a digital format (animation)	Muungano wa Wanavijiji SDI MSPARC KDI Social Justice centres	Three months
	Development of a county youth policy	Department of youth	December 2023

Structural transformation domain

Introduction

Structural transformation refers to a shift in the sources of economic growth and development, as firms move from low-productivity to higher-productivity that are better able to support sustained economic growth and rising living standards.

There is significant evidence from both eastern and western countries suggesting that **urbanization typically results in higher rates of employment in the industrial production sector, leading to increased manufacturing and turnover.** However, **this trend is not reflected in Nairobi and many other African cities.** Despite significant urbanization in these cities, a large portion of the population remains employed in low-productivity sectors, such as agriculture, where employment numbers are typically less than 100 and turnover is low.

Productivity in these sectors is determined by calculating the contribution of each employee, which can be used to compare the output/input management of different economic activities within these sectors. This is the issue Nairobi is facing despite being a fully urbanized city, the majority of the population is employed in low-paying jobs that do not require high skill levels and offer no benefits such as registration with NHIF and NSSF. These workers also lack employee protections and have little to no job security. Therefore the domain has attempting to understand why this is the case and why people persist in these types of jobs despite the city's urbanization.

Photo Credit: KYCTV

(Dr. Joshua Magero is a lecturer at the University of Cape town and leads the structural transformation domain.)

Key research questions

1. What are the patterns of structural transformation, in the city and in the national level?
2. What is the (spatial) distribution of economic activity in the city, and how is it related to the patterns of structural transformation?
3. What are the drivers of city level structural transformation, and what are the constraints to structural transformation in the Nairobi city and adjoining counties?
4. How does the configuration of power domain shape the possibilities of enhancing ST in cities + sustainable development of Nairobi city?
5. What is the priority complex problem in this domain?

Methodology

The domain employed both qualitative and quantitative research methods. They used Kenya National Bureau of Statistics (KNBS) datasets that states the establishment status, business registration, the amount generated by the establishments, number and gender of employees, type of employment, amount of working hours, and their skillset.

In addition, the domain conducted key informant interviews and focus group discussions with policymakers, representatives from the private sector, and both state and non-state actors. The quantitative aspect involved using statistical packages and available firm data to perform advanced statistical analyses and estimate productivity for various sectors at the city level.

Key findings

Establishments by Counties

The domain focused on Nairobi County as well as the adjacent counties that border it, which include Kajiado, Kiambu, and Machakos. Out of all the counties, Nairobi County accounts for 65% of the business funds, with Kajiado at 8%, Machakos at 13%, and Kiambu at 14%.

Classification of firms by Productivity levels

According to productivity levels, the **majority of businesses in Kenya are categorized as medium productivity,** while only a small percentage (13%) fall under the high productivity sector and 28% are classified as low productivity sectors. The classification heavily relies on the type of industry the business is involved in.

For instance, urban agriculture is typically classified as low productivity due to the low number of employees and turnover, informal contracts, and lack of registration. Based on these categories, **businesses can be classified as high, medium, or low productivity depending on the sector they operate in,** such as manufacturing, industry, mining, and construction. Overall, most enterprises in Nairobi fall under the medium productivity category.

Note: There appears to be a persistent problem in Nairobi where many businesses are stagnating in their current level of productivity.

Distribution of economic activities by subcounty/constituency.

There are noticeable differences in the distribution of economic activities across various counties. To address this, the domain conducted a detailed analysis that considers Nairobi County as a whole but examines whether there are significant differences in outcomes between various areas within the county, such as Mathare and Muthaiga. Specifically, they looked at how businesses in these areas differ in terms of their productivity, annual turnover, employment practices, and other factors. Overall, they identified that there are significant variations in economic activity and business practices across different sub-counties.

Concentration of establishments

There is a **significant concentration of businesses in the agricultural and service sectors,** which is why most firms in Nairobi fall into the medium productivity category, neither low nor high. Agricultural activities are considered low productivity, while the service sector is dominated by wholesale and retail businesses, which heavily rely on renting.

Constraints/drivers to structural transformation

Economic factors- high cost of doing business, licensing problems, limited access to finance and credit, political good will, political instabilities which affect the cost of doing business.

Economic barriers

1. **General Infrastructure problems**
(access to water, electricity, roads connection)

2. **High cost of, and limited access to capital**
The majority of businesses faced difficulties in accessing credit, and even when they did manage to access it, the high cost associated with it deterred them from doing so.

3. **Tariff and non-tariff barriers**
Businesses involved in international trade, both importing and exporting, faced significant challenges such as high tariffs and non-tariff barriers. For instance, at the border, Ugandan police were reported to vandalize goods and there were cases of women traders being subjected to rape or having to bribe border officials to allow them to cross with their goods.

4. **Unfair competition from foreign firms**
Local firms faced unfair competition from foreign firms that were protected by the state and enjoyed tax exemptions. As a result, the foreign firms were able to dominate the market and hinder the growth of local firms.

5. **Lack of proper location for setting up enterprises**
Smaller enterprises often face harassment due to the absence of suitable locations for them to operate from.

Political barriers

- **Political interference-instability**
- **Complicated bureaucracy and regulation/licensing problems and Corruption (Informal payments)**

To run a business in Nairobi in 2022, it is necessary to obtain at least five licenses from various locations, undergo system profiling, and obtain regulatory certificates.

Obtaining these licenses can be challenging as it is unclear whether they are issued by the national or county government, as there is a lack of clear-cut responsibilities. This ambiguity creates a barrier to businesses, and some may resort to informal payments to obtain necessary licenses. Additionally, certain groups may offer licenses and necessary utilities such as water and electricity but require informal payments, resulting in corruption.

- **Inadequate government support services and unregulated/Unrecognized service producers.**

The government's support services for export-oriented businesses are inadequate, particularly in terms of promotional efforts and export product support. **Unregulated service providers or "cartels" are heavily involved in County operations, and they are difficult to eliminate because they offer protection and essential utilities like water and electricity.** For example, in areas like Mathare, cartels provide electricity through the "sambaza stima initiative," and the government is powerless to stop them. The issue of cartel involvement in business is complex, and addressing it requires context-specific solutions.

The **main problem in the County is the cartels' provision of infrastructure to households and businesses that do not have proof of property ownership** required to connect electricity from the grid. It is challenging to deal with cartels, and a contextualized approach is necessary.

Years of operation of businesses
Many businesses have been operating for less than a decade, and the number of years firms have been in operation is decreasing. The majority of businesses are relatively young, with most falling within the 0-19 years range. As businesses expand their operations, they often become smaller in size. Very few businesses have been operating for more than 50 years, as indicated by the number of establishments.

Location of Establishments
From the data analysis, **the businesses were primarily located in commercial areas, such as the central business district (CBD), in buildings rather than in industrial or residential areas with restricted zones.**

However, some businesses located in special economic zones in the industrial areas enjoy government subsidies such as reduced land and electricity rates. While they benefit from reduced costs of production, **they do not have direct access to daily customers and must incur transportation costs to reach them.**

Earnings per worker
The domain divided the reported total wages by the number of employees to determine the per capita earnings of each person in the organization in 2016. It appears that there has been a double increase in these earnings, which is positive, but it's unclear which sector this increase came from.

Priority key problems

a. PCP1: The high cost of doing business.
The statistics indicate that **80% of businesses operate informally,** and when employment opportunities arise, 90% of them tend to be in the informal sector. This suggests that Nairobi, like other cities in sub-Saharan Africa, is dominated by informal businesses.

'How can we boost the ability of formal businesses to benefit from opportunities without requiring them to register, given that they may be opposed to the idea of registration?"

b. PCP2- The involvement of informal service providers (cartels) in the business environment.
Fundamentally, Nairobi and other African cities have a large informal sector. It is worth noting that 80% of workers in Nairobi are classified as informal, and therefore we have a significant informal base. However, the theory of structural transformation suggests that we need to move from informality to formality, meaning that businesses should pay taxes, have registered employees with social protection programs and medical benefits, and operate in a formal manner. In Nairobi, most businesses do not operate in a formal manner, as evidenced by the 2019 Kenya Bureau of Statistics report, which showed that 80% of businesses in Nairobi were informal.

"How do we address the issue of informal businesses and stimulate their capacity without necessarily formalizing all of them?"

County government initiatives

Joyce Mutuku, who is the director of markets, and Florence Nyaga, the director of research and policy at the Nairobi county government stated that most businesses in Nairobi are informal. To address this issue, **the county is planning to simplify the process of obtaining business permits by reducing the number of permits and creating a unified single business permit.** This will streamline the application process and make it easier for businesses to comply with regulations.

Regarding informal traders, **the county government is working to bring order to the central business district by reorganizing them from the streets to organized streets or back lanes.** While this may not be an easy task, the government is committed to making progress on this front. However, the process has faced challenges, including discovering that many of the people in their database are not actual informal traders. The government is working to overcome these obstacles and find effective solutions.

The county government is taking steps to address the issue of informal traders by providing them with modern markets. They have realized that many informal traders do not have a proper trading environment, which is why they often sell their goods along bus stops. To prevent this, the county government is building new markets with transport systems and inclusive facilities that cater to everyone, including mothers and people with disabilities. They want to ensure that all members of society feel comfortable doing business in these markets. As part of this effort, **they plan to include nursing units and day care centers to support mothers and families.**

"It is beneficial to develop a policy that offers reduced charges for informal traders to encourage them to register without feeling burdened. As we continue with our efforts, we can review our policy on informal trading to ensure it is effective and supportive of informal traders."

Strategy for research on the PCP

1)What strategies can we use to improve the capacity of informal enterprises?
2)How can we integrate informal service providers in Nairobi city?

Expected outcomes

i. **Increased access to information** via-innovation/Technological advancement, having a proper city plan, for example a reliable transport system with Nairobi city and the larger metropolitan area,

ii. **Addressing the issue of cartels-territorial enclaves-** informal organization or disorganized service providers, perhaps integrating them into the business environment and recognizing the role they play, they have often been linked to criminal activities that bedevil the city;

iii. **Overcoming the problem of scale and informality**-looking into ways of coordinating the activities of informal traders-registering them perhaps or organizing them in trade unions;

iv. **Digitizing service provision-** for example paying for parking within the central business district via the digital platforms, e-ticket, and licensing.

v. **Reducing paperwork and cash transactions** in payment of county/government services reduces corruption, and finally,

vi. Promoting **skills development among informal traders-** investing in human development and skills training in technology and innovation.

Structural transformation Implementation matrix

Domains	Actions/Quick wins	Actors/Who	When
Structural transformation	The hawkers strategy committee which addresses various issues including safety and security and ease of doing business. The committee is in the process of formulating a trade policy to encompass the informal traders as well. There are various bills under this legislation such as the market bill, trade licensing bill, betting bill etc. The ACRC will be part of the stakeholders to inform the trade policy.	Unregistered service providers Business, hustlers and opportunities sector in the Nairobi city county. • Trade department- Elizabeth • Market department- Joyce • Business opportunities department- Rose Randal KEPSA- Ebenezar Amadi, programs manager, inclusive business Kenya National Chamber of Commerce SME Advisory Unit-Office of the president- Kingsley	Now-December 2023
	Enumerate the sectors service providers to reduce confusion i.e. electricity; water and sewerage; solid waste management; transport, works and mobility; land (looking at land vis-à-vis structure ownership for coordinated metered connectivity of the services. (There should be increased awareness on ongoing government projects.)	• Informal service providers • Department of markets • Department of trade • ACRC researchers • Muungano wa Wanavijiji	Now-December 2023

Summarized findings of the domains
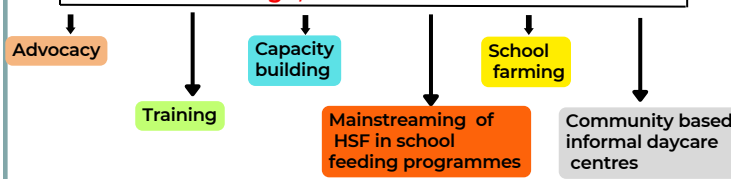
HEALTH, NUTRITION AND WELL-BEING DOMAIN

Summary of findings;
a. Much of Nairobi's population lives in informal settlements with;

High poverty levels

Food insecurity

Poor health nutrition

inadequate access to quality public healthcare

b. Children typically have extremely high prevalence of stunting, wasting, underweight and micronutrient deficiencies, which are stark manifestations of poor health and nutrition

c. The current school feeding programmes reach only public primary schools, yet the majority of schools in informal settlements are informal.

Priority Complex Problem (PCP)

OBJECTIVE: **"Provision of sustainable and affordable healthy diets,"** to achieve lasting gains in **children's** health and nutrition in informal settlements.

Achieved through;

Advocacy

Training

Capacity building

School farming

Mainstreaming of HSF in school feeding programmes

Community based informal daycare centres

The domain is tapping into **Nairobi City County's proposed programme of providing free lunch to all primary school-going children** through;

1. Multisectoral response with stakeholders from various departments e.g. health & nutrition, agriculture, water and local administration

2. guided by the community needs especially in informal settlements

3. collaborating with other relevant stakeholders

HOUSING DOMAIN

Summary of findings:
Nairobi has a wide range of shelter typologies, which encompass both formal and informal settlements as well as hybrid types of housing.

Differences in;

access to infrastructure

quality of shelter

densities of Nairobi's settlements

- Over **90%** of Nairobi residents are tenants (KNBS 2019),
- In Nairobi's high-income areas, fewer than 1 in 3 households are owner-occupants
- In low- and middle-income areas, just 2% to 9% of residents are structure-owners

Reform gaps

lack of clearly articulated functional assignments and decision-making roles in urban housing decision spaces

omission of rental housing from the housing agenda due to the city's unacknowledgement of high incidences of rental occupancy

Priority Complex Problems (PCPs)

1. development of a Nairobi Metropolitan Housing Policy that includes area-based housing programmes in private rental markets.
2. update the National Housing Policy to manage the linkages between rural and urban housing as well as provision of services.

SAFETY AND SECURITY DOMAIN

Summary of findings;
Kenya's **formal organs of security have often (at best) neglected their role of protecting and providing security** to the majority of Nairobi residents, and (at worst) frequently exacerbate the problem of insecurity.

Factors affecting safety and security;

Political factors

Economic factors

Historical factors

"Security means the ability to live in an area inhabited with different people without fear of ill-treatment or interference of any rights and freedoms. As an activist, this is achieved by people's understanding of my work, alongside support from various [local] organisations"

Note;
Many people have found their own forms of "security" via practices including reciprocity, solidarity, and friendship that are (predominantly) not institutionalised

Priority Complex Problems (PCPs)

OBJECTIVE: To enhance safety and security for marginalised residents by intervening in the built environment and producing evidence that can support the advocacy actions of diverse civil society organisations

PCP 1: child-centred and environmentally designed play spaces in low-income neighbourhoods
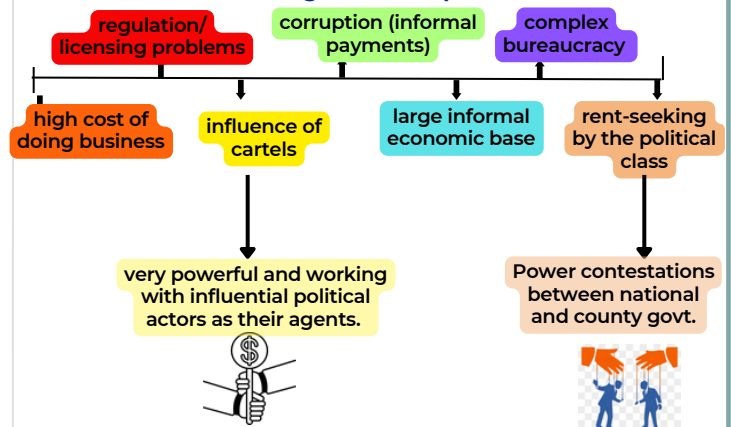
PCP 2: handbook to document the costs of petty offences on vulnerable communities and to showcase alternative and non-punitive approaches to local security provision.

STRUCTURAL TRANSFORMATION DOMAIN

Summary of findings:
- Nairobi has undergone rapid urbanisation, but with only limited movement of workers from lower to higher productivity sectors

Factors hindering business operations

regulation/ licensing problems

corruption (informal payments)

complex bureaucracy

high cost of doing business

influence of cartels

large informal economic base

rent-seeking by the political class

very powerful and working with influential political actors as their agents.

Power contestations between national and county govt.

Priority Complex Problems (PCPs)

investing in basic infrastructure, digital technology, financial inclusion, and skills upgrading.

automated government service provision

reducing the search costs (between buyers and sellers) by increasing access to information on digital platforms

Cities as systems

Introduction

It refers to the **interconnected elements that make up a city.** The research team examined Nairobi's various systems that allow it to function efficiently. It sought to analyze how actors operate within systems and how they are governed. It also aimed to examine the formalities and informalities that make up the city.

Cross-cutting findings

Institutional fragmentation in systems

Based on the shared findings across different systems, **there is a significant level of institutional fragmentation in several systems.** This fragmentation is often due to the involvement of private actors, competing national and local agencies, and international players (such as JICA in transport), as well as United Nations agencies, African Development Funds, and NGOs, which are more present in informal settlements. Most of these systems such as water supply, transportation, sewerage and education are not centralized by municipal systems/ government.

"There is a need to promote the use of tools and frameworks for planning that will enable us to coordinate all the systems from the neighborhood level up to the county and national levels."

Overlapping of formal and informal systems

In **informal settlements and neighborhoods, these systems are primarily configured in an informal rather than formal manner.** Additionally, formal systems tend to overlap with informal systems, especially in water supply and electricity, and often involve illegal connections.

Presence of cartels

Multiple **informal providers, also known as "cartels," offer low-quality services in areas such as WASH, solid waste management, and transportation.** These cartels often provide expensive and hazardous services, particularly in electricity provision, especially in informal settlements. As Nairobi's population continues to grow and expand spatially, there are widening gaps between supply and demand for these services.

Last mile connectivity

The issue of last-mile connectivity is a major concern in systems such as water supply, electricity, sewerage, stormwater, and solid waste management. This is especially true in **underserved peripheral areas and informal settlements where formal systems are unable to reach.** Informal small-scale service providers, play a crucial role in filling this gap, and in some cases, they dominate service provision in certain areas. For instance, in the case of solid waste management, over 70% of Nairobi's solid waste is collected by informal service providers, such as community youth groups, NGOs, and religious groups.

Supply and demand of these systems

The systems that rely on network infrastructures, such as water and sewerage, are not expanding with the rate as urbanization. As a result, the city is struggling to meet the demand in the urban core. However, there are significant developments happening on the peripheries, such as in Ruai, Kajiado, and Kiambu counties.

Photo Credit: KYCTV

Key findings on systems

Water

Informal and formal small-scale water services, such as borehole water services, dominate satellite towns and peripheral areas. There are also privately-owned/operated formal water service providers, including licensed small-scale water service providers, small area-based utilities, licensed water bottling businesses, borehole operators, and water truckers. Muungano data (2022) shows that there were 218 water points mapped in Mathare, with 28% being **individual taps,** 31% **public water taps,** 24% **yard/plot level taps,** and 15% **water kiosks.** 76% of the water points are connected to the county's main water network. **During the dry season, a 20-liter jerry can costs Ksh. 5 and Ksh. 10** during the rainy season. The data also reveals that some water points are controlled by cartels.

Sanitation

Muungano data (2022) shows that there were 169 toilets mapped in Mathare. Of these, 69% were **yard/plot level toilets** that were shared by members within a structure. **A total of 69% of these shared facilities were used by over 10 households.** The remaining 17% were public toilets that cost Ksh. 10 to use, and 14% were individual/private toilets. Although these toilets are connected to the main sewer line, they are prone to blockage.

Energy

According to Muungano data, **there are Informal electricity connections** and residents pay an average of Ksh. 500 per month which is often quite hazardous. In terms of cooking, kerosene is the primary source of energy for 58% of households, while 29.8% use LPG and only 2.6% use electricity. The use of electric coils for cooking has resulted in an increase in fire outbreaks in the settlement. Similarly, the use of M-GAS has also contributed to the increase in fire outbreaks, mainly due to a lack of knowledge on how to use it safely.

Transport

Nairobi is facing several challenges related to its transport infrastructure. **The Eastland's area, in particular, is experiencing significant backlogs.**

There is also a problem with institutional fragmentation, which is leading to rising congestion. In addition, **there is currently no functional mass transit system in place.** The most commonly used modes of transport in Nairobi are non-motorised, such as walking and cycling, as well as public service vehicles (PSVs) like matatus. However, these modes of transport are highly constrained and poorly serviced.

Foreign actors, including international donors and finance organizations, often work with national state ministries to make decisions on transport planning. Unfortunately, these actors tend to favor road investments over other transport options. Nairobi's inadequate city planning capacity contributes to this fragmentation, as there is no obligation for actors to align with specific plans. **The absence of a metro-scale Spatial Development Framework (SDF) is a clear example of the weakness of urban planning in Nairobi.**

Health

Out of Nairobi County's 803 health facilities, **only 15% (119) are owned by the government, while the rest are owned by private providers, NGOs, and faith-based organizations, according to the Nairobi City County Taskforce 2023.** The task force has revealed that there are chronic shortages of essential medicines, leading to low order fill rates of only 12%, which can disrupt vital programs such as immunization, TB, and malaria. Personnel emoluments account for 70% of Nairobi County's health sector expenditure, while only 23% is spent on operations and management, and just 7% on development expenditure.

There is a significant shortage of technical staff, with a gap of 1,916 workers. The County has 7,460 Community Health Volunteers (CHVs), who have yet to receive the stipends promised to them. Households in Nairobi are the primary financiers of healthcare, contributing more than half of the total health expenditure. However, the Nairobi Metropolitan Services (NMS) constructed or expanded various hospitals and clinics, with 32 projects completed. Unfortunately, a total of 19 projects have stalled, and others were completed but not equipped.

Political settlements

Introduction

The term "political settlements" refers to **how politics can either facilitate or hinder government's capacity to carry out policies that promote inclusive development,** as well as its **effect on the willingness of those in power to pursue such policies.** It sought to identify ways of addressing specific complex problems in the context of the current political situation in Kenya, thus highlighting the importance of understanding the country's political context.

Methodology and data collection

The team examined **how politics and power affect the provision of public services, and whether they facilitate or hinder it.** In addition, the team aimed to identify ways in which politics may facilitate or weaken the government's ability to provide services, with the purpose of gaining a more profound comprehension of the political situation in Nairobi.

"There is a need to find a balance between technical proposals vis-à-vis political visibility. "

The team collected data in 2022, but has been modifying it since then due to the ever-changing nature of Kenya's politics, including the underlying societal elements. Currently, there is a reconstruction of the political situation in Kenya taking place.

The main area of focus is in Kenya, but with a particular emphasis on how the situation there affects urban reforms in Nairobi. **In essence, the study is investigating the implications of political landscapes on urban urban reforms in Nairobi.**

Photo Credit: KYCTV

(George Michuki is a Lecturer at UON and co-leads the political settlements with Prof. Karuti.)

Study objectives

1.What are the main drivers of Kenya' political context?
2.What are some of the key elements/features in defining parameters of Kenya's political settlement? What are the spaces that enable or hinder urban reforms?
3.What are the interfaces between the national political settlements and the implications for the political economy of Nairobi?
4.By examining the structure of the Nairobi County governors, what insights can be derived about the potential for change, and how can pathways be crafted to facilitate or hinder urban reform, given the current situation?

Key findings

Main drivers of Kenya' political context

1.**Ethnic Inequalities and regional imbalances in development**

Certain **ethnic groups are concentrated in specific counties, such as Mombasa, Nakuru, and Kisumu, among others. This is noteworthy because there are evident disparities in various development indicators.** For instance, the doctor-patient ratio in Mandera differs from that in Nyeri. The ethnic inequalities conform to certain patterns, particularly regional patterns. Additionally, the practice of politics contributes to explaining these inequalities. The various political groups that have emerged in the country over time have defined the types of inequalities we observe. Fortunately, devolution has resulted in efforts to address some of these historical injustices and inequalities.

2. **The ethnic structure and our electoral system.**
The outcome of our politics is a combination of the ethnic structures , the formation of our political parties, land tenure and ethnic patterns.

3. **The 2010 Constitution of Kenya**
It introduces the question of devolution giving people and the county government some relative power to have a say on how they are governed.

4. The alliance between economy and politics.
There has been an alliance between the business elites and the political elites. What nuances can we draw from the interplay between businesses/investments with politics?

Key elements/features in defining parameters of Kenya's political settlement
These features either block or enable urban reforms. They include;

1. Informal norms in our decision-making spaces/ The centrality in informality
2. Weak institutions (The available funding to deliver on the PCPs)
3. The norms and value systems in institutions
4. Chronic capitalism- The interface between businesses and politics.
5. Limited accountability in service delivery among the drivers mentioned.

Linkage between the National level politics and what it means for county level politics.
The governance practices of the **National government are reflected in the politics of the Nairobi County Government, with ethnic structures playing a significant role in the city's administration.** Additionally, Nairobi occupies a crucial position in Kenya's politics, with the National government attempting to exert control over it over time. The city represents a vital source of opportunities for the elites at the national level, in terms of rents.

There is a significant number of leaders who may not belong to the dominant leaders' bloc, yet they still wield influence in advancing the agenda. This creates more room for individuals to negotiate their agenda.

- Who are the groups, individuals, organizations that are likely to facilitate or constrain urban reforms? (There is a need to map out all these actors and design appropriate communication strategies on how to narrow the gap incase they want to constrain the urban reforms.)

Opportunities for change

Forces for change
- The Governor has an edge if the PCPs are delivered and implemented, as their implementation will make the Governor more electable and become more visible.
- The county assembly especially if it involves legislative reforms.
- The National president is focusing on community health workers which the health, nutrition and well-being can tap into.

Forces against change
- Cartels who are major actors in the sectors we are focusing on and are the forces against change.
- Ruling elites- The rent seeking in the housing sector (land rates, garbage collection) who are likely to block urban reforms depending on how they perceive the agenda.
- Persons in the informal sector

Opportunities for change

"Does our agenda coincide with the agenda of the agent of whom we want to transform?"

- There is a need to shape the rent-seeking housing discussion to get buy-in from the President.
- The Nairobi governor has in addition prioritized some aspects i.e. definition of land ownership, enforcing playgrounds,
- There is a need to think about the agricultural policy and what it will mean in terms of availability and diversity of foods
- The President is marketing the affordable housing as a model to create opportunities.

"There is a need to craft our priority complex problems in a way that they can be implemented given the prevailing political context in our country."

Photo Credit: KYCTV

Photo Credit: KYCTV

Recommendations and way forward

a. Have courtesy calls to the institutions proposed, identify representatives and draft mechanisms of taking forward the identified priority complex problems.

b. To disseminate the research findings to the Nairobi county digital research library under the Research department to be accessible to the public and county departments, for action and visibility. *"Data for action"*

c. It is important to develop a policy brief that can be used to guide discussions at both the county and stakeholder levels by synthesizing the research findings.

d. There is a need to develop a multi-stakeholder working group to see how to implement the action plans mentioned.

e. There is a need to translate the ideas that we have discussed in a way that is understandable to the 65% of our communities. The research findings should be translated into Kiswahili to speak to the greater Kenyan audience.

f. There is a need to engage end users, financiers and developers in the project moving forward, for increased project implementation.

g. The domain teams should contact the actors identified (in the implementation matrix) to form partnerships in the future.

h. Efforts should be made to establish public-private partnerships and monitor the progress of the suggested programs by laying a strong policy foundation and engaging all stakeholders.

i. There is a need for all the engaged stakeholders to be actors and find mechanisms for steering the project forward to implementation.

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Collaborations/Partner institutions

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Pictorials

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