

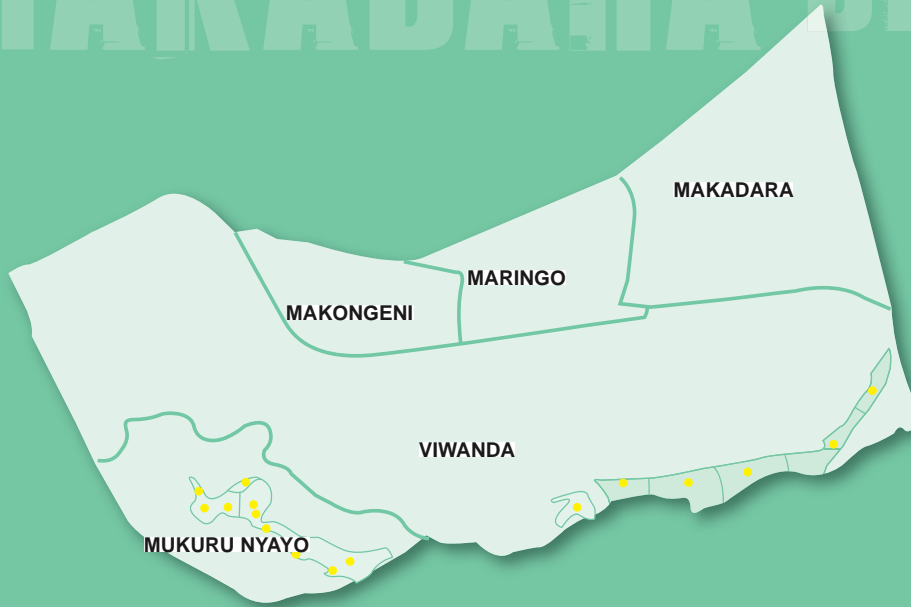
SLUM PROFILES



MAKADARA DIVISION

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- MAKADARA SETTLEMENTS
- COMMERCIAL SETTLEMENT
- FUATA NYAYO VILLAGE
- MAIGUINI SETTLEMENT
- LUNGA SETTLEMENT
- KINGSTONE SETTLEMENT

1. COMMERCIAL SETTLEMENT

Commercial Village is situated next to the Keny Commercial Bank on Enterprise Road from which its name was derived. The settlement dates back to 1973 as workers in the industrial area settled here to access jobs in these industries. Unlike other settlements in Nairobi, this village does not represent people who were displaced or were landless at any given time in their lives, but people who made a deliberate choice to come and settle here to access jobs and save on transport costs.

The ownership of the structures in this settlement is by individuals who are purposely intending to cash in on the need for housing close to the workplace.

EVICTIION THREATS

There have been incidents of people wanting to have the settlement demolished but such efforts have met resistance from the owners of the structures who are believed to be influential people. There have been several fire incidents that are linked to demolition attempts, even though no evidence can be brought forth. Residents in this settlement are not very much concerned with the developments in the village as they see this as a labour camp for work only.

LAND

This settlement is established on private land in the industrial area along Enterprise Road behind Kenya Commercial Bank. It is estimated to measure 1.25 acres in size.

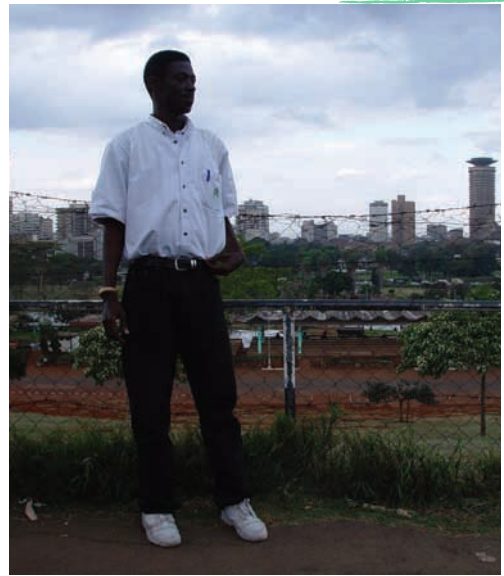
POPULATION SIZE / HOUSING

There is an estimated population of 6000 people living in this settlement.

- There are 198 plots consisting of 2 to 8 structures in the settlement with an average of 5 structures in each plot..
- There are thus an estimate of 990 households in this settlement, each having an average of at least 6 members.
- Almost 60% of the structures have been made using iron-sheets, another just below 40% using mud and wattle trees and a small percentage using other materials that include timber, boards.
- Almost all the structures on the “first lane-the business area” are cemented on the floor and a further 50% of the others have a cemented floor. However, most of the structures at the extreme ends do not have cement on their floors.
- More than 99% of the residents in this settlement are tenants. Resident structure owners represent a paltry 0.4% of the population.
- Rents for residential structures range from Kshs. 500 – 800 depending on the location, while business structures fetch between Kshs. 1000-1800.

SERVICES

- There are less than 10 latrines in this settlement, five of which are within private structures. Only five are available for public use and are located at the riverbank. They are poorly constructed, basically made to provide privacy - the waste drops directly into the river. There is uncontrollable use of flying toilets in this settlement.
- A six-door latrine structure that was erected by the Mukuru Promotion Center stands unused more than a year after completion due to poor location and craftsmanship, which cannot allow the latrines connection to a sewer across the river.
- There are a few drainage ducts currently being constructed by individual structure owners to protect their structures from weathering. Domestic water is poured at the doorstep in such areas, while rainwater drains itself to the river below.
- Garbage is easily disposed of in the river below the village.
- There are at least 12 water points well distributed along “first/business lane” of the settlement that serve the residents. The water has been connected from the nearby factories and residents are charged Kshs. 3 per 20-litre can.
- Five structures on the “first lane” are metered by the KPLC and are sub-letting electricity service to another 15 structures. The rest of the village relies on other means for lighting.



- Private telephone facilities (bureaus) provide communication services.
- Children from this settlement attend school in Mariakani Primary school in South “B” estate. This is a distance of about 400 metres from the village.
- Medical services are sought for from St. Catherine Dispensary opposite Mater Hospital, at an affordable fee of Kshs.20 for the card and a flat rate of Kshs. 20 for treatment. They are charged Kshs. 20 for any subsequent visit to the facility. The Hospital is run by the University of Slovakia.

ECONOMIC ACTIVITIES

More than 65% of the working population in this settlement works in the Nairobi Industrial Area. They are either in full-time or casual employment. More than 25% others are in small-scale businesses within or outside the village while the other 10% make up the unemployed, job-seekers, or housewives.

2. FUATA NYAYO VILLAGE

FUATA NYAYO VILLAGE IS NAMED AFTER THE KANU PARTY'S SLOGAN OF LOYALTY TO EX-PRESIDENT MOI.

There is a Kanu office and traditional dancers, mostly women, to symbolize such. This settlement was established in 1984 and like the neighbouring Commercial village, the residents' motivation to settle here was strategically targeting the employment opportunities in the nearby industries while saving on transport costs to the workplace.

EVICTIION THREATS

There have been incidents of people wanting to have the settlement demolished but such efforts have met resistance from the owners of the structures who are believed to be influential people. The women groups have also been keen to make such moves known to high authorities when they interact during national functions and therefore derive protection by the same.

LAND

The land on which this settlement is established is private, even though some residents claim it belongs to the City Council. Fuata Nyayo settlement is divided into two settlements; Fuata Nyayo proper and Kisii village. The two measure approximately 3 acres in size.

POPULATION SIZE / HOUSING

- There is an estimated population of about 9000 people living in this settlement.
- There are 1500 structures in this settlement. Households vary in their sizes, with a majority comprising one person. It is estimated that the rooms could be more than 4000. Structures therefore could have just one room or more.
- 55% of the structures are made using iron sheets while 45% are made using wattle trees and mud. Fewer than 10% of these structures have cemented floors.
- More than 95% of residents are tenants. Fewer than 80 structure owners reside in this settlement.
- Rents range between Kshs.400 – 700 per structure per month.

- The ownership of the structures in this settlement is by individuals who are purposely intending to cash in on the need for housing close to the workplace. Others are women's groups who have the structures as a way of generating income.

SERVICES

- There are fewer than 10 latrines in this settlement. Like its neighboring village of Commercial, most of these latrines have been built along the river and empty their refuse directly into the river below the settlement. As a result the use of flying toilets is rampant in the village.
- There are no water ducts in the settlement and water drains freely between the structures into the river below, at times getting into residential houses.
- Garbage litters the settlement and this is worsened by the open air market at the entrance to the village which sells vegetables and other goods, with a high turn-over of refuse generation.
- Water pipes are poorly connected and are prone to leakage, abuse and pollution, thereby posing obvious health risks to the community.
- Water is available in the settlement at a cost of Kshs. 3 per 20-litre container. There are more than 15 water points that are evenly distributed.
- There is no electricity connection in this settlement even though it is very close to power supply. Unlike Commercial, which leases power from the industries, Fuata Nyayo is closer to south "B" Estate whose residents are not very interactive with the village residents, illustrative of social class difference.

- Access is by the same road the South "B" residents' use, but they turn into an earth road after alighting from the buses. Many residents however use the Commercial/Enterprise route to their homes as it's much cheaper compared to the South "B" route. Inside the settlement, small paths provide passage.

- Children in this settlement, just like in Commercial, attend school at Mariakani Primary school in South "B" estate. This is a short distance from the village.

- Medical services are sought for from St Catherine Dispensary opposite Mater Hospital at an affordable fee of Kshs.20 for the card and a flat rate of Kshs. 20 for treatment. They are charged Kshs. 20 for any subsequent visit to the facility. The University of Slovakia runs the Hospital.

ECONOMIC ACTIVITIES

About 50% of the working population in this settlement works in the Nairobi industrial area. More than 35% are in small-scale businesses within the village, especially in the open market or outside the village, while the other 15% make up the unemployed, job-seekers, or housewives.

GOVERNANCE & COMMUNITY PARTICIPATION IN DEVELOPMENT

Most residents in this settlement, apart from the women's groups, are not very much concerned with the developments in the village as they see this as a camp for work only.

3. MARIGUINI SETTLEMENT

MARIGUINI IS AN INFORMAL SETTLEMENT IN THE MAKADARA DIVISION OF NAIROBI. IT IS PART OF A LARGER STRETCH OF SLUMS CALLED MUKURU.

It is located 5 kilometres from the City Centre and immediately behind the city's Industrial Area. Mariguini village's name is historical. It is said that prior to the establishment of the settlement there existed a banana farm, namely Mariguini. In 1983, the settling population in this village began to expand. The adjacent industrial area provided employment for people.

The settlement has 2652 households. Of these structures, 311 are occupied by the people who own them while the remaining 2341 are occupied by tenants. Some of the structures occupied by tenants are owned by people who do not live in Mariguini. The housing in the settlement is largely semi-permanent shacks with poor access to infrastructure services.

The settlement sits on 6.7 acres that belong to the National Housing Corporation, (NHC) a state body. NHC has entered a process to sell the land. This includes a court decision allowing the corporation to retake possession of the land currently occupied by the Mariguini community. The land is priced at US\$1,428,572. This amount is inclusive of outstanding land rates and costs incurred in the design of a project on the land, which failed to progress beyond the project design phase.

In spite of Mariguini's prime location in the city, the quality of land is poor. It is largely a land-fill.

On the other hand the Mariguini community, which occupied the land before its transfer to NHC, has resisted the sale of the land to third parties. Various community groupings have expressed interest in purchasing the land. However, the capacity of these groups to raise the finance from the open market within the time stipulated by NHC is highly doubtful.

EVICTON THREATS

There had been two incidents of demolition in 1991 and 1995. However, previous fires that have torched the settlements to ashes have been perceived as eviction strategies.

LAND

The land on which this settlement is established is private.

SERVICES

- There are 6 latrines in this settlement and just like its neighboring village of Fuata Nyayo, most of these latrines have been built along the river and empty their refuse directly into the river. There is an obvious use of flying toilets in the village.
- There are no water ducts in the settlement and water drains itself freely through the structures into the river below.
- Garbage litters the settlement, courtesy of the open-air market at the entrance to the village that sells vegetables and other goods with a high turnover of refuse generation.
- Water pipes are poorly connected and/or are damaged and as a result take in refuse and other dirt. This poses obvious health risks to the people of Mariguini.
- Water is available in the settlement at a cost of Kshs. 3 per 20-litre container. There are more than 15 water points that are evenly distributed.

- There is no electricity connection in this settlement.

- Access is by use of the city centre South "B" road. They however, turn into an earth road after alighting from their buses. Many residents choose to use the Commercial /Enterprise route to their homes as it's much cheaper. Squeezed paths provide access within the settlement.

- Children in this settlement, just like in Commercial, attend school at Mariakani Primary School in South "B" estate. This is a short distance of less than 300 metres from the village.

- Medical services are sought for from St Catherine Dispensary opposite Mater Hospital, which is run by the University of Slovakia, at a very friendly fee of Kshs.20 for the card and a flat-rate of Kshs. 20 for treatment. Just like other users, they are charged Kshs. 20 for any subsequent visit to the facility.

ECONOMIC ACTIVITIES

Mariguini settlement is one of the closest settlements to the Nairobi Central Business District. Yet, the rates of unemployment are as high as populations of residents working in the Industries.

4. LUNGA SETTLEMENT

Lunga lunga village is named after Lunga lunga road near which it is located. This settlement is said to have been established in the 1960's. The first people to settle were working in the industries around. The establishment of this settlement was meant to tap into the existing opportunities of employment in the nearby industries. Over time the need for other services motivated others to come and settle and thus the growth of trade. Some of the residents were displaced from other settlements, were landless or were pushed out of their matrimonial homes after the death of their husbands. Others who felt accomplished left their rural homes to live with their families here. Still others settled here immediately after school in search of a livelihood.

EVICTIION THREATS

There have been no incidences of demolition in this settlement, probably because they are in no man's land or due to the role the settlement plays in the running of the nearby industries through the provision of cheap labour. There have, however, been several cases of fire outbreaks that are blamed on carelessness or the purchase of contaminated fuel.

LAND

Lunga lunga is divided into three settlements: Sinai, Paradise and Jamaica. The entire settlement measures 9 acres in size and is established on over-leaf land (where high voltage power lines pass). According to laws governing power and its distribution, this land is not supposed to have any constructions.

POPULATION SIZE / HOUSING

- There is an estimated population of about 15 000 people living in this settlement.
- There are more than 2800 structures in this settlement. Structures comprise an average of 3 rooms each, but some have more than 3 rooms. The average household comprises 4 people. Some households have just one person while others have more than 5 people.

- More than 75% of the structures are made using iron sheets. The other 25% are made using wattle trees and mud. More than 60% of the structures have cemented floors.
- More than 95% of residents are tenants.
- The ownership of the structures in this settlement is mixed, with some being owned by individuals purposely for renting. There are however, some who see this as their home.
- Structures are owned by less than 1000 structure owners and only less than 250 structure owners reside in this settlement.
- Rents range between Kshs.500 – 800 per structure per month.

SERVICES

- Fewer than 5% of the structures are served with latrines but these facilities are usually shared by nearly the whole village, even though there are restrictions imposed on use by “outsiders”. Most of these latrines have been built along the river and empty their refuse directly into it. There are another 9 latrines that offer commercialized (pay as you use) services to the residents of this village. There is common use of open areas, especially along the river, by the residents for human waste disposal ,while some use ‘flying toilets’ in the village.
- There are no water ducts in the settlement and water drains itself freely through the structures into the river below.

- Garbage litters the settlement and particularly along the “central business district (CBD)” due to the heavy business that goes on there. Another reason is the easy access of this lane by all, and many who find it difficult to throw their refuse into the river, do so here at night.
- Water is available in the settlement at a cost of Kshs. 3 per 20-litre container. There are more than 18 water points in the settlement with a lot of concentration along the “CBD” area. Water is leased from the nearby industries.
- 85% of Lunga Lunga is connected to electricity supply, more than 60% in Sinai, 40% in Jamaica and 50% in Paradise. This service is leased from the industries near the settlement and payments are therefore at the industrial rate.

• Access is by use of Lunga Lunga Road. A narrow weather road provides access across the village while paths provide access between structures within the settlement.

- Children in this settlement attend school in an education centre within the village and St Bernard’s primary school, a short distance from the village.
- Medical services are sought for from St Bernard’s Dispensary opposite at subsidized cost. Kenyatta National Hospital and St Catherins dispensary in south”B” were also mentioned.

ECONOMIC ACTIVITIES

Almost 50% of the working population in this settlement work in the Nairobi industrial area. More than 40% are in very vibrant small-scale businesses within the village, while the other 10% make up the unemployed, housewives or those seeking employment.

5. KINGSTON SETTLEMENT

KINGSTON VILLAGE IS SAID TO HAVE BEEN ESTABLISHED IN THE EARLY 80'S. THE FIRST PEOPLE TO SETTLE WERE WORKING IN THE INDUSTRIES AROUND. KINGSTON AS IT STANDS TODAY IS A NEW SETTLEMENT, STILL UNDERGOING A LOT OF CONSTRUCTION AND FACE-LIFT AFTER IT WAS DEMOLISHED SOME TIME BACK IN 2001.

Indeed this explains why it could be the only informal settlement having almost all its structures with cement on their floors, cemented paths and water ducts.

The establishment of this settlement, like all the others in the industrial area, was meant to tap into employment opportunities in the nearby industries. However others came to trade once the settlement was established. Many of the youthful residents settled here immediately after school in search of a livelihood.

The ownership of the structures in this settlement changed drastically after the demolitions and new ones who are relatively wealthier displaced quite a big number of the previous owners. This explains why the settlement is recording high prevalence of structures with cement floors. This would be more of a luxury to the poor as seen in the other settlements. Apart from very few resident structure owners, most of these structures have been made purposely for renting.

EVICTON THREATS

There have been no incidences of demolition in this settlement, probably because they are in no man's land or due to the role the settlement plays in the running of the nearby industries through the provision of cheap labour. There have, however, been several cases of fire outbreaks that are blamed on carelessness or the purchase of contaminated fuel.

LAND

This settlement is established on both private land and right-of-way for Kenya Power high voltage lines. The entire settlement measures approximately 2 acres in size

POPULATION SIZE / HOUSING

The population of the village is estimated at about 4500 people.

- There are 228 structures comprising an average of 5 rooms each. The average household is made up of four people.
- More than 90% of the structures are made using iron sheets. The other 10% are made using stone. More than 80% of the structures have cemented floors.
- More than 75% of residents are tenants.
- Structures are owned by 80 people, out of whom only 30 reside in within the settlement.
- Rents range between Kshs.600 – 1000 per room per month.

SANITATION

- Almost 50% of the structures are served with latrines. Those without the facilities usually share with the ones near them. There are other latrines built along the road which are for commercial purposes. There is also the use of open areas especially along the road. The use of flying toilets in the village is minimal.
- There are few water ducts in the settlement and water drains into open areas where it drains itself into the river near the settlement.
- Garbage collection is somehow organized, as the village does not exhibit much dirt when compared to other villages. Much of this waste is thrown into the small river or outside the village in some unconstructed site.

SERVICES

- Tap water is available in the settlement at a cost of Kshs. 3 per 20-litre container. There are 6 commercialized water points in the settlement that serve water to the residents; they are not evenly distributed. Water, like in many other neighboring settlements, is leased from the nearby industries.
- The village is not connected with electricity.
- Access is by use of Lunga lunga road, turning at the Mareba Tyres junction. A weather road provides access across the village, where paths provide access between structures.

ECONOMIC ACTIVITIES

Almost 40% of the working population in this settlement works in the Nairobi industrial area. More than 30% are in very vibrant small-scale businesses within the village while the other 30% make up the unemployed, housewives or those seeking employment.

EDUCATION / HEALTH

- Children in this settlement attend school in an education centre within the village and St. Bernard's Primary School, a short distance from the village.
- Medical services are sought for from St Bernard's Dispensary opposite at subsidized cost. Some also attend St Catherine dispensary in south"B" for medical attention, as well as Kenyatta Hospital.