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Report Nairobi Field Trip- **Friday, 14.09.2012,** *Conference on slum upgrading & prevention policy,*
Promoted by the University of Nairobi and Pamoja Trust , United Kenya Club

The seminar aims to be the beginning of collaboration between the Department of Housing and the University in order to achieve a new and more efficient slum upgrading policy. For this reason seven thematic groups (Legal and Institutional Framework and Governance; Infrastructure and Services; Housing and Shelter; Planning, Development Control and Environment; Land Tenure and Administration; Safety and Security; Socioeconomic Factors) have been organized and exchange of best practices is reinforced and strongly supported.

In the sixteen and seventeen the policy addressed to informal sector was based on slum eradication but with the currents trend of urbanization and the growth of cities around the continent and in generally around the southern hemisphere a new approach based on tolerance and inclusion became necessary to be implemented. What type of future awaits cities around the World and especially in the South? Our intention is promote "Cities without slum" or rather than a new vision which considers slums as an important social and economical part of the reality that must to be included in the development of cities of the South? How is possible promote this change of thought?

The new Kenya Constitution guarantees the right to have access to an adequate housing to all the citizens, at the same time international treaties recognize housing as a Human Right but the meaningful of adequate housing need to be reinforced and extended to a new idea which is not limited to the state duty to provide shelter to their citizens. The South African example can help us to understand the necessity to a better and more comprehensive understanding of housing needs and rights.

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Fig 1 Conference on Slum Upgrading & Prevention Policy (photo by Laura Burocco, September 2012)

The process of growing of cities in the African continent, and in general in new emerging economies in the south, show the creation of metropolitan cities designed in order to meet international standards and be part of the world class cities network. What is the impact for informal settlements when the city they are part becomes a competitive city?

The responds may be of two types: increase of investment in infrastructures or the return of old policies of eradications. Unfortunately the second approach is the most followed and even if high amounts of resources are addressed to infrastructural intervention these will benefit a small percentage of the population (BRT, speed train etc) showing as the private prevails to the public interest. The Brazilian case helps us to better understand how Private Public Partnership between local authority and private sector working and their effect in terms of local governance, private spatial planning and the introduction of a state of exception regard national legal framework.

It's is possible to consider these interventions as the physical representation of the growth of inequality in society already in itself extremely unequal and become the icons of the achievement of an acceptable level of modernity. On the other hand, informal settlements embody the idea of marginalization and their residents are seen as the opposite of good productive citizens or, even worse, as criminal or potential criminal. The term slum is it used as antithesis of modern and represents an obstacle into the productive entity of the city that must be responding to the universal urban materiality and competitiveness.

Fig 2-3. Marie Huchzermeyer, Lene Le Roux and Alison Wilson's presentations (photo by Laura Burocco, September 2012)

The seminar has been divided in an introduction and welcome in the part of the morning followed by two presentations by represents of the WITS University of Johannesburg entitles: "SA Eradication, Redevelopment versus in-situ slum upgrading" by Marie Huchzermeyer and Lene Le Roux and "SA Experiences with managing low income housing stock" by Alison Wilson (Fig2/3).

Following these presentations the groups have been divided in seven working groups everyone addressing a specific issue:

- Group 1 : Legal and Institutional Framework and Governance
- Group 2 : Infrastructure and Services
- Group 3: Housing and Shelter
- Group 4: Planning, Development Control and Environment
- Group 5: Land Tenure and Administration
- Group 6: Safety and Security
- Group 7: Socioeconomic Factors

The working group had duration of about one hour during which one input presentation has been presented by the students came from SA, and followed by a debate aimed to indicate some recommendation in order to better define a new Kenyan Housing Policy.

In the afternoon the results of the working groups had been presented in a plenary meeting.

Fig 4-5, the working group "Housing and Shelter" (photo by Laura Burocco, September 2012)

The Housing and Shelter Working Group was composed by fourteen people from the WITS University of Johannesburg, the University of Nairobi, representatives of social movement (Kambi Moto Housing Project) and Ngo (Pamoja Trust). These mixes of experiences permit to have different approaches and vision regards the housing issue.

The SA experiences were presented by two different presentations: one focus in non state management interventions in low income housing stock and the other one in the transference of housing stock.

The first presentation presented three cases studies from three countries and cities (Milton Court, South Africa – Johannesburg; Ocuapaçao Zumbi dos Palmares, Brazil- Rio de Janeiro, Mathare, Kenya – Nairobi). Starting from the individuation of a general view about housing crisis in the Global South, the three cases are presented through a cross-comparison between management issues, interventions, results and analysis.

The analysis of these three cases study demonstrate the ability for resident to self-organize and produce physically results as well the maintenance of their well located houses. Small-scale upgrading and management are possible and need to be encouraged in order to have an assumption of responsibility by the residents of their place. Even in term of economy, try to used how much is possible personal skills of the resident permit to lighten the costs of maintenance.

Governmental interventions have to be reinforced and promoted but a careful evaluation of the intention of these interventions is needed, because of the prevalence of private property market interests over than meeting needs of poor people. Successful experiences of self-management must be used and made public as precedent in order to increase trust within government in alternative/no-state interventions and in order to meet this intention the role of social movement and Ngos becomes crucial.

The participation of residents and a degree of autonomy in management interventions is the key of the success of the Brazilian experience in self-management enabling: reinforce of community bonds, ongoing responsibility for upgrading and upkeep, reinforce of sustainability and capacity to resist in case of eviction or unfair compensation. Another important aspect is the process of mutual-learning between no-state stakeholders as Ngos, housing associations, social movements, academic and residents. The state intervention need to guarantee the legal framework in order to remove barriers embedded in policy and practice that prevent urban poor from exercising their right to the city, especially providing availability of serviced land with secure tenure. On the other hand residents, social movements and civil society need to assume their part of responsibility, engaged and committed with the duration of the process.

Fig 6-7-8, the plenary with the presentation of the results achieved by the seven groups of work (photo by Laura Burocco, September 2012)

In the afternoon every groups presented their results and recommendation for the definition of new Kenyan Housing Policy in a plenary session.

Group 1: Legal and Institutional Framework and Governance

Problems:
- ➢ Low possibility of community participation;
- ➢ Low access to information;
- ➢ Due to the government structure difficulties in guarantee a system of right and of participation in the decision making process;
- ➢ Lack of transparency about public money destination;
- ➢ Strong encourage in Private Sector Intervention;

Recommendation from the Brazilian experience:
- ➢ Model of participation and division of roles in housing management betweens different actors involved;
- ➢ The establishment of a National Fund (FNHIS – National Fund for Social Housing) managed by a council composed by public actor (Department of Housing) representatives of social housing movements and Ngos;
- ➢ Recognition by the Constitution of the social function of property (Art. 27);
- ➢ Institution of cooperative of tenants in order to guarantee the security of tenure

Group 2: Infrastructure and Services

- ➢ Necessity to provide permanent health facilities;
- ➢ Necessity to have a strong environmental intervention in order to guarantee basic condition of health preservation;
- ➢ Necessity in provide alternative energies making use of natural resources;
- ➢ Stop the use of paraffin

Group 3: Housing and Shelter

- ➢ Necessity to re-define the content of tenure and not limited the security of tenure to the legal title;
- ➢ Necessity to better define what is the mean of urban citizenship
  Change the vision that poor people are the opposite of good productive citizens
  Most of the labour force come from informal settlements and need to be recognized the economical role of these people in the city. If cities are considered always more as productive entities moved by competitiveness, it is necessary to recognize the importance of the informal economy. Especially in big cities in the southern hemisphere
- ➢ Need to know how much land the government own, how much land in the city and how is the destination of use;

- ➢ Need to improve the intervention in Housing by the government in Kenya;
- ➢ Better definition of the mean of social housing. To whom these interventions are directed? Often the beneficiaries are middle class, who can afford to pay;
- ➢ Stakeholders not only for housing but livelihood;
- ➢ Informal settlement become more and more enterprise places;
- ➢ Housing development in public land often results in land speculation promoted by private sector in order to have profit more than public benefit;
- ➢ Necessity to have a review of housing technology and efficient design;
- ➢ Inadequacy of space standard considering the number of people living in the house;
- ➢ Necessity to review the locations and access to facilities and services

Group 4: Planning, Development Control and Environment

- ➢ Historical exclusion determined by international standards of planning addressed to the private sector more than public interest;
- ➢ Special planning for rich;
- ➢ World class standard need to make the city attractive and clean but not truly functional in terms of inclusive city.

Group 5: Land Tenure and Administration

Problems:
- ➢ Relation between land and tenure and title;
- ➢ Process of allocation;
- ➢ Multiple ownership for private lands
- ➢ Eviction and demolition related with violation/impunity in terms of how the eviction and demolition process are managed and the disrespect of obligation to provide alternative accommodations;
- ➢ Lack of planning;
- ➢ Gentrification and market economy impact;
- ➢ Lack of policy;
- ➢ Laws conflict with land lord and residents

Solutions:
- ➢ Negotiation processes;
- ➢ Agreement wrote and signed;
- ➢ Maps to show the occupancy;
- ➢ Alterative tenure options to be developed;
- ➢ Communal tenure to be adopted;
- ➢ Low cost housing to be explored
- ➢ Have communal tenants for cooperative that guarantee decent houses for all

Group 6: Safety and Security

- ➢ Type of crimes:
  Illegal connection with water/electricity
  Illegal evictions
  Assaults, robbers, housebreaking, drug traffic, muggings and murders

- ➢ Cause of crime:
  Inadequate security;
  Lack of state intervention in subsidy power and water

- Solutions:
  Job creation
  Small scale business creation
  Empower the youth through recreational facilities
  Increase in police stations
  Respect for Human Right
  Drug control Management > repression of police's corruption
  Reduce abuse of alcohol

- Type of crime:
  Domestic mistreating
  Child violence

- Cause of violence:
  Depressed living conditions
  Lack of communication
  Environment (social influences)
  Uncontrolled hunger
  Lack of respect
  Alcohol

- Solution:
  Job creation
  Counselling
  Social amenities
  Improving leaving conditions
  Reduce hunger through different activities

- Type of crime:
  Marital
  Outside marriage
  Defilement
  Sodomy

- Cause of violence:
  Drug abuse
  Media Influence
  Internet (pornography)
  Housing design

- Solution:
  Counselling and guidance according with the age
  Control of media
  Attention in the design of housing which allow privacy

Group 7: Socioeconomic Factors

- Security of tenure
- Develop experiences of slum tourism
- Reinforce intervention of community police to fight against drug dealers