Innovations in Tenure Regularization:

A Closer Look at KISIP

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Context analysis

Mji wa Huruma: Highly Dense settlement which led to a community title

Kahawa Soweto: Peri-Urban - Medium Dense settlement Where individual titles could not be achieved. Community agreed on clustering.

Kisumu Ndogo: Medium Dense settlement where both individual and group titles were achieved.
Methodology of Tenure Regularization

Use of modern mapping technology: For remote capture of accurate image to be used for planning.
Tenure Regularization in urban informal settlements

Legend
- Settlement Boundary

Mji wa Huruma Planning Area Boundary
Approximate Area = 2.78 Ha
Community driven planning process

• Community participating in mapping and suggesting suitable planning and tenure options

• All relevant Government Departments participating and responding to issues at community level
Innovating Tenure Options: Clustering Structures
Innovating Tenure Options: Community titling

- From Conventional Planning to in-situ planning by gazetting the settlement as a special planning area (SPA)
- Significantly reduced displacement
- Tenure security for entire settlement
Innovating Tenure Options: Combining group and individual titles

Kisumu Ndogo - Before

Kisumu Ndogo - After
Promoting Gender Equity in land ownership

- Nationally, 12% of women own land
- Unclear the % of land owned by women in Kenya
- But KISIP has achieved 32% land ownership to women
Conclusion: Tenure security assured beyond a title

- Succession
- Promotion of sense of ownership
- Securing tenure for beneficiaries with smaller plots
- Social sustainability secured
- Increased access to land ownership by women
- Access to basic services through planning
- Maintaining community cohesion
- Community empowerment (more community education on land issues)