

CITIES WITHOUT SLUMS

Sub-Regional Programme for
Eastern and Southern Africa

SITUATION ANALYSIS OF INFORMAL SETTLEMENTS IN KISUMU



KENYA SLUM UPGRADING PROGRAMME



UN-HABITAT

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United Nations
Human Settlements Programme



Government of Kenya



Swedish International
Development Cooperation Agency



Municipality of Kisumu

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United Nations Human Settlements Programme (UN-HABITAT),
P.O. Box 30030, GPO Nairobi 00100, Kenya
Tel: +254 20 7623 120
Fax: +254 20 7624 266
Web: www.unhabitat.org

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FOREWORD



The Cities Without Slums (CWS) Sub-Regional Programme for Eastern and Southern Africa was launched in response to the situation of increasing poverty in the region. The programme seeks to assist Member States in the sub-region to achieve the Millennium Declaration Goal 7 Target 11 of “Cities Without Slums,” by strengthening institutional arrangements, building partnerships and supporting the improvement of conditions of people living and working in slums. The following cities were selected for the pilot phase: Kisumu (Kenya), Addis Ababa (Ethiopia), Lilongwe (Malawi), Maputo (Mozambique), Durban (South Africa), Arusha (Tanzania), Kampala (Uganda), Maseru (Lesotho) and Ndola (Zambia). In Kenya, the Government entered into an agreement with UN-HABITAT in 2003 under the form of a Memorandum of Understanding (MoU) for collaboration in Kenya Slum Upgrading Programme. The MoU states that the Government of Kenya and UN-HABITAT agree that the Programme will cover urban areas in Kenya, starting with selected slums in Nairobi and Kisumu municipalities.

The first phase of this initiative started in June 2004 (see progress report in Annex 1) and consists of several activities, among them the production of this Kisumu Situation Analysis, which is an in-depth review of the present conditions of informal settlements as well as an assessment of past efforts to upgrade slums in Kisumu. This document also provides an assessment of the political, social, physical, economic, cultural and institutional factors impacting on informal settlements. The report acknowledges the fact that through the participation of the citizens of Kisumu in the study, a number of salient issues emerged reflecting the actual situation in the slums. Key among the findings was the trend in land tenure, with a majority of residents owning land under the freehold tenure system. It also emerged that basic infrastructure is poor, with a majority of the settlements having little access to services. With these and other significant findings, the report represents the outcome of several months’ consultations with key stakeholders, including the public and private sectors, NGOs, grassroots and international development partners.

The purpose of the Kisumu Situation Analysis is to serve as a working paper and help a variety of stakeholders to evolve a consensus regarding the conditions in slums and guiding principles for slum upgrading, with a view to identifying a way forward and by developing an Action Plan. In this regard, this report proposes an integrated approach to slum upgrading and singles out the major issues of security of land tenure, improvement of basic infrastructure, housing improvement and access to health and social services.

I trust that we shall all endeavour to mobilise resources towards this quest: making Kisumu a living example of a City Without Slums.

Anna Kajumulo Tibaijuka
Under Secretary-General and
Executive Director
UN-HABITAT, Nairobi, 2005

ACKNOWLEDGEMENTS

The Situation Analysis of the Slums of Kisumu has been an exciting and all consuming exercise, which has enabled us to unearth salient issues that would need to be addressed if the conditions of those who live in these areas are to be improved.

This endeavour would not have been possible without a number of people whose assistance we would like to acknowledge. These include the residents of the slum areas who provided information during community consultations and as key informants, the local leaders including Her Worship the Mayor, Councillors, Chiefs and Assistant Chiefs, Government Officers, CSO staff including the NGO Network, Action Aid, Plan (K), World Vision, Pandpieri Catholic Centre, KENAHU, Jua Kali Association, Kisumu Pamoja Housing Co-op., SANA staff, the departments of Planning, Environment, and Social Services within the Municipal Council of Kisumu (MCK), Maseno University Urban and Regional Planning Department, and UN-HABITAT. Thanks should also go to Dr. Winnie Mitullah of Nairobi University for the incisive comments which influenced the structure of the final document.

Special thanks to the policy and coordination team including Mr. Ulrik Westman, Project Manager CWS Kisumu and Mr. Peter Donde, Project Consultant CWS Kisumu both of UN-HABITAT; Mr. Patrick Adolwa, former Director of Planning, MCK; and Mr Alfred Adongo, the team leader o SANA, for their inputs which made it possible to accomplish this task. The study team is also indebted to Mr Byron Anangwe of RCMRD for providing technical assistance toward acquisition of satellite images of Kisumu.

We would like to thank all those who in many ways participated in this worthy endeavour.

The Situation Analysis Team:

Dr. G. M. Onyango	Lead Consultant, DURP Maseno University
Mr. George Wasonga	Director Environment MCK
Mrs. Isabella Asamba	Technical Advisor SANA
Mrs. Peris Teyie	DURP Maseno University
Mr. Jack Abuya	Planning Department MCK
Mr. Bernard Odera	Environment Department MCK
Mr. Emmanuel Ooko	Planning Department MCK

LIST OF ACRONYMS

AIDS	-	Acquired Immune Deficiency Syndrome
ADC	-	African Development Council
CBD	-	Central Business District
CBO	-	Community Based Organization
CCF	-	Christian Children Fund
CDA	-	Community Development Assistant
CDS	-	City Development Strategy
CSO	-	Civil Society Organisation
CWS	-	Cities Without Slums
DC	-	District Commissioner
DDC	-	District Development Committee
DFID	-	Department For International Development (DFID) (UK)
DPPO	-	District Physical Planning Officer
FBO	-	Faith-Based Organisations
FGD	-	Focus Group Discussion
GCI	-	Galvanised Corrugated Iron
GoK	-	Government of Kenya
HIV	-	Human Immunodeficiency Virus
HoD	-	Head of Department
IACC	-	Inter-Agency Coordinating Committee
IASC	-	Inter-Agency Sectoral Committee
JICA	-	Japan International Cooperation Agency
KLGRP	-	Kenya Local Government
KENSUP	-	Kenya Slum Upgrading Programme
KIWASO	-	Kisumu Water and Sewage Company
KSh	-	Kenyan Shilling
KWFT	-	Kenya Women Finance Trust
LASDAP	-	Local Authorities Service Delivery Action Plan
LATF	-	Local Authority Transfer Fund
LDC	-	Location Development Committee
MCK	-	Municipal Council of Kisumu
MDG	-	Millennium Development Goal
M & E	-	Monitoring and Evaluation
MFI	-	Multilateral Financial Institution

MTEF	-	Medium Term Expenditure Framework
MoH	-	Ministry of Health
MoU	-	Memorandum of Understanding
MSSG	-	Multi-Stakeholder Support Group
NGO	-	Non-Governmental Organisation
PEST	-	Political Economic Social Technological
PIU	-	Project Implementation Unit
PPD	-	Physical Planning Department
RCMRD	-	Regional Centre for Mapping of Resources for Development
RLA	-	Registered Land Act
RMFLF	-	Road Maintainance Fuel Levy Fund
SANA	-	Sustainable Aid in Africa
Sida	-	Swedish International Development cooperation Agency
SPIU	-	Settlement Project Implementation Unit
TOL	-	Temporary Occupation Licence
VCT	-	Voluntary Counselling and Testing
WB	-	World Bank
WV	-	World Vision
UN	-	United Nations
UN-HABITAT	-	United Nations Human Settlements Programme

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