

SIMPLE GUIDE TO

# URBAN LAND

## REGULARIZATION

IN THE INFORMAL SETTLEMENTS IN KENYA





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## Target Users of the Guide

This Guide is developed for Community Facilitators and Opinion Shapers who are working with community in the informal settlement to advance urban land regularization and security of tenure initiatives within their respective informal settlements.

## Objective of the Guide

The primary objective of the guide is to train Community Facilitators and Opinion Shapers as Training of Trainers (TOT) who will train community members on land regularization and security of tenure in their respective informal settlements

## Expected Outcomes

1. Sensitized and knowledgeable Community Facilitators and Opinion Shapers to coordinate and lead land regularization and security of tenure initiatives in the informal settlements
2. Increased regularized land and security of tenure in the informal settlements
3. Improved livelihoods and human dignity in the informal settlements

## Training Duration

The Training is supposed to be fully covered within two days.

## Mode of Delivery

The training should be delivered in a participatory and interactive manner where necessary using simulations and ice breakers for the community to actively participate.

## Crucial Points to Note before Community Meetings

It is very important that everyone in the community including women, youth, men, elders, and minority groups participate in Urban Land Regularization process. The participatory nature in the process enhances sense of community ownership thus project sustainability in the long run. Additionally, the guide aims to address the patriarchal barriers that prevent women from participating in land rights initiatives generally. In this regard, women who are empowered have the right to use this guide to advance land regularization and security of tenure in their respective informal settlements. Finally, the Community Facilitators (CF) should ensure full involvement and participation of all community members, therefore their composition should be very diverse but not from one community or locality.

## Plan for Meetings with a Clear Goal and Agenda

This entails stakeholders and actors mapping; note that you are meeting ordinary citizens so the language and presentation should be very simple and clear. Avoid jargons for the community to understand the agenda. Facilitators can prepare guiding notes in advance, anticipate community reactions and be ready to address them, and ensure that mobilization happens on time to have good attendance and community awareness about the meeting's agenda and goals. It is always vital to support women and minority groups to attend community meetings. Although sometimes it is out of facilitator's control they should ensure that women, girls and minority groups are represented in the land regularization meetings in order to get diverse opinions.

## List Of Acronyms

1	CoK	Constitution of Kenya
2	CoG	Council of Governors
3	CG	County Government-
4	NLC	National Land Commission
5	LR	Land Regularization
6	NCC	Nairobi City Council
7	UN-HABITAT	UN Human Settlements Programme-
8	NG	National Government
9	KMP	Kenya Municipal Programme
10	KENSUP	Kenyan Slum Upgrading Programs
11	KISIP	Kenya Informal Settlements Improvement Programme
12	IACC	Inter-Agency Coordination Committee
13	PIU	Program Implementation Unit
14	SEC	Settlement Executive Committee
15	SPIU	Settlement Program Implementation Unit
16	ST	Security of Tenure
17	ToT	Training of Trainers

# Preface

It is of no doubt that land is the backbone of the Kenya's economy and is a crucial source of livelihood for the majority of Kenyans. In particular, Land is recognized and termed as being Kenya's primary resource and the basis of livelihood for the people that should therefore be held, used/developed and managed in a manner which is equitable, efficient, productive and sustainable.

There are several legal and policy frameworks governing land regularization in Kenya, paragraph 210 of the National Land Policy, 2009; -recognizes that there are challenges in the informal settlements with regards to land planning and development. Paragraph 211 of the same policy requires that the government should facilitate the regularization of settlements in public and community land with an aim of upgrading and developing as well as establishing a legal framework and procedures to transfer unutilized land and land belonging to absentee landowners to those living in informal settlements.

Article 60 (1) of the COK, 2010 requires that Land should be held, used and managed in a manner that is equitable, efficient, productive and sustainable and in accordance with the principles of equitable access to land and security of land rights; that shall be implemented through a National Land Policy developed and reviewed regularly by the National Government as well as legislations to operationalize the policy.

Furthermore, Article 66 (1) of the COK, 2010 states that the state may regulate the use of any land, or any interest in or right over any land, in the interest of defense, public safety, public order, public morality, public health, or land use planning.

Article 67 (2) confers power to the National Land Commission to;

- (a) to manage public land on behalf of the national and county governments;
- (b) to recommend a national land policy to the national government;
- (c) to advise the national government on a comprehensive programme for the registration of title in land throughout Kenya;
- (d) to conduct research related to land and the use of natural resources, and make recommendations to appropriate authorities;
- (e) to initiate investigations, on its own initiative or on a complaint, into present or historical land injustices, and recommend appropriate redress;
- (f) to encourage the application of traditional dispute resolution mechanisms in land and conflicts;
- (g) to assess tax on land and premiums on immovable property in any area designated by law; and
- (h) to monitor and have oversight responsibilities over land use planning throughout the country.



According to the UN Human Settlements Programme (UN-HABITAT), security of tenure is vital because it increases individual, household and community savings and expenditure towards improvement and development of homes. This helps improve standards of living and the achievement of housing rights. Additionally, the land regularizations initiatives and security of tenure enhances rights, dignity, equality, health, housing, education and environment as well as addressing other development challenges.

An audit of land regularization policies conducted by Council of Governors (COG) revealed that the policy was developed before promulgation of the new constitution and it therefore did not involve the input of the county government which plays a key constitutional role in land matters relating to county planning and development as per the fourth schedule of CoK, 2010. In this regard, the policy should be reviewed to incorporate the provisions of CoK (2010), In particular, fourth schedule on the distributions of functions between national and County Government.

Additionally, several challenges have been noted with regards to effective land regularization and security of tenure; - mentioning a few but not limited to; lack of active community involvement in the land regularization initiatives, informal land market transactions, land cartels by both government officials and political leaders as well as lack of coordination by different actors thus a need for harmonization.

## 1.0. Value for Land

Probe the participants to tell you the importance/value for land; make it very participatory and interactive. Note at this stage we are not talking about the importance/value of land of land regularization but value for land. After giving out their opinions take them through the following; -

1. It is of no doubt that land is the backbone of the Kenya's economy and is a crucial source of livelihood for the majority of Kenyans.
2. Land is recognized as being Kenya's primary resource and the basis of livelihood for the people that should therefore be held, used/developed and managed in a manner which is equitable, efficient, productive and sustainable.<sup>1</sup>
3. Land is a politically sensitive issue and is deemed to be crucial for political stability, social cohesion, economic development, poverty reduction and good governance in Kenya.
4. There is probably no issue in Kenya that arrests the attention of the people like land.

## 2.0. Definition of Land Regularization and Security of Tenure

Probe the participants to assess their level of awareness on the meaning of land regularization and security of tenure; make it very participatory and interactive. After giving out their opinions take them through the following in a very clear and simple language; -

1. Land Tenure is the relationship between people and land that is embodied in land rights and restrictions.
2. Land tenure is the mode by which land is held or owned, or the set of relationships among people concerning land or its product.
3. The rules of tenure define how property rights to land are to be allocated within societies.
4. They define how access is granted to use, control, and transfer land, as well as associated responsibilities and restraints.
5. Land tenure systems determine who can use what resources for how long, and under what conditions.
6. Land tenure is an important part of social, political and economic structures.<sup>2</sup>

<sup>1</sup> Mbote P.K. (2016); Kenya Land Governance Assessment Report

<sup>2</sup> Ibid

### 3.0. The Importance of Urban Land Regularization and Security of Tenure

Probe the participants to assess their level of understanding on the importance of land regularization and security of tenure in the informal settlements; Make it participatory not lecturing. Take note of their views and understanding and take them through the following; -

1. Land Regularization and Security of Tenure is vital because it increases individual, household and community savings thus improved livelihoods and general living standards.<sup>3</sup>
2. Land Regularization and Security of Tenure enhances general standards of living and the achievement of housing rights.
3. The fact that there is, by and large, no security of tenure in most of Nairobi's informal settlements demonstrates reluctance to improve housing and related infrastructure.
4. The land regularization initiatives and security of tenure promote rights, dignity, equality, health, housing, education and environment as well as addressing other development challenges.
5. Successful land regularization initiatives can only be achieved through designing of evidence-based advocacy strategy thus pushing relevant duty bearers to fulfil their mandate with regards to security of tenure in the informal settlements.

### 4.0. How The Lack of Secure Land Rights Undermines Development?

Take the community members through the following notes in a participatory manner

1. Excluding a significant proportion of urban and rural populations from legal shelter and secure land rights slows down economic development, because it tampers with incentive for investment and imposes significant costs on government when addressing the consequences.
2. People who fear eviction are not likely to operate to their maximum potential, or invest in improving their homes, farms, villages or neighbourhoods.
3. Tenure insecurity in rural areas undermines farm productivity, food production and the sustainable utilization of natural resources people rely on for subsistence and livelihoods.
4. Uncertainty and unclear land rights associated with insecure tenure may be a barrier to both local and inward investment in both urban and rural areas.
5. Poor living conditions have adverse impacts on people's health, with possible impacts on the wider community thus slowing development.

### 5.0. Process of Land Regularization and Security of Tenure in the Informal Settlements

Take the community members through the following notes in a participatory manner

<sup>3</sup> UN Human Settlements Programme (UN-HABITAT)

<sup>4</sup> Ibid

<sup>5</sup> UN Habitat (2008); Secure Land Rights for All



1. Informal settlement is defined and demarcated.

2. Topographical survey by ground survey methods (All manmade and natural features are surveyed).



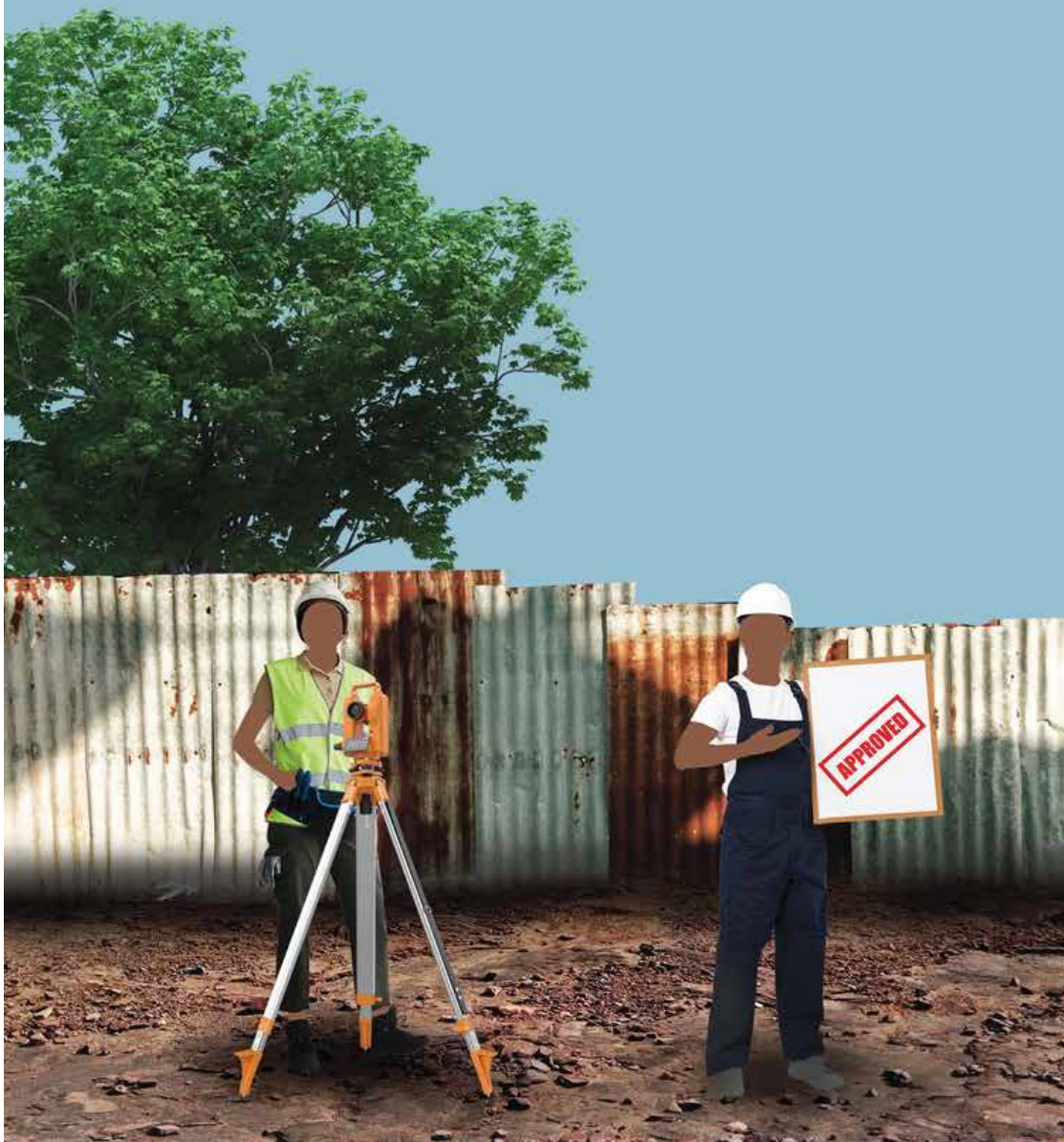
3. Census/Enumeration to determine genuine residents of the settlements.

4. Topographical map is used to prepare a development plan) For plots, location and identity of the structures to be demolished to allow for the development of the infrastructure





5. Development plan is finalized and approved.
6. Demarcation and survey of plots according to development plan.
7. Registry Index map published to support registration.<sup>6</sup>



<sup>6</sup> Lamba A. O. (2005); Land Tenure Management Systems in The Informal Settlements; A Case Study in Nairobi

## 6.0. The Milestone of Land Regularization Legal and Institutional Frameworks

The participants might not be aware about the milestone, but take them through the issues below; -

1. The Presidential Commission of Inquiry into the Land Law System of Kenya, popularly known as the Njonjo Commission, 2002.
2. Akiwumi Commission, 1997.
3. Presidential Commission of Inquiry into The Illegal/Irregular Allocation of Public Land Popularly Referred to as The Ndungu Report, 2004.
4. The Kenya National Dialogue and Reconciliation Process, 2009.
5. The National Land Policy, Sessional Paper No. 3 of 2009.
6. The Constitution of Kenya Review process and the resultant Constitution of Kenya 2010; Land Act, 2012.
7. Land Registration Act, 2012.
8. National Land Commission Act, 2012.
9. Devolution Acts, 2012-2013.

## 7.0. The Relevance of National Land Policy 2009 to Land Regularization and Security of Tenure

Probe the participants to understand their level of awareness on the relevance of the National Land Policy 2009 to Land Regularization and Security of Tenure; Make it participatory and interactive; Get their views and take them through the following; -

1. The National Land Policy 2009 is the first ever single and clearly defined land policy since independence in Kenya.
2. The Kenya National Land Policy adopted in 2009; and followed a well-structured process of wide consultation and public participation. The vision of the policy is to guide the country towards efficient, sustainable and equitable use of land for prosperity and posterity.
3. The Policy addresses critical issues of land administration, access to land, land use planning, restitution of historical injustices, environmental degradation, conflicts, unplanned proliferation of informal urban settlements, as well as outdated legal framework, institutional framework and information management.
4. The policy also significantly recognizes the need for security of tenure for all Kenyans.
5. The policy categorizes all land in Kenya into Public Land, Community Land and Private Land.

6. The Policy categorizes the land rights in informal settlements and informal activities as one of the land related issues that deserve special attention.
7. The policy indicates that the essence of informal, spontaneous, or squatter settlements is the absence of security of tenure and planning.
8. Many Kenyans live as squatters, in slums and other squalid places, Squatters and informal settlements therefore present a challenge for land planning and development in Kenya.<sup>7</sup>

## 8.0. Specific Legal Provisions on Urban Land Regularization and Security of Tenure

Probe the participants to understand their level of understanding about Legal Provisions land regularization and security of tenure in the informal settlements; Make it participatory and interactive. Get their views and take them through the following in a simple me and clear manner; -

1. Article 17 of the Universal Declaration of Human Rights recognizes the rights of everyone to own property either alone or in association with others, and that no one should be arbitrarily deprived of their property. In addition, the right to an adequate standard of living and security. (Article 25) entails a universal right to adequate shelter.
2. Article 11 of the International Covenant on Economic, Social & Cultural Rights recognizes a universal right to housing and to continuous improvement of living conditions.
3. Paragraph 210, of the National Land Policy, 2009; -recognizes that there are challenges in the informal settlements with regards to land planning and development.
4. Paragraph 211 of National Land Policy, 2009 requires that the government should facilitate the regularization of settlements in public and community land with an aim of upgrading and developing as well as establishing a legal framework and procedures to transfer unutilized land and land belonging to absentee landowners to those living in informal settlements.<sup>8</sup>
5. Article 60 of the COK, 2010 requires that Land should be held, used and managed in a manner that is equitable, efficient, productive and sustainable and in accordance with the principles of equitable access to land and security of land rights that shall be implemented through a National Land Policy developed and reviewed regularly by the National Government as well as legislations to operationalize the policy.<sup>9</sup>

<sup>7</sup> Makau I. N. (2017); Securing Tenure Rights in Informal Settlements

<sup>8</sup> GOK (2009); National Land Policy (Sessional Paper No. 3 of 2009), Nairobi

<sup>9</sup> GOK (2010); Constitution of Kenya (COK), Nairobi



## 9.0. Institutional Frameworks Governing Land Regularization in Kenya

Take the participants through institutions of government tasked to manage land regularization and security of tenure. Probe them first to assess their level of understanding concerning the subject matter.

No	Institution/Ministry	Core Objective
1	The Ministry of Land Housing and Physical Planning	Ensure accessibility, equity and sustainable management of land resource for social-economic development as well as strengthening institutional capacity for efficient and effective service delivery.
2	The National Land Commission (NLC)	National Land Commission derives its powers from the Constitution of Kenya, 2010, The National Land Policy (2009), National Land Commission (NLC) Act, the Land Act and land Registration Act all 2012. The broad mandate of the National Land Commission is to manage public land on behalf of the national and county government and recommend a national land policy to the national government.
3	The Kenya Informal settlement Improvement Project (KISIP) under Ministry of Transport, Infrastructure, Housing and Urban Development	The project development objective is to improve living conditions and strengthen security of tenure in informal settlements in selected towns in Kenya. This is achieved by improving security of tenure and investing in infrastructure based on plans developed in consultation with the community. In addition to supporting improvements in existing informal settlements, KISIP has also supported the Ministries responsible for Housing and

4

	<p>Lands and the counties within which the selected towns’ fall, in planning to help them anticipate and manage future demand for housing and environmentally healthy neighbourhoods as cities expand.</p> <p>Notably, Enhancing tenure security Planning and survey in 13 settlements in Nyeri, Malindi, Kakamega, and Eldoret where 13 Part Development Plans (PDPs) were approved, 540 titles issued, and Registry Index Maps (RIMs) published to pave way for preparation of 1470 titles. Planning and survey is ongoing for 24 settlements in Nairobi, Mombasa, Embu and Kiambu and the draft plans are ready.</p>
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Source: Specific Institutional Website

## 10.0. Previous Land Regularization Initiatives

### 10.1. KENSUP and KISIP Implementation Framework

No	KENSUP	KISIP
1	Inter-Agency Coordination Committee (IACC) comprising Ministry Staff (Roads, Public Works, Housing, Lands, Local Government, Water Ministry and the Nairobi City Council)	KISIP Steering Committee chaired by the PS Ministry of Housing.
2	KENSUP National Secretariat	KISIP program Coordination Team.
3	Program Implementation Unit (PIU) at the housing department at the council	Central Technical Assistance and Technical Specialist to carry out activities such as procurement, financial management, monitoring and evaluation, slum upgrading, mapping, surveying and planning.

4	Settlement Program Implementation Unit (SPIU) based at the settlement level	KISIP Municipal Coordinator at the municipal level to coordinate to oversee day to day running of the program.
5	Settlement Executive Committee (SEC) made up of community members in each settlement.	Municipal Coordination Team (MCT) made up of department heads.
6		Municipal Technical Assistance Pools (MTAP) of consultants.
7		Land Survey Expert
8		Settlement Executive Committee (SEC)

Source: Anderson M. & Mwelu K. (undated); Kenyan Slum Upgrading Programs: KISIP & KENSUP

## 10.2. KENSUP and KISIP Achievements

No	KENSUP	KISIP
1	Formation of Settlement Executive Committees in Soweto East and Laini Saba villages in Kibra.	According to a presentation by the KISIP coordinator, the various components have been implemented to some level.

2	Socio-Economic Mapping of the Kibra Settlement.	Institutional strengthening in all 15 municipalities.
3	Master Plan Draft for Kibra was under formulation as of 2008 by UN-HABITAT.	Land tenure in Nairobi, Mombasa, Eldoret, Malindi, Kakamega, Thika, Kericho, Garissa, Embu.
4	Physical Mapping of Kibra under way.	Infrastructure development in Nairobi, Mombasa, Nakuru, Eldoret, Naivasha, Machakos, Malindi, Nyeri, Embu.
5	Housing at Kibra Decanting Site Housing Scheme: 17 blocks of 5-story flats totaling 600 three-room self-contained units.	Planning For Urban Growth in all 15 municipalities.
6	More units were under construction in 2013 at Soweto village Kibra.	
7	4.26 km spine road was under construction as of 2013 in Kibra.	

8

Four cooperatives formed and registered in Soweto East with assistance from the Ministry of Cooperatives.

9

Construction works for 405 units in progress in Mavoko.

10

Allocation of \$400,000 to Cities Without Slums (CWS) in Kisumu for the construction of schools, clinics, water & sanitation facilities, social halls and markets; most of the classrooms in schools have been constructed.

*Source; Anderson M. & Mwelu K. (undated); Kenyan Slum Upgrading Programs: KISIP & KENSUP*

## 11.0. Key Challenges to Effective Land Regularization and Security of Tenure

Take the participants through some of these emerging issues which are barriers to effective land regularization and security of tenure. Make the session participatory and interactive. Probe them first to assess their level of understanding about possible solutions to address the problems/challenges. Do not create an impression that you are sympathizing with their situation, or you are doing an advocacy campaign to address the issues. Remain as neutral as possible during the entire session.

This guide is informed by both desk review and primary data collection conducted from the informal settlements in Nairobi, Kisumu, and Mombasa Counties. The primary data collection was based on the

premise that, for the past couple of months FES Kenya in partnership with Housing Coalition Members conducted 'Dialogues on Urban Land Regularization in the Informal Settlements. Notably, three Community and Civil Society Organizations Dialogues were conducted with stakeholders from the informal settlements in Nairobi, Kisumu, and Mombasa Counties. The aim of the Community Dialogues was to understand the prevailing challenges to land regularization and the threat to security of tenure in the informal settlements.

## 11.1. Key Preliminary Findings

No	Challenge	Recommendations
1	Informal Land Transactions.	Need to push for formalization of the transactions through evidence-based advocacy with the duty bearers.
2	Land Cartels; land given by government officials and political leaders.	Need to roll out a robust advocacy to address the issue and have some round table meetings with key relevant stakeholders before even the land regularization process.
3	Displacement of people from their homes through eviction; without provision of alternative settlements.	Community to engage the duty bearers and relevant stakeholders in round table meetings even before the roll out of evidence-based advocacy.
4	Loss of sources of livelihoods and lives due to frequent evictions.	Community to engage in participatory land regularization process thus discussing the issues prior to eviction.

5

The exclusion of the youths and women from the process of land regularization is also a challenge.

Community to conduct a massive campaign for the youth and women to get involved in land regularization initiatives.

6

Lack of a coordinated approach to organize community forums for community engagement and initiate debates on land tenure.

Need to mobilize different community interest groups consequently harmonizing the process for a common cause.

7

Lack of political support/goodwill on land regularization initiatives.

Need to engage the duty bearers in round table meetings so that they can support the idea.

8

Minimal awareness among the women on how to participate on land regularization and security of tenure matters.

It is vital to empower women through sensitization meetings to be part of the process. It is crucial to have these sensitization meetings before advocacy.

9

The County Government Department of Land and Planning in Mombasa brought in surveyors who mapped out the informal settlement (Bangladesh) and never came back, this further dampened the spirit of the community.

It is crucial to revive the initiatives through approaching the County Government of Mombasa and remind them in writing of the pending survey works in Bangladesh which is approximately 20 acres.

10

The Land Policy, 2009 was developed before promulgation of the Constitution of Kenya (CoK) and it therefore did not involve the input of the County Government which plays a key Constitutional role in land matters relating to County Planning and Development as per the Fourth Schedule of CoK, 2010.

The policy should be reviewed to incorporate the provisions of CoK (2010). In particular, Fourth Schedule on the distributions of functions between National and County Government with regards to urban land regularization and security of tenure.

11

The requirement for counties to develop integrated development plans is an opportunity to remedy the situation where most urban areas operate with no plans or use outdated ones.

The development of a national land use plan will complement and make the county plans more effective.

## 12.0. Key Emerging Issues with Regards to Urban Land Regularization and Security of Tenure in The Informal settlements in Kenya

The UN-Habitat, in partnership with Kenya Municipal Programme (KMP), Kenyan Slum Upgrading Programs (KENSUP) and the Kenya Informal Settlements Improvement Programme (KISIP), held a workshop on integrated urban planning and informal settlements improvement.

The objective of the workshop was to follow up the previous workshops that UN-Habitat had conducted in various counties. It was a follow-up to a joint retreat held in Naivasha in April 2015, which convened UN-Habitat and Kenyan governmental programs; (KMP, KISIP, and KSUP). The aim of the retreat was to advance a more integrated and collaborative approach in building the adaptive capacities for sustainable urban development in Kenya. The partners discussed and agreed on the crucial need to enhance the adaptive capacities at both national and county government levels towards more sustainable urban development.<sup>10</sup>

<sup>10</sup> Source; UN-Habitat (2016); Support to Sustainable Urban Development in Kenya Addressing Urban Informality Volume 4: Report on Capacity Building for Community Leaders



## 12.1. Key workshops Deliberations-Summary

1. Lack of tenure security is a common challenge in coastal informal settlements.
2. Information sharing and communication in programs aimed at granting land tenure. Security is a major challenge to effective interventions.
3. Beneficiary lists can be contested and, in some cases, irregularities and corrupt practices influence the identification of target beneficiaries.
4. Tenure regularization projects usually take a long time and delays create room for manipulation, politics, and land speculation with the result that targeted beneficiaries are bought off even before projects are finalized.
5. In the past, there has been a lack of trust between communities in informal settlements and government officers.
6. Community knowledge of tenure options is low, subjecting it to manipulation and displacement driven by “cheap” buy-offs.
7. Absentee landlords and “tenants-at-will” arrangements limit the voice of residents in agitating for tenure security.
8. Politicization of tenure security and land tenure programs acts a major obstacle to the formulation of progressive policies on tenure security.<sup>11</sup>

## 12.2. Action Points

1. Informal settlement tenure regularization programs should provide communities with a deeper understanding of available tenure options and their implications.
2. Accountability and efficiency in managing projects for tenure regularization should be enhanced, including by shortening programs’/projects’ time frames.
3. Policies that cushion beneficiaries from displacement forces, such as restrictions on the transfer of property rights and combining economic empowerment with tenure regularization programs to avoid “cheap” buy-outs, should be developed.
4. Communities and policy makers should engage on a deeper understanding of the concept of tenure security.
5. The integration of participatory tools and GIS in tenure security programs, such as the Social Domain Tenure Model and Participatory Settlement Enumerations, should be enhanced.

## 12.3. What Should the Government do to Increase Security of Tenure?

1. Play a role in land regularization.
2. Develop land policies, anticipating future growth and estimating demand and supply 3. Establish land-delivery mechanisms.
4. Develop land-use guidelines and building regulations, considering diversity of land uses.
5. Process Land Records.

<sup>11</sup> Ibid

6. Manage and make land data accessible.
7. Integrate social and gender equity into land management and participation policies.
8. Take advantage of CBOs, NGOs, and other private and public stakeholders in setting up of infrastructure and services.
9. Use land taxation to provide finance for services.
10. Take advantage of multilateral and bilateral support.
11. Work out the roles to be played by customary and traditional authorities in land management, and Ensure combined activities, incorporating both formal and informal channels of land development and management.<sup>12</sup>

## 13.0. Step by Step towards an Effective Evidence based Advocacy on Land Regularization and Security of Tenure

In order to address all the above noted challenges to land regularization the community need to understand how to design and implement an effective advocacy strategy. In this regard, the Community Facilitators should take the participants through Step by Step Towards an Effective Evidence Based Advocacy Session. Make the Session Participatory and Interactive

### 13.1. Objectives of the Strategy

The objective of this strategy is to empower the residents in the informal settlements as well as relevant stakeholders to be champions of urban land regularization. Through implementation of an effective advocacy, the Community Facilitators and Housing Coalition Members will seek to deliver the following five specific objectives: -

1. To improve effectiveness in the implementation, coordination, evaluation and sustainability of urban land regularization programs.
2. To strengthen active involvement of all relevant stakeholders thus enhancing community participation and ownership in land rights initiatives.
3. To strengthen the implementation of land regularization laws and policies.

### 13.2. Expected Outcomes of the Advocacy

1. Increased knowledge on land rights among the urban residents.
2. Enhanced participation of women and youth on urban land regularization.
3. Strong movement advocating for urban land regularization and security of tenure in the informal settlement.

### 13.3. Understanding Advocacy Process

1. Advocacy is the process of influencing key decision makers and opinion formers, individuals and organizations, for changes to policies and practices that will work in poor people's favor.
2. It is a series of actions designed to persuade and influence those who hold governmental, political and economic power so that they can formulate, adopt and implement public policy in ways that will benefit, strengthen and improve the lives of those with less conventional political power, and fewer economic resources.
3. Fighting for rights or fighting decisions that deny us things we are legally entitled to e.g., Protection from discrimination, access to social services, etc. It also includes lobbying organizations, institutions, and various levels of government to change their rules and regulations that deny people the economic, political, and legal rights

### 13.4. Power and Stakeholders Analysis

1. Understanding power and stakeholders is very important in influencing decisions or changes.
2. Power is the ability to influence change.
3. It can happen at household or public levels.
4. Stakeholders on the other hand means those with interest or likely to be affected by advocacy issue you are pursuing.
5. Some of them may have power but others are not
6. It is important to understand their interest in the issues of advocacy mainly power holders.

### 13.5. Focus on Power and Stakeholders Analysis

1. Who or which institution(s) or organized groups hold power?
2. What kind of power do they hold?
3. How relevant is the power they hold to your issue(s)?
4. What level of influence do they have?
5. What are their interests?
6. Who have influence over them?

### 13.6. Activities and Approaches

In order to deliver the intended objectives and changes, The Community Facilitators, Opinion Shapers and Members of Housing Coalition will identify diverse activities for implementation. These activities will be undertaken with the view to reaching out to and engagement with the target stakeholders to influence them to support or take relevant actions during the roll out of advocacy strategy. As indicated in the above section, diverse stakeholders will be engaged through different approaches while taking into consideration their interests, accessibility and the power they hold. The stakeholders will mainly be those with higher ability to influence the desired change. Notably, strategy will employ the following approaches; -

No	Approach	Details
1	Meetings	Members of Housing Coalition will hold face-to-face meetings with selected stakeholders for discussion of the issues in this strategy and seek their support or buy-in delivering the objectives. Depending on the practicability, availability of the target stakeholders and the prevailing circumstances from time to time, these meetings will be physical or virtual.
2	Submission of Memoranda	This approach will entail drafting and presentation written proposals to duty bearers on specific issues identified. The memoranda will explain the issues and their importance, potential benefits in addressing the challenges and gaps, and the general public interest to influence positive actions with regards to land regularization.
3	Media Briefs	The media will be used for wider reach in order to generate public interest in the advocacy issues. It will involve holding strategic meetings and briefing sessions with the media fraternity to attract their attention and interest for publicity through diverse channels such as the radio, television and print media.
4	Use of the New Media	The new media platforms such as their websites, WhatsApp pages, and Facebook pages and twitter accounts to publicize specific issues of advocacy.

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