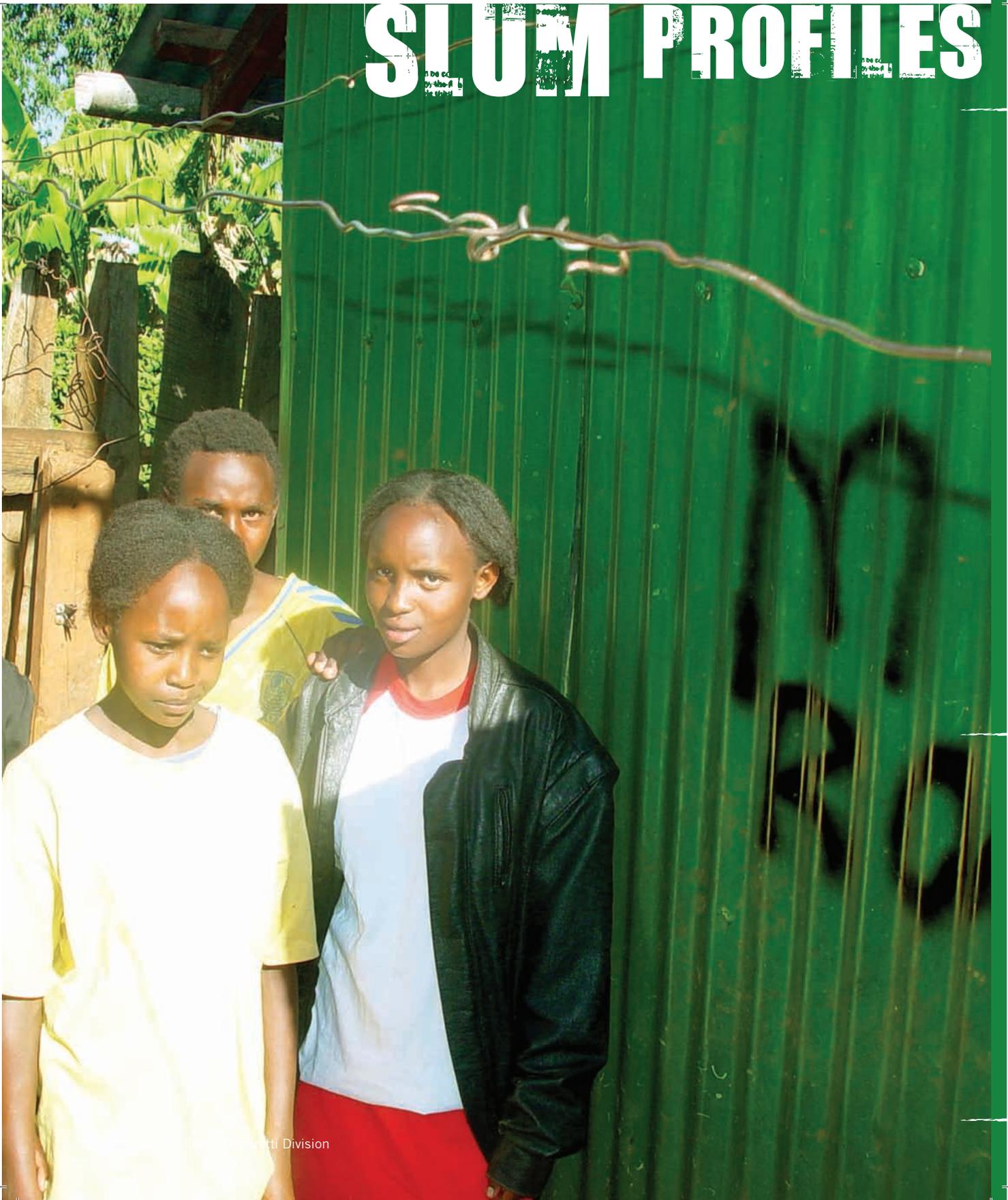


SLUM PROFILES



DAGORETTI DIVISION

DAGORETTI DIVISION

DAGORETTI DIVISION

DAGORETTI CENTRE VILLAGE

GACHUI VILLAGE

GITHARANI VILLAGE

KABURI VILLAGE

KAMWANYA VILLAGE

KANDUTU VILLAGE

KANGUKU VILLAGE

KARERU VILLAGE

KAWANGWARE VILLAGE

KAWANGWARE KIAMBONI VILLAGE

KAWANGWARE SOKONI VILLAGE

KINJA VILLAGE

KWARE VILLAGE

MURIA MBOGO VILLAGE

MUSLIM VILLAGE

MUTEGO VILLAGE

NJIKU VILLAGE

PIPELINE VILLAGE

1. DAGORETTI CENTRE VILLAGE

DAGORETTI CENTRE VILLAGE IS SITUATED ON KIKUYU ROAD NEXT TO THE DAGORETTI MARKET.

The settlement was established in the early sixties by residents of Dagoretti who missed out on land allocated during the land demarcation process. Their failure to benefit was occasioned by the fact that they either worked far from Dagoretti or had been imprisoned by the colonial government for offences related to the struggle for independence. Prior to their occupation of Dagoretti Center, the first residents were tenants on land that others had been allocated. In time they were unable to continue paying rent and requested the area Chief for assistance. They then were allowed to settle on public land and formed the settlement that is now popularly known as Dagoretti Centre. It appears that the then government had promised to resettle them elsewhere but did not keep its promise. Apart from natural growth, the residents attribute population growth in this settlement to evictions in the neighbouring settlements.

THREAT TO LAND TENURE

Between 1971 and 1978, the structures were demolished frequently by the City Council. Since the eighties, those settled on Nairobi City Council land have not been threatened with eviction or demolition.

HOUSING

The structures in Dagoretti Centre are built using timber and iron sheets. Most structures consist of 2 or 3 rooms in small fenced plots. However, there are several households on an adjacent road reserve, who are accused of encroachment by residents in the neighbouring formal residential plots. These structures do not have fences and are in poor condition. This is because the local authorities do not allow any repair or rehabilitation of the structures.

SERVICES

- Most structures, except those on the road reserve, have electricity and piped water.
- Telephone facilities are available from bureaus at the neighbouring market center.
- Though a few families have private pit latrines, public pit latrines serve most of the settlement. Each public latrine is shared by three or four households.
- Garbage is normally disposed of on the paths around the settlement.
- Healthcare is accessed from the Chandaria and Pamela clinics at Dagoretti market, and from the Nairobi City Council facilities at Wait-haka and Karen.
- Children attend the Gatiba, Kirigu and Mutuini Nairobi City Council primary schools.



2. GACHUI VILLAGE

**GACHUI
CONSISTS OF
FIVE SEPARATE
BUT ADJOINING
PLOTS OF LAND.**

In 1970, three families settled on one of the Gachui plots. The other four plots were swampy and uninhabitable. In 1979, after the City Council had cut furrows to drain the land, more people moved into the other four plots. The land had been initially set aside by the City Council for the development of a girls' school. The school was later built on an adjacent piece of land.

The residents say that they moved into Gachui because of poverty-related reasons. Many could no longer afford the prevailing rates of renting houses. The first settlers in Gachui built structures using polythene sheets. They later built mud houses, then the timber and iron sheet houses they currently dwell in.

THREAT TO LAND TENURE

No cases of evictions have ever been reported in Gachui. The residents have tried to formalize their tenure by applying to the Commissioner of Lands for allocation of the land. The Commissioner referred them to their District Officer and the Provincial Commissioner, who are yet to act on the matter.

HOUSING

The average residential structure is three-roomed, built almost invariably on a small fenced plot which houses one family. Almost all the residents own the structures they live in. However, a growing concern for the residents is the accommodation of grown-up children who currently make up a third of the population.

SERVICES

- All residents either have piped water from the Nairobi City Council within their plots or can access water within a few metres of their houses. Water is sold at 3 shillings per 20 litre jerrycan.
- A quarter of the residents have electricity in their homes.
- Communication in the area is a problem. Residents rely on neighbours with mobile phones.
- Every residential structure has a private (often-detached) pit latrine.
- Non-organic garbage is disposed of by the roadside or burned. Organic waste is often fed to pigs and cows.
- Children attend the Ruthimitu, Muria Mbogo, Kirigu, and Gitiba primary schools belonging to the Nairobi City Council.
- The settlement is easily accessible from Kikuyu Road. Numerous earth roads that cut across the settlement provide easy access within the settlement.



3. GITHARANI VILLAGE

**THE FIRST
PEOPLE TO
SETTLE IN
GITHARANI
ARRIVED IN
1977.**

By 1979, the land was completely occupied. The land on which Githarani sits was set aside for the construction of a Catholic Church. The land had been parcelled off the farms of Dagoretti residents by the City Council for public utility use. The residents lay a historical and social claim to the land, claiming entitlement based on the fact that the land was donated by their fathers. The Catholic Church was eventually built in Njiku.

THREAT TO LAND TENURE

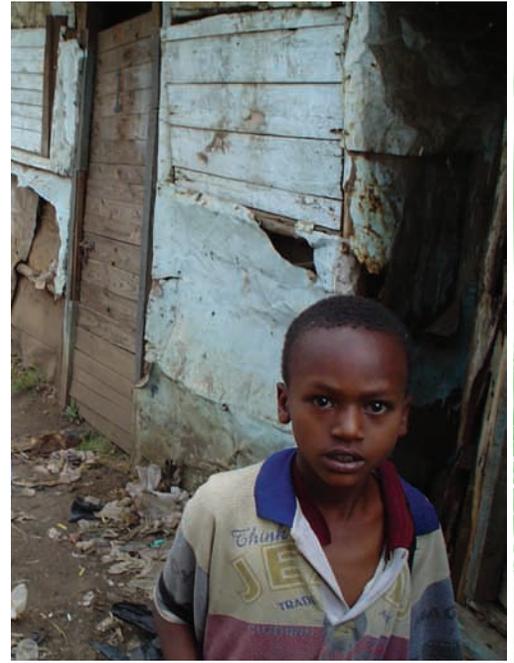
The Nairobi City Council allocated the land to the Association of Jehovah's Witnesses in East Africa in 1986. This started a long-drawn dispute between Githarani residents and the Jehovah's Witness Church over the land. The dwellers recently resisted a move to evict them by the Church, and have sought legal redress through the legal advice centre, Kituo Cha Sheria.

HOUSING

The structures in Githarani are mostly built using timber and iron sheets with cement floors. The settlement has two stone structures. A typical structure has 3 rooms occupied by a single household. Almost all the residents are owners of their structures. There are a few tenants who pay Kshs. 600 for an un-cemented room and Ksh.1200 for cemented ones.

SERVICES

- All the residential structures in the settlement have piped water.
- Most of the houses have electricity. The remaining 15% get power from their neighbours.
- Communication facilities are not close to the settlement. The nearest telephone services are about 3 km away.
- Waste water (domestic and rain) drains onto the roads and down to the Riara River. The residents say the incidence of water-borne infections is very high.
- Garbage is disposed of either by burning or is fed to livestock (vegetable waste). The rest is thrown onto the paths in the settlement.
- More than half the residents have private pit latrines. The remaining either use neighbours' latrines or the nearby bushes or paths.



4. KABURI VILLAGE

**KABURI WAS
ESTABLISHED
IN 1979.**

Its history is linked to that of the neighbouring Njiku. As Njiku's population grew it spilled over. The area chief sanctioned the settlement. The settlement gets its name from the area, which had been set aside for expansion of the cemetery that the colonial government had established for burying Africans in the 50's.

THREAT TO LAND TENURE

Kaburi residents are settled there on a temporary basis. This is because when Njiku's village council saw this happen, they feared that the area would soon be full and they would have no houses to settle in, so they asked the village chief not to increase Kaburi's residents. The settlement has never been threatened with eviction or demolition.

HOUSING

The houses are constructed using timber and iron sheets, most having 3 rooms. Only 2 houses are cemented in the settlement. There are no tenants in the settlement.



SERVICES

- There is no public source of water in the settlement. There is a privately run water point that sells water at 2 shillings for a 20-litre jerry-can.
- There is no planned drainage or waste disposal system.
- None of the houses in Kaburi have electricity.
- Communication facilities can be accessed from private communication bureaus at Dagoretti market, some fifteen minutes away.
- Road access is through the Wagara and Dagoretti market roads.
- Children attend the Gitiba and Mutuini Primary Schools belonging to the Nairobi City Council.

5. KAMWANYA VILLAGE

**KAMWANYA
LIES ONE
KM AWAY
FROM THE
DAGORETTI
MARKET
CENTRE.**

The settlement sits on eight plots. Six are publicly owned plots and the other two are privately owned. In the years of emergency rule the Colonial government removed owners of Dagoretti and put them into native reserves such as Kamwanya, Njiku and Old Mutuini. After Kenya's independence, many residents moved back to their homes. The government resettled some of those who had been displaced. There was a remainder who remained in Kamwanya. It was expected that the Government would eventually settle them permanently. This did not happen. Meanwhile the population has grown over time, partly due to incidences of eviction from other settlements. By 1990, the area was completely occupied.

THREAT TO LAND TENURE

Threats to evict the slum dwellers have been very consistent. With the assistance of the area Member of Parliament and councillor, they have managed to resist eviction by the Nairobi City Council. There have also been cases of third parties trying to fence off some of the land. The last attempt was in 2001. Several plots within the settlement have been allocated to third parties.

HOUSING

Structures are primarily made of iron sheets (both roofs and walls). A few structures use timber for the walls. The average structure has four rooms and is occupied by a single household. A majority of the residents are structure owners. There are tenants in the settlement. A single room costs from Kshs. 600 to 800 per month.

SERVICES

- Electricity is available to very few of the households in this settlement.
- 5% of the households have piped water. The rest draw water from those that have and/or buy water at three or four shillings per 20-litre jerrycan from the market centre.
- Road access to the settlement has been narrowed by the encroachment of new structures.
- Drainage within the settlement is extremely poor, making the settlement muddy all year round. Wastewater and poor garbage disposal have resulted in high a incidence of water-borne diseases.
- The number of latrines has not grown with the population. To date, each latrine serves many people and there is no room to build new ones.
- Children attend public primary schools at Kirigu, Gitiba, and Mutuini.



6. KANDUTU VILLAGE

THE RESIDENTS OF KANDUTU TRACE THE ESTABLISHMENT OF THE SETTLEMENT TO 1969.

The initial settlers occupied a bigger space than they do today, but with time were squeezed by the local administration into the land they currently occupy.

Like most other settlements in the Dagoretti area, the first residents on the land were those that missed the process of land allocation that occurred after independence. They were settled here on the premise that they would be allocated some land elsewhere by the government. A sizeable part of the population was initially tenant in city estates such as Majengo, Kaloleni, Mbotela. They saw an opportunity to settle here when they found the polythene structures of the initial squatters.

THREAT TO LAND TENURE

The Nairobi City Council demolished Kandutu on several occasions in the 70's. In the 80's, individuals claiming ownership of the land appeared. With the help of the local administration, the individuals issued eviction notices. This was followed by restriction on house repairs and expansion. The residents petitioned the current Member of Parliament in 1993 for protection. The residents are still fearful since they do not have security of tenure.

HOUSING

Structures are made of iron and tin sheets and lack cemented floors. More than 80% of the structures comprise one room while the other 20% are two-roomed structures, most of which are storied.

SERVICES

- Kandutu has six latrines, which fill up quickly. In the rainy season, there is a further risk of the latrines collapsing. “Flying toilets” are common here.
- There is no system for garbage disposal; thus, garbage is strewn all over the settlement.
- Kandutu has poor drainage and stagnant pools are common.
- There is only one water point in the settlement.
- There is no electricity in Kandutu.
- Children attend either Gatiba or Dr. Muthiora primary schools that are about 500 meters away from the settlement. Kandutu has several nursery schools. The number of school-age children who do not attend school is high in this settlement.



7. KANGUKU VILLAGE

LIKE MANY OTHER DAGORETTI SETTLEMENTS, THE RESIDENTS TRACE THEIR HISTORY TO THE PEOPLE WHO MISSED THE LAND ALLOCATION DURING THE DEMARCATION PROCESS THAT FOLLOWED KENYA'S INDEPENDENCE.

THREAT TO LAND TENURE

The settlement has not experienced any eviction threats. However, the rivalry between the area chief and the ward councillor has resulted in the demolition of several structures by either party in their struggle for power. The last evictions were witnessed in the 70's when Margaret Kenyatta was Mayor of Nairobi.. The residents are also aware that some of the plots they occupy have been privatised.

HOUSING

Structures are made of iron sheets and timber. The average structure occupied by a single household has three rooms. The structures are so closely built that distinguishing the end of one structure and the beginning of another is difficult.



SERVICES

- There are four water points, but the supply is irregular. Residents have to go over two kilometres to get water.
- 50% of the residents have electricity.
- There is vehicular access to Kanguku, it is sandwiched between residential plots in Mutuini.
- Every two or three households share a latrine. Because of poor drainage, rainwater floods the latrines.
- Residents burn some of their garbage, though much of it is thrown on any open space.

KARERU VILLAGE

**LIKE MANY
DAGORETTI
SETTLEMENTS,
THE RESIDENTS
TRACE THEIR
HISTORY TO THE
DISPLACEMENT
THAT FOLLOWED
THE DEMARCATION
OF THE AREA.**



Many of the residents had been tenants in the nearby estates or had leased other people's lands and were instructed to leave. They therefore sought shelter from the area chief and civic leaders (councillors) who advised them to settle at their present residence. By 1975, the whole settlement had already been fully occupied.

THREAT TO LAND TENURE

Kareru has witnessed very little threat of eviction. However, the settlement was not spared during the 1978-79 City Council demolitions. A few residents have experienced sporadic threats of demolition by the local administration every time they repaired their structures. This is because the local administration charges a mandatory fee of up to Ksh. 5,000 for permission to repair their structures.

HOUSING

Kareru has no tenants, all residents are structure owners. Structures are made of iron sheets and wattle. Many of the structures have cemented floors. The average number of rooms per household is three.

SERVICES

- 80% of the residents have piped water in their structures, while the rest get their water from the nearest serviced neighbour at a price of Ksh. 3 per 20-litre can.
- Fewer than 10% of the residents are connected to electricity.
- There are schools near the settlement.
- Most of the latrine facilities are shared between residents. However, private latrine facilities are also available. The latrines are located close to the main houses, creating a constant bad smell.
- Wastewater drains into the roads and paths causing a constant problem in road accessibility. Some residents have built some pits in which they dispose of their wastewater and rainwater.



9. KAWANGWARE VILLAGE

**THIS SETTLEMENT
WAS STARTED IN
1982 BY MAMA
WA KAMANDE.**

She was later joined in 1992 by the rest of the slum residents. They had been living at another settlement called Kabiro, which was sold to start a private school and they had to move.

The settlement is located near Kawangware Market and is surrounded by several supermarkets. Its structures are made of iron sheets and timber. The rooms measure about 10 by 10 or 10 by 12 feet. There are tenants in the settlement who pay Kshs. 1000 per single room.

THREAT TO LAND TENURE

The settlement sits on City Council land. The residents have not faced the threat of eviction but are aware that this could change.



SERVICES

- There is no water point in the slum. Residents buy water from neighbouring plots at five shillings per a single 20-litre can.
- Drainage is poor and the settlement is very muddy in the rainy seasons.
- There is only one toilet that is used by the whole settlement
- There is no electricity supply to the slum.
- Garbage is disposed of haphazardly in and around the settlement.

- There are no social gathering places or playgrounds for children.

- Children attend government educational facilities at Kawangware or Muslim Village. Private schools are available which charge Kshs. 4500 per year.

- The health facilities available to the residents are located at Kawangware (Nairobi City Council) or Mungai Health Centre (private).

ECONOMIC ACTIVITIES

Most are self-employed as small-scale business persons or work as casual labourers.

10. KAWANGWARE KIAMBOONI VILLAGE



KIAMBOONI LIES OFF KAWANGWARE ROAD TOWARDS KAWANGWARE MARKET.

It occupies a road reserve that belongs to the Nairobi City Council and measures 100 by 50 feet. The first person in Kiambooni settled there in 1988. By the end of the year, the settlement was fully occupied.

THREAT TO LAND TENURE

A woman who claims that the land occupied by the settlement is hers threatens the settlement. The residents deny this, claiming that the then area Chief gave the land to them. In addition, a neighbouring plot owner also threatens to evict them.

HOUSING

The structures in Kiambooni are made using timber and iron sheets. Only one household owner has a stone fence on one side of the settlement. There are no tenants in this settlement.

SERVICES

- The village has no water points. Residents buy water from the neighbouring plots.
- There is no electricity in the settlement.
- Communication facilities are not close to the settlement. The nearest telephone is along the main road.
- The only road facilitating motor access to the settlement has houses constructed on it.
- Primary schools are about fifteen minutes away from the settlement.
- Wastewater (domestic and rain) is not drained. This exposes the residents to waterborne diseases.
- Garbage is disposed of on paths in and around the settlement.
- There are no playgrounds for children or social gathering places.
- The residents use the City Council health facility at Kawangware.

ECONOMIC ACTIVITIES

Some of the residents are small-scale traders, or casual labourers. Most residents are unemployed.



11. KAWANGWARE SOKONI VILLAGE

THE SETTLEMENT IS LOCATED AT KAWANGWARE CENTRE NEXT TO KAWANGWARE MARKET.

Esther Nyawira Kabuthi who is still alive to date (2003), started the settlement in 1962. Julius Mwangi, who is also alive, joined her in 1967. The settlement has since grown to a densely packed slum with 27 households.

THREAT TO LAND TENURE

The residents had begun the process of acquiring a title deed for the land when a woman by the name of Kezia Muthoni Mwangi went ahead and claimed the title deed as hers in 1982. In 1987, she got the allotment letter and hid the title deed.

In 1994, she took the villagers to the chief's office for resolution of this matter. Later in the year, the village was demolished. The villagers took the matter to court, after which they rebuilt their houses. This case progressed until early 2000. In 2002, the court revoked the title deed.

Kezia then sold the title deed to another person when she found out that the title deed would be given to the villagers. This prompted the villagers to go back to the courts to petition for justice. The case continues to date.

HOUSING

The structures in the settlement are made of timber and iron sheets.



SERVICES

- There is no water point in the village. They buy water at between five and ten shillings per 20-litre can.
- There is no electricity supply to the settlement.
- There are no latrines in the settlement. The use of flying toilets and open spaces is rampant. In addition, the residents also borrow the use of toilets from neighbours.

- The settlement is accessed through the Gata-tanga road.
- Government schools at Kawangware or Muslim Village provide education. There are some private schools, which charge Kshs. 4000 per term per child.
- There are no playgrounds or social gathering places.

ECONOMIC ACTIVITIES

The residents are self-employed businesspersons or work as casual labourers.

12. KIRIGU VILLAGE

THE RESIDENTS WERE INITIALLY TENANTS WITHIN THE KIRIGU SUB-LOCATION.

When they could not afford the rents, they appealed to the local administration to settle them. The first settlers on the land were allowed to build by the then district officer in the late 60's. In 1971, the area councilor allowed more people to settle.

THREAT TO LAND TENURE

The residents say that threats of eviction have been rare, though they are restricted from repairing their structures. Residents who refuse or are unable to pay money for permission to repair from agents of the local administration are threatened with eviction. Any construction of new structures must be paid for to the area chief before the process can begin.

HOUSING

The structures in the settlement are primarily built with iron sheets. There are however a few timber structures. There are no tenants, as all residents are owners of the structures that they live in. The average structure in Kirigu has three rooms and houses a single household. However, some structures have as many as six rooms while others, have only two.

SERVICES

- 50% of households have tap water while the other 50% draw water less than ten metres away from their houses.
- 25% of the residents have electricity.
- There are no telephone facilities nearby; residents access this facility at the nearest market which is one and a half kilometres away.
- The settlement's children attend Dr. Muthiora Primary School, a short distance away.
- Access to the settlement is good through the Wangara road.
- Latrines in this settlement are shared. Due to land congestion, the latrines are built too close to the houses, which poses a health risk. Further, when a latrine fills up, to find space to construct another is a problem. Flying toilets and the use of paths and open spaces around the latrines as toilets is common.
- Kirigu has poor drainage and the settlement is very muddy in the rainy season.
- Garbage is poorly disposed of. However there is deliberate effort to burn flammable waste and feed vegetable waste to animals.



13. KWARE VILLAGE

KWARE SHARES ITS HISTORY WITH MOST OF THE OTHER VILLAGES IN DAGORETTI.

Most of its residents are children of the people who missed out on land allocations after land demarcation in the sixties.

Kware started as a three-family settlement in 1969. Over the years, there has been an increase of people due to natural population increase and immigrations from other settlements. Others joined them due to their incapacity to continue paying rent for the shelter hired in the nearby residential plots.

THREAT TO LAND TENURE

Though the settlement is currently under threat of eviction, it was only in the 70's that there were attempts to demolish the settlement by the City Council.

Since then, there have been several attempts to evict them, mainly by the local administration. This arises from the requirement to pay for permission for any new construction or repairs on the structures.

Another problem facing the settlement are the former residents of Makaburini settlement (which no longer exists). While they were allocated land by the former head of state (President Moi) at Ndeiya in Kiambu district, some beneficiaries decided to double as landowners at Ndeiya and residents of Kware settlement.

HOUSING

Most structures in this settlement are built using iron sheets. A few are made of timber. Nearly half the structures have cemented floors. The average household has a three-roomed structure. A small percentage of the structures are storied.

SERVICES

- About a quarter of the households have piped water. The rest buy their water from those who are connected at three shillings for a 20-litre can.
- Forty houses have electricity supply.
- Telephone facilities are available from communication bureaus at the nearby market center at Gachui.
- An access road links the settlement to the main Kikuyu Road. However, encroachment by residents has narrowed the road, limiting vehicular access.
- Most children attend the Dr. Muthiora Primary School.
- There are very few latrines in Kware. Congestion caused by a growing population means that there is insufficient space for building new latrines.
- The settlement has no planned drainage and garbage disposal systems.



14. MURIA MBOGO VILLAGE



THE RESIDENTS TRACE THEIR HISTORY TO THE SIXTIES.

Most of the dwellers are descendants of people who were left out during the land demarcation process after independence. Muria Mbogo occupies three plots: two that are public lands (residents say the plots are leased to the Dr. Mutiara primary School) and one privately owned. The settlement was well established by the time the school was constructed.

THREAT TO LAND TENURE

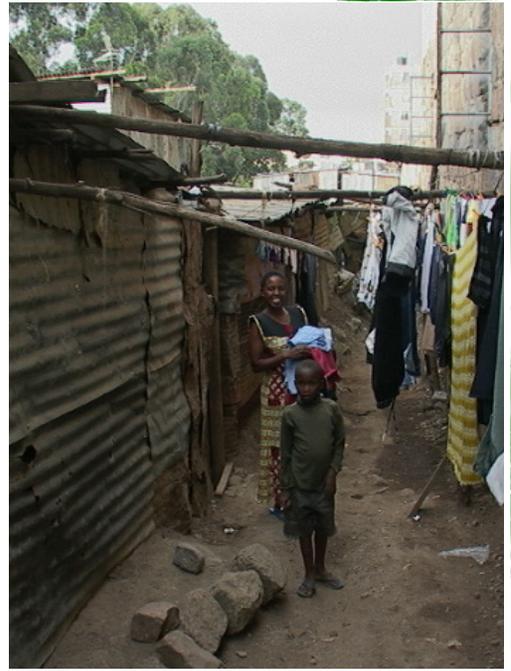
The residents have experienced a few eviction threats. This is because some neighbouring plot owners claim that the land is theirs and are supported by the area chief. The plot owners had been cultivating the land that the Muria Mbogo residents are currently settled. Most demanded some money to compensate them for their crop. The slum dwellers also had to pay the area chief to be allowed to construct. However, no efforts to evict and demolish the settlement have been undertaken.

HOUSING

There are no tenants in this settlement, as all residents own the structures they live in. Structures in this settlement are built of either iron sheets or timber. The average number of rooms per household is two.

SERVICES

- There is no piped water in Muria Mbogo. Residents buy water from the neighbouring settlements at five shillings for a 20-litre can.
- Fewer than half of the residents have electricity in their homes. Those that have electricity concede that some of the connections are informal.
- There are no telephone facilities in the settlement. The nearest public telephone facility is two kilometres away.
- Drainage is poor. Rainwater sometimes drains into houses of the residents and floods foot-paths, making access to the settlement difficult during the rainy season.
- The settlement does not have a garbage disposal system.
- Latrines are shared and often are built close to the houses. They fill up quickly because the water table is close to the surface, and finding a new construction sites is a problem.



15. MUSLIM VILLAGE



THIS SETTLEMENT WAS ESTABLISHED IN 1973.

The first residents were landless people who had missed the land allocation process after Kenya's independence. A majority of the early settlers were Islamic, thus the name Muslim Village. The increase in population in the slum is the result of converted individuals choosing to settle there, besides natural growth.

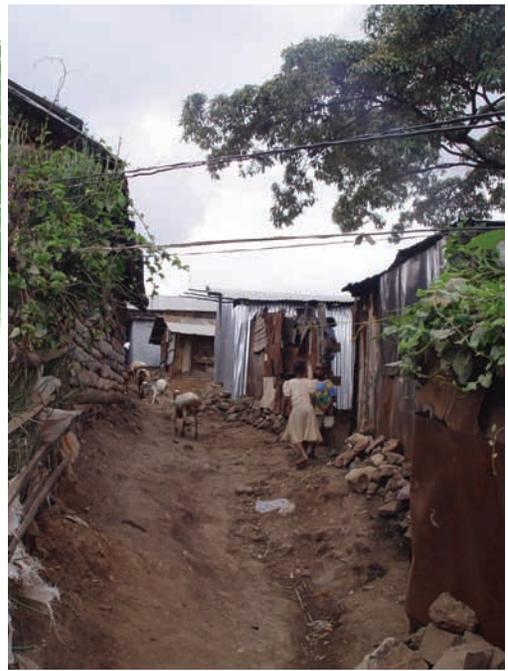
Most structures are made of mud and wattle. A few are constructed using either iron sheets or timber. Almost half the structures have cemented floors. More than 75 % of residents are tenants. Rents range between Kshs.500 – 700 per room per month.

THREAT TO LAND TENURE

The threat to land tenure in this settlement arises from the fear that the land it occupies is private. An opposing view holds that the land was allocated long after they had settled there. Thus, the residents believe that the land still belongs to the Nairobi City Council. There have been no attempts to evict people from this settlement. At the time of this research the settlement was in negotiations with the Council for regularization.

SERVICES

- Muslim village has 17 water standpoints. Water is sold at three shillings per 20-litre container.
- There are commercial latrines built along the ends of the settlement that charge two to five shillings a call. Further, a fifth of the structures have their own latrines. Residents also use open areas as toilets. Flying toilets are common.
- There are a few earth water ducts in the settlement. Water drains into open areas from where it flows into a river near the settlement.
- Garbage collection is not organized. The village's waste is dumped on any available open space.
- Approximately 20% of the households have electricity.
- Muslim Village is easily accessible through Agwings Kodhek or Gitanga road. Within the village, there is a good network of paths between structures.



16. MUTEGO VILLAGE



THE SETTLEMENT WAS ESTABLISHED IN 1969.

The first residents were subordinate staff of Lenana School and domestic employees of either the European teachers in the school or in European homes near the settlement. A majority of these people chose to settle here because of the convenience posed by the railway line. The population increase here is due to the continued retirement of staff who had been housed by the school.

THREAT TO LAND TENURE

Sometimes in the past, the school voiced its concern about the growth of the settlement and the increase in criminal activities directed towards it. This prompted the community leaders to introduce security checks. After this, there have been no complaints from the school. There have been no attempts to evict people from this settlement.

HOUSING

More than 60% of the structures are made using iron sheets. The other 40% are made using timber. None of the structures have cemented floors. Almost all of the residents are structure owners. There are less than 10 tenant households owned by five structure owners who live outside the settlement. Rents range between Kshs.500 – 600 per room per month.

SERVICES

- There are 2 water points in the settlement that sell water at a cost of two shillings for a 20-litre can. Initially the water was provided free of charge by the City Council. Later, these points were transferred to individuals.
- The entire village does not have electricity.
- The settlement has only four latrines. Open areas around the settlement are also used as toilets.
- The village lacks a planned drainage and garbage disposal system. Its waste is dumped on any available open space.
- Mutego is accessible through a dirt road next to the Lenana School and also via the railway. Within the village, paths provide access between structures.



17. NJIKU VILLAGE

AREA RESIDENTS WHO HAD MISSED LAND DURING THE LAND ALLOCATION EXERCISE THAT FOLLOWED SHORTLY AFTER INDEPENDENCE ESTABLISHED NJIKU IN 1965.



At the time, most were tenants and squatters on nearby farms. They later moved and occupied the seemingly vacant lands because their rents had increased or the farms they worked on were developed into residential areas. Others moved after being evicted from land that had been allocated to individuals.

THREAT TO LAND TENURE

This settlement has not experienced many eviction threats. Nevertheless, it was affected by the demolitions that took place between 1971 and 1978 by the Nairobi City Council. The residents were able to rebuild their structures after 1978. Residents have however been living in fear of some rich individuals who want to evict them.

HOUSING

Structures comprise an average of two rooms each. More than 75% of the structures are built using wattle and mud. The remaining structures are made using iron sheets. Almost half the structures have cemented floors.

More than 95% of residents are structure owners. Rents range between Kshs.500 – 1000 per structure per month.

SERVICES

- There are six water standpoints in the settlement that sell water at four shillings per 20-litre can.
- There are ten latrines in the settlement. Most latrines are communal though a few are private. The open areas are also used for toilet purposes. The use of flying toilets in the village is limited.
- There are no planned drainage and garbage disposal systems
- The settlement has no electricity.
- Access is by use of Kikuyu/Naivasha road near a Catholic church. A narrow weather road also provides access into the village while paths provide access within the settlement.
- Children attend Gatiba Primary School.



18. PIPELINE VILLAGE

**PIPELINE
SETTLEMENT
GOT ITS NAME
FROM ITS
LOCATION ON
A WATER
PIPELINE.**

It was established in 1979 by residents evicted from their previous residences during the Nairobi City Council slum clean-up campaign of 1971-1978. They had earlier on settled in nearly all the other settlements of Dagorretti including Kandutu, Kware, Njiku, and Muria Mbog'o. A few of the residents also came to settle here after they were unable to pay their rents in their previous residences.

THREAT TO LAND TENURE

Pipeline settlement did not experience demolitions in the 1970's but was targeted in the 80's. It was demolished more than four times between 1984 to 1987. No individual has ever claimed this settlement. This could be because of its location on a service reserve.

HOUSING

All the structures in the settlement are constructed using iron sheets. The settlement has no tenants and is well planned.



SERVICES

- The settlement has no water standpoints. Residents draw their water from the Waithaka market centre, which is a short distance away.
- The settlement has no electricity connections.
- There are no communication facilities in the settlement. Such facilities are however available at Waithaka market.
- There are fewer than ten communal latrines in this settlement.
- There are no planned drainage and garbage disposal systems.