

Rental is a critical form of tenure...

That has seen significant growth despite a weak enabling environment...

Delivered almost entirely by the private sector...

Sources: Census 2009 and Census 2019.

3.67 Million (78%)

urban households **rent**
their primary dwellings
in Kenya

Between 2009 and 2019, each year....

158 000 new urban **renter** households

vs

39 000 new urban **owner-occupied**
households

89%

urban households rent
from **private individuals**



Pipeline, Nairobi: 2003

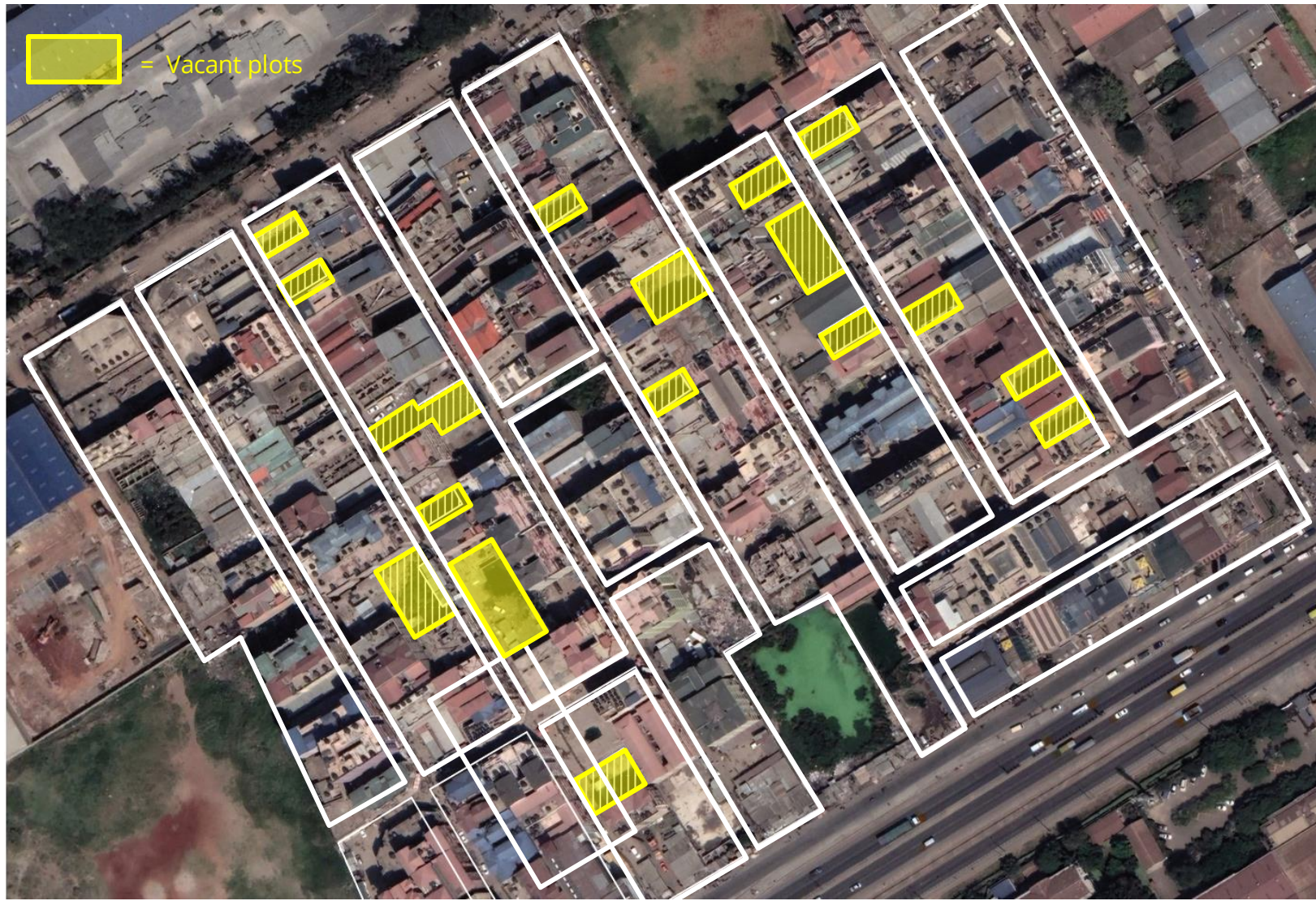


Pipeline, Nairobi: 2022

LEFT: Existing tenement buildings rarely provide side or rear facing windows and relegate the circulation to the internal area. The rest is a dark building core where light and air is limited. MIDDLE: Balconies are the de-factor backyards for tenants, suitable for cooking and hanging clothes. RIGHT: A new 8-storey walk-up residential apartment building under construction in Pipeline.



LEFT: Using Google Earth, it is possible to map the number of vacant plots per block, which illustrates that Pipeline's high densities are due as much to overbuilding than to the neighborhood's tight block and street layout. **TOP RIGHT:** An unused garbage collection point in Pipeline serves as an improvised surface for drying clothes and a boundary for a pop-up furniture shop. **BOTTOM RIGHT:** A vacant plot is used as an impromptu dumpsite. The area's marshy soil conditions have turned the ground into a quasi-swampland, foretelling possible structural issues for future development.



LEFT: With frequent interruptions to municipal water service provision, many landlords in Pipeline have dug boreholes on their property. Water from boreholes is used when no municipal water is available. In many instances, landlords charge a fee (KSh 200/month) for access to the back-up system. **MIDDLE:** Properties with boreholes often sell water to neighboring buildings without such a backup system. The photographs shows improvised water pipes connecting buildings. **RIGHT:** Such is pipeline's density that the central sewer overflows in the street.



Building Profile






PIPELINE

68 DU, 0 shops



1 bed
Ksh 12,000

Middle plot in dense mixed-use neighborhood

| Category | Indicator | Response |
|--|--|-----------------|
|  Landlord Profile | No. buildings in landlord's portfolio | - |
| | Landlord in residence | No |
|  Statutory Approvals / Professionals Engaged in the Planning Process | Approvals during the construction process | Full |
| | Conformity with building/planning regulations | Partial |
| | Planners / Architects / Engineers for design/construction | 0 / 0 / 0 |
| | Contractor or Fundi(s) | Same fundi |
|  Building Form and Function | Single vs. Mixed Use | Single |
| | Building Envelope Complete or Unfinished | Complete |
| | Number of Stories Built vs. Planned | 7 of 7 |
| | Exterior Finishing / Interior Finishing | Medium / Medium |
|  Services / Amenities | Fire safety measures (e.g. fire extinguisher, separate fire escapes) | No |
| | Primary water source | Borehole |
| | Secondary / back-up water sources | Municipal |
| | Type of sanitation connection | Sewer |
|  Context | Public transport nodes within 150m | Bus |
| | Access road type | Murram |
| | Soil conditions | Black Soil |



Biggest Operational Challenge:

Sewer clogs at the gate which at times causes them to lose tenants due to poor living conditions on the ground floor

est. 2014

Building Profile

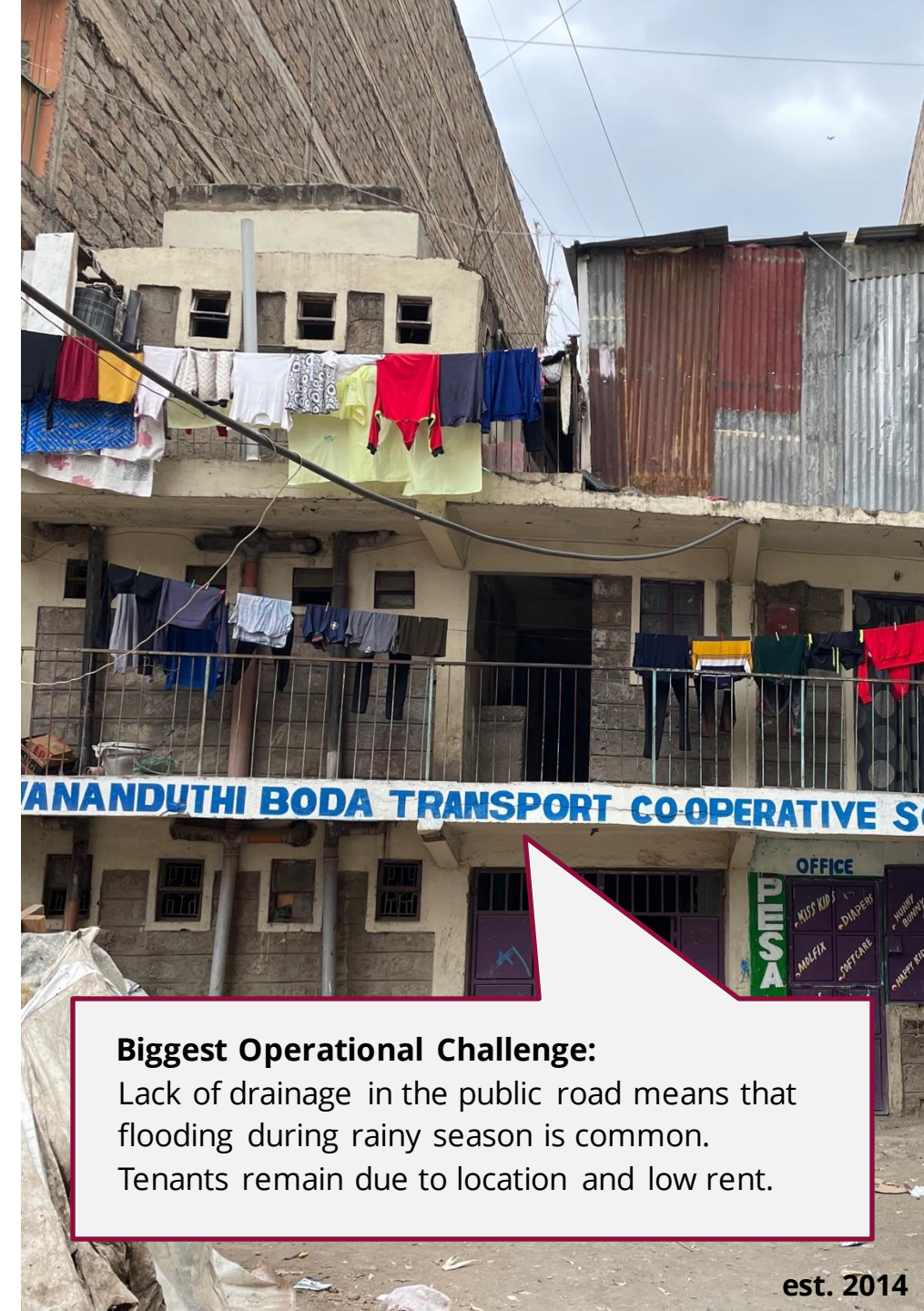
PIPELINE

31 DU, 0 shops

Tags: Bedsitter
Ksh 6,000

Middle plot in dense commercial neighborhood

| Category | Indicator | Response |
|---|--|--|
| Landlord Profile | No. buildings in landlord's portfolio | 1 |
| | Landlord in residence | Yes |
| Statutory Approvals / Professionals Engaged in the Planning Process | Approvals during the construction process | City Council approval 2 months after visit |
| | Conformity with building/planning regulations | None |
| | Planners / Architects / Engineers for design/construction | 0 / 0 / 5 |
| | Contractor or Fundi(s) | Fundi |
| Building Form and Function | Single vs. Mixed Use | Single |
| | Building Envelope Complete or Unfinished | Unfinished |
| | Number of Stories Built vs. Planned | 2 of 7 |
| | Exterior Finishing / Interior Finishing | Low / Low |
| | Fire safety measures (e.g. fire extinguisher, separate fire escapes) | No |
| Services / Amenities | Primary water source | Municipal |
| | Secondary / back-up water sources | Borehole (Ksh 200/unit) |
| | Type of sanitation connection | Sewer |
| Context | Public transport nodes within 150m | Bus |
| | Access road type | Cabro Pavers |
| | Soil conditions | Black Soil |



Biggest Operational Challenge:

Lack of drainage in the public road means that flooding during rainy season is common. Tenants remain due to location and low rent.

est. 2014

Pilot an approach

A national pilot initiative is proposed. At the national level, government will work out the arrangements with other departments and agencies to ensure that services are prioritised for the identified pilots. County governments will be invited to apply to drive two pilot programmes in their jurisdiction with national government subsidy support. The primary approach involves the establishment of two local level offices (these may be linked) – with technical assistance services delivered by the private and non-governmental sector, while regulatory and administrative services are delivered by the public sector. The two offices would work in cooperation with one another, feeding data to national government in support of policy development and refinement. Over time, the experience will allow for the national policy and regulatory framework and for the local administrative and management framework to be replicated in centres across the Kenya's cities.

Recommendation: develop programme implementation plan for a competitive pilot, with national government support, leading towards a longer-term Results-Based Financing Intervention by County Governments across Kenya.



1. Inner-city area-based urban regeneration & building renovation

Establish neighbourhood-based non-governmental Technical Support Offices, to co-ordinate support at the local level. These advice centres would provide free building assessments, free technical advice and drafting services, and the development of regularisation plans. Advice offices could also offer inspection services, working with the city to reduce the inspections backlog.



2. Urban infill new-build with entrepreneurial landlords

Establish neighbourhood-based County-satellite building approval Offices, to review and approve building plans, provide construction and occupancy permits, and facilitate access to subsidies and finance. This office would also monitor development in the area, and deliver this information to the relevant offices for attention.

Local level implementation of action plan 1-4

Count rental:
To gather real, on-the-ground data on:
o The nature of problems and effort / funding required to build new quality buildings and to remediate existing buildings
o To understand required amendments to by-laws, zoning and building regulations

Prioritise service delivery
Area-based assessment of immediate and long term needs given existing and anticipated densities. Pilot approach assists in determining how prioritisation would work, and which stakeholders need to be brought into the process.

Enable construction quality
Area based assessment of qualitative deficit and identification of measures to address these. Engagement with local financiers to link state subsidies with finance. Champion KMRC funding for appropriately structured finance products and test in sub-market pilots

Clarify & capacitate roles, rights & responsibilities,
Implementation of a landlord/tenant tribunal
Capacity building programme for the local county office of development approvals

Pilot an approach: facilitate adoption with results-based financing

A national pilot initiative is proposed. At the national level, government will work out the arrangements with other departments and agencies to ensure that services are prioritised for the identified pilots. County governments will be invited to apply to drive two pilot programmes in their jurisdiction with national government subsidy support. The primary approach involves the establishment of two local level offices (these may be linked) – with technical assistance services delivered by the private and non-governmental sector, while regulatory and administrative services are delivered by the public sector. The two offices would work in cooperation with one another, feeding data to national government in support of policy development and refinement. Neighbourhood-level interventions then create the basis for understanding workable systems, lines of communication, accountability frameworks and financing. Over time, the experience will allow for the national policy and regulatory framework and for the local administrative and management framework to be replicated in centres across the Kenya's cities.

