

**THE IMPACT OF THE VIOLATION OF THE RIGHT TO LAND ON THE
ENJOYMENT OF THE RIGHT TO HOUSING: A CASE STUDY OF THE NUBIAN
COMMUNITY IN KIBERA, NAIROBI COUNTY.**

BY

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the Degree of Master of Arts in Human Rights of the University of Nairobi,**

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DECLARATION

This research project is my original work and has not been presented for the award of a degree in any other University.

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DEDICATION

I dedicate this study to my partner Phoebe for her unwavering emotional support and encouragement.

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ABSTRACT

This research project aimed to examine the impact of the violation of the right to land ownership on the right to adequate housing among the Nubian community in Kibera, Nairobi County. Its specific objectives were: to determine the extent to which the Nubian Community in Kibera, Nairobi County enjoys the right to land, to investigate the extent to which the Nubian Community in Kibera, Nairobi County enjoys the right to housing, and to examine the impact of the violation of the right to land ownership on the right to housing among the Nubian community in Kibera, Nairobi County. The study was guided by Will Kymlicka's liberal theory of minority rights and Charles Taylor's Communitarian theory. The research employed a mixed-method design. The target population consisted of key informants who were representatives of the Nubian community leaders, individual members of the Nubian community, and grouped members of the Nubian community in Kibera, Nairobi County. The study size was 50 respondents. The study used purposeful sampling to select study participants. The research instruments were a key informant questionnaire and a focus group discussion questionnaire. The quantitative data was presented through tables, frequencies, and percentages as descriptive statistics and analyzed using SPSS Version 25, while qualitative data was presented in thematic, narrative, and content analysis. The study concludes that there are inadequate measures for minority communities such as the Nubians in Kibera, Nairobi County to realize land and housing rights, despite most of them being aware of these rights. The study further concludes that discrimination practices affect the issuing of essential identification documents and land ownership opportunities for the Nubian community, despite the government of Kenya recognizing housing as a human right. The study therefore recommends co-operation between the government and stakeholders to achieve land and housing rights for the Nubian community in Kibera through public education in fora such as seminars and workshops. The Kenyan government should also reduce bureaucracy, reform land policies, and promote affordable housing options. The study also recommends further research to compare its findings with the circumstances of other minority ethnic communities in Kenya.

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ABBREVIATIONS AND ACRONYMS

ACHPR	:	African Charter on Human and Peoples’ Rights
CBOs	:	Community-Based Organizations
CoK	:	Constitution of Kenya
CEDAW	:	Committee on the Elimination of All Forms of Discrimination Against Women
CESCR	:	Committee on Economic, Social and Cultural Rights
GoK	:	Government of Kenya
HRBA	:	Human Rights Based Approach
ICCPR	:	International Covenant on Civil and Political Rights
ICESCR	:	International Covenant on Economic, Social and Cultural Rights
MDGs	:	Millennium Development Goals
NGOs	:	Non-Governmental Organizations
SDGs	:	Sustainable Development Goals
UDHR	:	Universal Declaration of Human Rights
UN-HABITAT	:	United Nations Human Settlements Programme
UNICEF	:	United Nations Children’s Fund
WHO	:	World Health Organisation

CHAPTER ONE

INTRODUCTION

1.1 Background to the Study

Human rights are fundamental to every person, notwithstanding sexual orientation, gender, colour, nationality, language, religion, immigration status, or citizenship. International legal instruments such as the Universal Declaration of Human Rights, the International Covenant on Civil and Political Rights, as well as the International Covenant on Economic, Social and Cultural Rights recognise adequate housing as a human right. Article 25 of the Universal Declaration on Human Rights (UDHR) asserts that every person has a right to a home. The UN Committee on Economic, Social, and Cultural Rights (CESCR) postulates the entitlement to decent housing as part of international human rights obligations. Article 4 of the African Charter on Human and Peoples' Rights (ACHPR) also declares that everyone has a right to a home. Furthermore, Goal 11 of the UN Sustainable Development Goals (SDGs) identifies housing as one key component of 'Sustainable Cities and Communities.' In Kenya, the entitlement to appropriate housing is recognised by law. Article 43(b) of the country's Constitution recognizes adequate housing as a right, affirming the state's duty to respect, protect and fulfil it without discrimination. The entitlement to adequate housing encompasses factors such as security of tenure, availability of services, adequate infrastructure, affordability, habitability, and cultural adequacy (UN Habitat 2011).

However, currently, many people do not have safe and affordable places to live in. Despite the challenges in accurately quantifying the extent of the infringement of the entitlement to adequate housing, the United Nations periodically releases figures that make cautious estimates on the matter. For example, in 2013, it estimated that over one billion individuals worldwide lacked access to suitable housing, with an additional one hundred million lacking any form of shelter (UN-Habitat 2013). According to Yildiz (2006), minorities faced several forms of discrimination in the 1990s, including overt bias and stereotyping, structural bias in the form of unequal access to resources, and overt bias in the form of political exclusion. Kenya, like many other countries, has persistent spatial inequities and clear rural-urban divisions, including high-density dwellings and shacks in informal settlements on both publicly and privately held property.

There has been an explosion of urban populations over the last century. As a result of this trend, a disproportionate number of poor people are found in urban areas (Davis, 2006). Increased urbanization is a major problem for developing nations since most of these places lack water, housing, sanitation, and healthcare essential for their growing populations (Cohen, 2006; Montgomery, 2008). By 2015, one billion people (30% of the urban population) resided in slums, the vast majority of whom lived in developing nations (United Nations, 2015a).

Slums have far-reaching effects, both locally and globally, and are a leading cause of human rights abuses as a result of poverty, inequality, and exclusion from political and social life. As reported by the World Bank, the proportion of Kenyan urban population increased from 23.6% to 28.0% between 2010 and 2020 (Cited in Kirui, 2022). Currently, only 30% of Kenya's

population lives in cities. The country's population is expected to double between 2015 and 2045 (cited in Kirui, 2022). According to the World Bank, each year around 250,000 individuals migrate to urban areas in Kenya (Cited in Kirui, 2022).

The Nubi are an ethnic group from Sudan, Uganda and Congo with an Islamic background (De Smedt, 2011). The Nubian community in Kenya came from the Nubi speaking community, where the majority of their members joined the Egyptian army serving in the Southern Sudan. In the 1880s, they were recruited by the British colonialists to serve in Uganda. While there, they were joined by their family members and their servants, and therefore retained their way of life, language and religion (De Smedt, 2011). They later demobilised in Kenya and settled down in various “*Nubi villages*”, one of which was Kibera. The term Kibera as coined by the Nubian community means “*land of forest*” (De Smedt, 2011). The British government permitted the Nubians to reside in a forest on the outskirts of Nairobi after World War One. The colonial government granted them a licence referred to as the *shamba pass* to authorize them to live on the land. The pass permitted them to build residential structures, graze their cattle and cultivate the land. However, for decades the Nubians have battled for citizenship in Kenya, which would give them access to the right to land. Since independence, Kenya places a premium on ethnic solidarity. Consequently, the Nubians, who are not a monolithic group, have taken on that identity to advocate for themselves (Adam, 2009).

Founded in the early 20th century, Kibera is Kenya's most extensive and well- known slum. It has attracted over 20,000 inhabitants from within and outside the country. There are several ethnic groups living in Kibera, but the Luo are by far the most numerous (De Smedt, 2011). The

slum is divided into 'villages' populated by different ethnic communities (Desgropes & Taupin, 2011). About 10,000 to 15,000 of Kenya's 20,000 Nubians call Kibera home (Balaton-Chrimes, 2015: p.20). Kibera has the typical problems of a slum, namely, overcrowding and substandard housing (UN-Habitat, 2013).

It was not until the 2009 census that Kenya's Nubian minority was formally recognized as having an equal status with an indigenous ethnic group (Adam, 2009). Nevertheless, they still face human rights violations, making it difficult for them to seek redress through various government agencies. As a minority ethnic community, they encounter difficulties, and sometimes ultimately fail, to get documentation validating their citizenship, rendering them stateless or de facto stateless. This adversely affects their right to own property and to live in decent conditions. The community also experiences systemic discrimination in terms of job opportunities, voting rights, access to formal sector employment, and freedom of movement. Thus a significant proportion of the Kenyan Nubian population continues to experience severe poverty and isolation from the dominant societal framework.

Having a safe environment to live in is necessary for one's sense of identity, emotional well-being, and opportunities for personal growth. Adequate housing must be suitable, which implies that it must give adequate living space and protection from elements such as heavy precipitation, high winds, extreme temperatures and disease vectors. However, the Nubian people have had their capacity to get and keep decent dwellings hampered by the infringement of their right to land, which has prevented them from deploying their resources to further their development. Human beings' basic need for shelter is a right that must be protected. Therefore,

it is dehumanizing to the Nubian community when their right to housing is infringed. This study assessed the state of housing among the Nubian community and their fight for the right to own land in the broader context of their struggle against statelessness.

1.2 Statement of the Problem

International human rights instruments recognise the right to housing alongside other human rights based on principles such as non-discrimination, inclusion of marginalized groups, participation and empowerment of individuals, as well as transparency and accountability. Furthermore, according to Article 43 (b) of the Kenyan Constitution (2010), everyone is entitled to affordable and easily accessible housing. However, despite the Kenyan Government recognising the right to housing and its obligation towards its realization, key challenges to its realisation, such as inadequate housing due to landlessness amongst members of the Nubian community in Kibera, Nairobi County, need to be addressed. The Nubian community's struggle to enjoy its fundamental human rights and its ability to promote its interests is negatively influenced by their minority status within Kenyan politics and society, characterized by a significant power and resource imbalance. The community is particularly vulnerable because it lacks political power and representation in official institutions (Patel, 2016). Consequently, this research project aimed at examining the impact of the infringement of the right to land ownership on the enjoyment of the right to housing among the members of the Nubian Community in Kibera, Nairobi County. It was premised on the concern that discrimination, among other factors, denies ethnic minorities such as the Nubians the most basic rights to accessible and adequate housing laid down in the African Charter on Human and Peoples' Rights (ACHPR). Article 13 (3) on individual access to property and services entails rigorous

equality; Article 19 on equality proscribes the control of people by others; and Article 24 recognises the right to an environment favourable for development for all.

1.3 Purpose of the Study

The general goal of this research was to examine the impact of the violation of the right to land ownership on the right to housing among Nubians in Kibera, Nairobi County.

1.3.1 Specific Aims of the Study

- i. To determine the extent to which the Nubian Community in Kibera enjoys land rights.
- ii. To assess the level of housing rights enjoyed within the Nubian Community in Kibera.
- iii. To analyze the effects of the violation of land ownership rights on the right to housing among the Nubian Community in Kibera.

1.4 Research Questions

This project aimed at answering the following questions:

- i. What is the extent to which the Nubian Community in Kibera enjoys land rights?
- ii. What is the level of housing rights enjoyed within the Nubian Community in Kibera?
- iii. What are the effects of violating land ownership rights on the right to housing among the Nubian Community in Kibera?

1.5 Justification of the Study

This study is justified based on its objective to shed light on the impact of the infringement of the right to land ownership on the right to adequate housing among members of the Nubian Community in Kibera. The right to adequate housing is a fundamental human right, recognized in international legal instruments such as the Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights. However, certain marginalized communities, such as the Nubian Community in Kibera, face significant challenges in realizing this right due to issues surrounding land ownership.

By examining the effects of the infringement of the right to land ownership on the right to housing, this study aims to highlight the unique struggles faced by the Nubian Community. This research will contribute to a better understanding of the underlying causes and consequences of the lack of land ownership on the ability of community members in Kibera to afford a safe and secure place to live. The findings of this research project will provide a basis for advocacy aimed at informed interventions to address the issues of land and housing rights infringement among the Nubian community in Kibera, Nairobi County.

1.6 Scope of the Study

The scope of this research focused on investigating how the lack of land ownership threatens the ability of individuals within the Nubian Community in Kibera, Nairobi County to afford a safe and secure living environment. Kibera is home to a significant proportion of the Nubian population in Kenya and is known for its high population density and inadequate housing conditions. Therefore, it was chosen as the research site to reflect the experiences of the majority of the Kenyan Nubian population in relation to land ownership and housing.

To ensure the study maintained a focused and targeted approach, the rest of the communities in Kibera were excluded from the research. This exclusion was based on the view that these communities are not marginalized due to their numerical advantage compared to the Nubian community. By narrowing the scope to the Nubian Community in Kibera, this research project aimed to provide a comprehensive understanding of the specific challenges faced by this community and their implications for the right to adequate housing.

1.7 Limitations of the Study

One limitation of this study is that it does not address the wider question of the struggle for adequate housing among the entire Nubian community in Kenya. While the violation of the right to own land affects the Nubian community as a whole, this research focused specifically on examining how the infringement of the right to land ownership impacts the right to housing among the Nubians in Kibera, Nairobi County. Therefore, the findings and conclusions drawn from this study should be interpreted within the context of the specific geographical area and the Nubian community residing there.

Furthermore, it is important to acknowledge that the issue of land ownership and its impact on housing rights extends beyond the scope of this study. There may be other factors and aspects of the struggle for adequate housing among the Nubian community in Kenya that have not been explored. Nevertheless, this research provides valuable insights into the relationship between land ownership and housing rights within the Nubian Community in Kibera, contributing to a deeper understanding of the challenges faced by marginalized communities in accessing adequate housing.

1.8 Theoretical Framework

1.8.1 Liberal Theory of Minority Rights

This theory was formulated by Will Kymlicka in his book *Multicultural Citizenship* (1995). According to him, a minority's way of life is consistent when accompanied by liberal democratic principles. He argues that there is an increasingly multicultural fabric leading to the

rise of many contemporary issues and conflicts, as different minority groups demand to be recognised and supported in their endeavour to assert their cultural identities in modern societies. Kymlicka stresses that the needs and aspirations of immigrants differ from those of indigenous groups as well as those of national minorities because there is no formula that is applicable to all. In order to understand multicultural politics, issues including language rights, group representation, religious education, federalism and secession are central even though they are neglected in this theory.

Kymlicka (2001) argues that despite facing prejudice, members of national minorities never give up hope of realizing the "Red Apple" ideal of establishing a sovereign country and full control over their affairs. According to Kymlicka, minorities are often referred to as troublesome, but the truth is that behind each minority group that causes problems, there is a majority group that is also generating trouble for the state, on the side. As a result of the trouble, we may expect to see a state that is exerting undue pressure on minorities. Further, he argues that immigrant groups in general are ethnic groups and notes that they wish to be integrated into the society and culture they enter. They may also want to retain some aspects of their culture that are important to them. A policy related to ending discrimination is one of the rights that could be recognized for these ethnic groups to benefit. To realize a fair solution to minority rights issues, Kymlicka proposes adding this theory to traditional human rights principles.

Kymlicka's theory clarifies the compatibility of the rights of the Nubian community and the limits placed on that compatibility in traditional Western liberal theory by concepts such as individual liberty, representative government, and equal treatment under the law. This research

project applied this theory to understand the Nubians' struggle for land ownership and its impact on realizing the right to accessible and adequate housing. Further, it was used to examine how the formulation of a policy related to ending discrimination can help minority ethnic groups such as the Nubians to enjoy their rights. However, critics of the liberal theory of minority rights say it legitimizes capitalist systems by glorifying the image of the self-interested, independent individual, and thus encourages competition and atomistic individualism rather than peaceful coexistence among people of different ethnicities and religions (Waldron 2013, pp.90-91).

1.8.2 The Communitarian Theory of Charles Taylor

Charles Taylor, a proponent of the classical Communitarian paradigm, developed this notion in his book *The Politics of Recognition* (1992), where he argues that a violation of justice occurs when one's right to engage in a conversation is not acknowledged by one's conversation partners. In his thinking regarding minority rights, Taylor subscribes to the 'embeddedness' approach to people, and strives to develop a distinctive liberal language (Bromell, 2008). The identification of imagination gives meaning to questions such as "who the person is" and "where he comes from," and it manifests as the decision that labels experiences such as joy, disappointment, value, and hope. Taylor's work, *The Politics of Recognition*, emphasises the conversational character of human beings. Taylor proclaims his hostility to liberalism, which he claims is insufficient to promote the politics of recognition geared towards justification for the inherent worth of all cultural groups.

The communitarian theory of Charles Taylor emphasizes the interconnectedness of individuals. It asserts that the formation of an individual's personality is influenced by their community, implying a moral need for active participation in the promotion of collective welfare. Therefore, the study deployed Charles Taylor's communitarian theory of minority rights to reflect on the predicament of the Nubians in Kibera, Nairobi County regarding their right to adequate housing.

1.9 Operational Definitions of Terms

Slums: Historically, the term "slum" has been used to refer to a poor neighbourhood where people live in squalor. According to the Cities Alliance (2006), slums are urban neighbourhoods with very poor housing and living conditions ignored for many years. It is common practice in scholarly literature to use the terms "*slum*" and "*informal settlement*" interchangeably (UN-Habitat, 2012; Hurskainen, 2004; Rashid, 2009). This study takes the position that the terms "slum" and "informal settlement" are synonymous

Statelessness: Statelessness is a condition that pertains to an individual who lacks recognition as a citizen by any country according to its legal framework. According to Manby (2016), *citizenship* or *nationality* is defined in the realm of social sciences to denote various forms of affiliation with a political community and the accompanying entitlements associated with such affiliation. The concept of citizenship, as described in legal terms, encompasses a distinct understanding whereby the essence is in the legal connection established between the state and the person. The aforementioned relationship serves as the foundation for several additional rights, one of which is the right to diplomatic protection by the relevant country. Several international instruments, such as the

Universal Declaration of Human Rights safeguard the entitlement to citizenship, affirming that every individual has the inherent right to obtain citizenship (UN, 1948, Article 15). The United Nations' Economic and Social Council has adopted two resolutions pertaining to the right of individuals to a nationality and the prohibition of statelessness (UN 1966a; UN 1966b)

Ethnic Minority: According to Akermark (1997), an ethnic minority is “a non- dominant, institutionalized group that shares a distinct cultural identity that it wishes to preserve”. Usually, an ethnic minority is disempowered relative to the majority. Thus, as used in this study, the term “*ethnic minority*” does not include politically and economically dominant but numerically disadvantaged groups.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

The review of related literature in relation to the aims of the study as well as the theoretical framework is what this chapter focuses on

2.1.1 The Nubian Community and their Enjoyment of the Right to Land Ownership

According to a 2010 UN report, both indigenous peoples and minority groups are strongly attached to their lands and territories. However, minorities lack long traditional, and spiritual connections associated with identification as indigenous groups. In addition, in the realm of rights, minority groups have historically emphasized their entitlement to the protection of their collective existence, recognition of their identity, meaningful engagement in public affairs, and preservation of their cultural, religious, and linguistic distinctives. Further, *the United Nations “Declaration on the Rights of Minorities”* (1992) includes a broader provision about the freedom to engage in the process of making decisions and the necessary inclusion of lawful interests of individuals belonging to minority groups in national planning and programming efforts.

According to The Carter Land Commission Report (1933 par. 601), the Kenyan government had a distinct obligation to either repatriate the Nubians or provide suitable accommodation for them. This research project examined the perceptions of members of the Nubian community in

Kibera with regard to access to their right to land ownership and its impact on their right to housing.

2.1.2 The Nubian Community and their Enjoyment of the Right to Housing

International human rights law acknowledges every individual's right to a satisfactory level of life, including adequate housing (UN 1948; UN 1966a; UN 1966b). However, over one billion people worldwide live in conditions that threaten their well-being and health due to lack of suitable housing. These conditions include densely populated informal settlements that are not conducive to the upholding of human dignity. Besides, many individuals face forced eviction or imminent removal from their homes each year (UN- HABITAT, 2011).

According to Tusting et al. (2019), housing is a fundamental human right, crucial for individual well-being. Africa, with a projected population increase of nearly two-fold by 2050 (Goldstone 2019), is particularly affected by the global need for housing. The right to decent homes by people living in the slums is a common topic of scholarly inquiry. The right to affordable and secure housing has been the subject of discussion as well as legal analysis (COHRE, 2000). International human rights instruments have led to the development of a human dignity based dialogue as well as other common ideals, with nations committing to deliver a minimum acceptable level of public and private safety, personal autonomy, economic rights, as well as the right to adequate housing (Craven, 1995; Eide et al. 1995).

Rolnik (2009) argues that a house is more than four walls and a roof: it is a sanctuary where its inhabitants may relax in the knowledge that they are protected and valued. A minimal core

commitment in terms of the rights implicated is translated into practical action by international housing treaties via duties of prompt outcome (Chapman & Russel, 2002). This fundamental need is a floor that no one, of whatever standing, should be forced to live below. An analysis of distributive justice takes into account the fairness of the allocation of certain goods and services equivalent to this minimal core responsibility with minimum guaranteed level across different groups within a society (Skogly, 1990). The most important thing to do in terms of human rights is to make sure that everyone has a place to live that is safe and has basic amenities such as running water and electricity. Hudson (2004) has moved the idea of housing demand away from satisfying the requirements indicated by Maslow (1943) and toward factors such as taste and lifestyle that drive housing preferences and needs in contemporary civilizations.

2.1.3 Effects of the Infringement of the Right to Land Ownership on the Enjoyment of the Right to Adequate Housing

Infringing individuals' Right to Land Ownership can negatively affect their ability to enjoy their Housing Right. In the realm of housing justice, issues of property rights and their safeguarding assumes paramount importance. According to Hohmann (2019), housing fulfills and safeguards a range of essential human needs. The structure serves as a protective barrier against natural elements and offers a place of safety from external physical hazards. It provides a foundation upon which individuals can establish a means of sustenance and actively engage in societal affairs, from local communities to broader regional contexts. Furthermore, housing serves as a physical environment where individuals can have their psychological needs fulfilled and nurtured. Thus, housing plays a significant role in establishing and safeguarding identity, community, and sense of place within society.

According to Hohmann (2013), legally acknowledging the right to housing is grounded in recognising its significance in privacy, autonomy, and freedom. The ideas that underpin and govern the right to shelter encompass essential aspects of human rights. Furthermore, certain elements of an individual's connection with their housing and residence may be safeguarded by various rights, such as the right to privacy, property, liberty, security, voting, and freedom of expression. Hohmann (2019) asserts that the acknowledgement of housing as a right is rising, yet this entitlement is being infringed upon in urban areas such as Sydney, Hong Kong, and London. Affordable housing is an issue that arises due to the processes of financing and globalization, which lead to the redirection of housing value away from meeting the requirements of its occupants. In some urban areas, informal settlements undergo demolition while the minority are revitalized to accommodate mega-events or enhance the aesthetic appeal of the metropolis. Social or subsidized housing is often neglected, resulting in a deterioration of the infrastructure and a perception that occupants are unproductive and failing to meet societal expectations as citizens.

In the United Kingdom, The Grenfell fire incident drew attention to the difficulties associated with securing housing rights at a time when the government was freeing its regulations and promoting the privatization of public services. The incident highlighted the inadequate attention given to vulnerable populations and emphasized the significance of housing rights as a central theme in demonstrations seeking justice for the tragedy. These movements establish a connection between the tragedy and larger movements that seek to assert housing as a fundamental right (Focus, 2017; Farha, 2017; Equalities and Human Rights Commission,

2018). In this regard, the Grenfell fire incident drew attention to the necessity of recognizing adequate housing as a fundamental right. The Equality and Human Rights Commission examined human rights failures related to the fire (Equalities and Human Rights Commission, 2017).

In Uganda, subsistence farmers in Mubende and Kibonga have adjusted their land utilization practices in response to neoliberal property rights. This adaptation has resulted in adverse consequences such as poverty and limited income generation (Murphy et al. 2017, p. 68). The right to housing has been significantly influenced by national and international law, with South Africa and India being key examples. These countries have provided compelling legal statements on the right to housing, highlighting the crucial role in motivating change to achieve the right to housing (Murphy et al. 2017). Dugard, Madlingozi, and Tissington (2015) assert that the South African Constitution implemented in the post-Apartheid era endeavors to attain social justice by providing socio-economic entitlements, such as the right to appropriate housing. In the Constitution, section 38, renders these rights justiciable and permits their gradual implementation within the confines of available resources, mirroring the provisions outlined in the International Covenant on Civil and Political Rights (ICCPR). In 2000, a Constitutional Court of South Africa ruled in the Grootboom case, determining that the housing policy of the government was not reasonable because of its inability to cater to the housing needs of minorities.

In India in the 1980s and 1990s, the Supreme Court made a series of rulings affirming that the right to life encompasses the right to livelihood and, in some cases, housing. These rulings

aimed to provide robust procedural safeguards for individuals residing in informal settlements to prevent forced evictions and slum clearances (Hohmann, 2013, pp. 108–118). These instances justify the acknowledgement of the right to housing as a vital factor in enabling individuals to participate in democratic life effectively. The issue of homelessness poses a significant challenge to preserving constitutional rights, including but not limited to the principles of equality, economic fairness, the fundamental right to domicile, individual dignity, as well as the right to life (Hohmann, 2013).

2.2 Overview

Despite the extensive acknowledgment of the entitlement to housing within the global legal framework, it is widely violated. Building on prior research on rights to accessible and adequate housing and driven by the need to take a more thorough approach to realizing it, this study presents an analysis of the challenges that the Nubians face as a stateless minority in accessing adequate housing in the informal settlement of Kibera, Nairobi County.

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

This chapter presents the methods deployed in this study for gathering, cleaning, editing, and analysing data. In addition, the study design, sample size, and sampling approach are discussed.

3.2 Research Site

This study was conducted among the Nubians living in Makina and Mashimoni villages, located in Kibera, Nairobi County. Makina and Mashimoni are two prominent villages in Kibera, Nairobi County and are renowned for their substantial Nubian population. These villages are situated in the eastern region of Kibera, accommodating a collective populace exceeding 200,000 individuals. The geographical location of Makina and Mashimoni villages are shown in Figure 3.1.

Figure 3.1 Map of Kibera villages in Nairobi County



Figure 3.1: Makina was coded as No. 6 while Mashimoni coded as No. 8

3.3 Study Design

The researcher used a mixed method to investigate the phenomenon under inquiry. Questionnaires were used to collect quantitative data and obtain views of the Nubian community in Kibera, Nairobi County, on this subject matter. A qualitative strategy was included through the study of relevant documents and in-person interviews with key informants. Multi-stage sampling, including clustering, stratification, and randomization was used in this research. Participants were selected from three groups: landlords/owners, residents, and the Nubian community leaders (Key informants) using the stratified sampling technique. Each stratum was sampled as a separate population.

3.4 Target Population

The population consisted of representatives from the Nubian community leaders, individual Nubians and grouped members from the Nubian community in Kibera. They were targeted through questionnaires and focused group discussions. These target populations are key beneficiaries of the rights to land ownership and adequate housing. Sixty-five (65) participants from the Nubian community, government employees, community workers and leaders of Community Based Organisations (CBOs) were interviewed for this study.

3.5 Sampling Procedure

Purposeful sampling was used to select key informants by identifying people with knowledge or experience concerning the study, including human rights lawyers, Community Based Organisation workers, media practitioners, and politicians. In addition, a sample of community members was chosen at random to complete the set of questions and /or to take part in the focus group discussions. Geographically clustered sampling was further done in Makina and

Mashimoni villages of Kibera. These two villages were sampled because they are known to have a high number of Nubians. Stratified and easy random sample procedures were used to cover the entire Nubian community, increasing the level of representation achieved. Representatives from each stratum were selected by simple random sampling.

3.6 Sample Size

A total of sixty-five (65) respondents participated in the study. These included forty-five (45) key informants and four (4) focus group discussions consisting of ten (10) participants each. Twenty (20) of the key informants also participated in the focus group discussions along with twenty (20) new participants. To avoid bias, members were selected randomly.

3.7 Data Collection Instruments

The study relied on a combination of data-gathering techniques. Various sources such as scholarly journals, reports from non-governmental organizations, and articles from newspapers were used to collect secondary data to explore the difficulties experienced by minorities such as the Nubians in securing the right to housing. The researcher was able to get an understanding of the complexity of the Kibera slum' as a result of these data.

The study's quantitative data collection was carried out using questionnaires administered to Key Informants and Focus Group Discussions(FDGs). The questionnaires were used in collecting quantitative data from the members of the Nubian community who were selected as key informants. Each of the research instruments had similar questions. The impact of the violation of the right to land ownership on the right to adequate housing in the Nubian

community in Kibera was therefore examined using primary and secondary sources of information.

3.7.1 Key Informant Questionnaire

In order to obtain information from key informants, a questionnaire was administered to community leaders who were considered knowledgeable in this field to provide accurate and relevant information. The set of questions was administered and responses to the questionnaires reflected the perspectives of various organizations and individuals within the Nubian community. Further, to gather secondary information, academic publications and books addressing the housing needs of Nubians were reviewed.

3.7.2 Focus Group Discussions

With regard to the qualitative method, semi-structured interviews with members of the focus group discussions were conducted. The semi-structured FGD guide contained debatable questions that helped to initiate discussions on the experiences of the target groups in order to get insight into the obstacles to their enjoyment of the right to housing.

3.8 Validity and Reliability

It is crucial to establish the validity of a research tool before it is used in collecting data to guarantee the accuracy and significance of the research findings (Haradhan, 1997). In this research project, the SPSS reliability test was applied, and Cronbach alpha coefficients were established to range from ± 1 . In this study, instrument internal consistency was established to be 0.8, which was found to be highly reliable and adequate. This was achieved through the

redeployment of the instruments to verify the data's consistency. The purpose of data editing was to increase reliability, ascertain consistency, verify correctness, and check for any gaps in coverage.

3.9 Data Analysis

The study applied descriptive statistics such as tables, percentages, and frequencies to produce descriptive statistics with the aid of SPSS Version 25. Quantitative data was analysed after coding it and feeding it into the program as well as into the Excel data editor. In order to avoid errors and inconsistencies that might have occurred during the data entry and coding, the data was filtered. The data generated from descriptive formats were then presented in tables and narrations. However, qualitative data was presented as anecdotal quotations and inferential narratives after it was subjected to content analysis.

3.10 Ethical Considerations

The research project observed research ethics. The researcher obtained permits from the University of Nairobi and the National Commission for Science and Innovation (NACOSTI). The researcher also obtained permission from the relevant authorities in Kibera before collecting data. To gain the confidence of participants, the researcher sought their consent. Moreover, the goal of the study was communicated to the respondents and their concerns regarding the research responded to by the researcher. They were assured that the information they provided was used for scholarly purposes only. Besides, participants were assured that their responses were voluntary and only willing respondents participated in the study, and

respondents were free to leave at will. In addition, all the secondary sources used in the study were referenced, and a plagiarism report was provided.

CHAPTER FOUR

FINDINGS, DATA PRESENTATION, AND DISCUSSION

4.1 Introduction

This chapter presents data analysis in tandem with the research goals and questions. It presents quantitative data using tables, frequencies, and percentages. In contrast, qualitative data are presented as thematic, narrative, and content analysis.

4.2 Demographic Information

The researcher sought demographic data to understand the attributes of the study's population. He collected demographic data regarding age, occupation, education, marital status, and years of residence in Kibera, Nairobi County.

4.2.1 Age Distribution of Respondents

The age distribution of respondents was considered relevant to an understanding of the phenomenon under investigation. The obtained information on age was computed and presented in Table 4.1.

Table 4.1: Age Distribution of Respondents

Age blanket	Frequency	Valid Percent
18-25 years	8	17.8
26-35 years	24	53.3
36-50 years	13	28.9
Total	45	100.0

Table 4.1 indicates that 53% of the respondents were aged between 26 and 35. Some of the participants were aged between 36 and 50, as indicated by 29%. Further, some of the respondents were aged between 18 and 25, as denoted by 19%. Therefore, most respondents are above 26 years among the Nubian community in Kibera, Nairobi County. The results implied that most respondents had significant experience with the phenomenon under investigation.

4.2.2 Level of Education

The questions about the participants' level of education were asked to understand their knowledge of the impact of the right to land on the enjoyment of the right to housing. The obtained information on respondents was calculated, and the outcome is presented in Table 4.2.

Table 4.2: Level of Education of Respondents

Education	Frequency	Valid Percent
Secondary	19	44.2
Middle level	11	25.6
University	13	30.2
Total	43	100.0

Table 4.2 indicates that the level of education of the respondents was as follows: respondents with secondary education were 44%, respondents with university education were 30%, and

respondents with middle-level education were 26%. The findings indicate that based on their level of education, most of the respondents would be expected to understand the impact of the violation of their right to land ownership on their housing rights.

4.2.3 Marital Status of Respondents

The study sought information on the respondents' marital status. The obtained information was computed, and results are presented in Table 4.3.

Table 4.3: Respondents' Marital Status

Marital Status	Frequency	Valid Percent
Single	18	40.0
Married	27	60.0
Total	45	100.0

Table 4.3 indicates that 60% of the respondents were married, while 40% were single. This indicates that most of them were married and therefore had some experience in managing a family.

4.2.4 Years of Residence in Kibera

The study asked respondents to indicate the years they had lived in Kibera, Nairobi County. The obtained information was tabulated, and the results are presented in Table 4.4.

Table 4.4: Years of Residence in Kibera

Years	N	Min	Max	Mean	Std. Deviation
How long have you lived in Kibera	41	3	50	17.56	12.05
Valid N	41				

The results in Table 4.4 show that a significant number of participants had lived in Kibera for an average of 17 years, as denoted by a mean of 17.56 years and SD of 12.05. Further, the results showed that the respondents had lived a minimum number of three (3) years, and 50 years was the maximum number of years they had lived in Kibera. The results implied that most respondents had approximately 17 years' experience in dealing with the phenomenon under scrutiny, namely, the impact of the infringement of the right to land on the right to housing among the Nubian community in Kibera.

4.2.5 Possession of an Identity Card (ID)

The study asked the respondents whether they possessed Identity cards (ID). The findings gathered are portrayed in Table 4.5.

Table 4.5: Possession of an Identity Card

Response	Frequency	Valid Percent
Yes	42	97.7
No	1	2.3
Total	43	100.0

The findings in Table 4.5 suggested that the majority of respondents, 98%, had identity cards (IDs) while 2% did not.

4.2.6 Occupation of Respondents

The study sought information about the occupation of the respondents. The obtained data were analysed, and the findings are portrayed in Table 4.6.

Table 4.6: Occupation of Respondents

Occupation	Frequency	Valid Percent
Informal employment	34	79.1
Formal employment	9	20.9
Total	43	100.0

The outcome in Table 4.6 revealed that 79% of the respondents are in informal employment while only 21% are in formal employment. The results implied that most of the members of the Nubian community are not formally employed and are doing small-scale businesses in Kibera, such as water vending, selling newspapers, selling grocery, pulling carts, and providing motorcycle public transport (“bodaboda”) services.

4.3 The Impact of the Right to Housing on the Lives of the Nubians in Kibera

The study sought to determine the impact of the right to housing on the lives of the Nubians in Kibera. The information was relevant to understanding their level of awareness of the right to housing.

4.3.1 Awareness of the Right to Land and the Right to Housing among the Nubians in Kibera

The information on the level of awareness of the right to housing among the Nubians in Kibera was tabulated and presented in Table 4.7.

Table 4.7: Awareness of the Right to Housing

Awareness	Frequency	Valid Percent
Yes	25	55.6
No	20	44.4
Total	45	100.0

The responses presented in Table 4.7 show that 56% of the respondents are aware of the right to housing. However, a minority of respondents, 44%, disagreed that they are aware of the right to housing. The results implied that most respondents understood the right to housing.

4.3.2 The Impact of the Right to Land on the Right to Housing among the Nubians in Kibera

The study asked respondents to explain the impact of the right to land on the right to housing among the Nubians' in Kibera. The obtained information was examined, and findings are presented in Table 4.8.

Table 4.8: The impact of the right to land on the Right to Housing

Explanation	Frequency	Valid Percent
It is a right to a decent shelter as per the Bill of Rights	16	64.0
It is a right to live in a healthy environment	9	36.0
Total	25	100.0

The results in Table 4.8 show that the majority of respondents, 64%, explained the right to housing as a right to a decent shelter in line with the Bill of Rights in the Constitution of Kenya. Similarly, 36% of the respondents explained the right to housing as the right to live in an environment that is healthy. These findings concur with the right to housing guaranteed by law in Kenya. Article 43(b) of the Constitution recognizes the right to accessible and adequate housing, affirming the duty of the state to respect, protect and fulfil this right without discrimination. This is in line with Article 25 of the Universal Declaration of Human Rights (UDHR) which advocates for equal rights for all.

During the focus group discussions, it was clear that every respondent indicated that they had an understanding of the right to land ownership. One respondent said:

It means, legally land bought or sold, given to family members, inherited, or purchased. Land can be acquired through inheritance, buying, or owning. Government-provided tenancy can also be obtained (FDG,2023).

Further, the study inquired whether or not the Nubian community in Kibera was entitled to own land. During focus group discussions, all respondents agreed that they are entitled to land ownership in Kibera. One responded said:

Humans require land for housing and development, but minority communities face challenges in owning land without ID documents. Kenyans have easier land ownership, while Nubians face discrimination due to their ethnicity (FDG, 2023)

4.3.3 The Structure of Houses Occupied by Nubians

The study sought information on the structure of the houses occupied by the members of the Nubian community in Kibera. The collected data were analysed and presented in Table 4.9.

Table 4.9: The Structure of Houses Occupied by Nubians

Structure	Frequency	Valid Percent
Temporary	34	77.3
Permanent	10	22.7
Total	44	100.0

The findings in Table 4.9 indicate that 77% of the informants lived in temporary structured houses, while 22% of them lived in permanent structured houses. The results implied that there are still people in the Nubian community without safe, affordable places to live in despite the legal recognition of the entitlement to adequate housing as a human right globally. The results corroborate the widely-held view that Kibera is an urban slum with the typical problems of overcrowding and substandard housing (UN-Habitat, 2013).

The study sought to obtain views from respondents on whether or not the possession of identity cards (IDs) enables members of the Nubian community to acquire better housing in Kibera. The collected data from Key informants was examined and the findings are portrayed in Table 4.10.

Table 4.10: Responses on How the Possession or lack of an ID Affects Access to Better Housing Among Nubians in Kibera

Response	Frequency	Valid Percent
Yes	13	29.5
No	31	70.5
Total	44	100.0

Table 4.10 indicates that 70% of the respondents disagreed that lack of an identity card (ID) inhibited members of the Nubian community from obtaining adequate housing in Kibera. On the other hand, at 30%, some respondents indicated that lack of an ID negatively affected access to adequate housing in Kibera.

4.4 Citizenship and Adequate Housing

The study sought to understand whether the acquisition of citizenship promotes access to adequate housing among Nubian community members. The obtained data from Key informants were analysed, and the outcomes summarized in Table 4.11.

Table 4.11: The Impact of the Infringement of the Right to Citizenship on Access to Adequate Housing

Responses	Frequency	Valid Percent
Yes	18	40.0
No	27	60.0
Total	45	100.0

Findings on Table 4.11 show that 60% of the respondents disagreed that being granted citizenship rights promotes access to land ownership and the right to adequate housing among

the Nubian community. However, 40% of the respondents were of the opinion that the right to citizenship promotes the rights to land and housing among members of the Nubian community in Kibera.

4.5 Rights to Accessible Land and Adequate Housing in Relation to the Improvement of Human Life

The study aimed to establish whether or not respect for the rights to land and adequate housing have any relationship to the improvement of human life. The collected data was analysed, and the outcome displayed in Table 4.13.

Table 4.12: The Impact of the Rights to Land and Adequate Housing on the Quality of Human Life

Response	Frequency	Valid Percent
Yes	37	86.0
No	6	14.0
Total	43	100.0

Table 4.12 indicates that 86% of the respondents agreed that having access to land and adequate housing improved the quality of human life among the Nubian community in Kibera. However, a minority of respondents, 14%, disagreed.

The study also sought information on how accessible land and adequate housing improve human life among the Nubian community in Kibera, Nairobi County. The obtained information from Key Informants was summarised and displayed in Table 4.13.

Table 4.13: Ways in which Access to Land Ownership and Adequate Housing Improve the Quality of Human Life

Ways	Responses	
	N	Percent
It improves one life when one owns a house	18	36.0%
Assurance of peace of mind and comfort	14	28.0%
Reduces the spread of diseases	9	18.0%
Improve personal security/protection	9	18.0%
Total	50	100.0%

Table 4.13 indicates that access to land ownership and adequate housing improve human life as follows: improve one’s life where one owns a house at 36%, human right to accessible land and adequate housing assured peace of mind and comfort at 28%. Additionally, the right to land ownership and the right to adequate housing helped in the prevention of diseases such as cholera and improved personal security at 18%.

During the focus group discussions, one of the key informants stated:

As a Nubian, Kibera is where I call home, therefore, the right to housing is essential, since I have nowhere else like our neighbours from different regions of Kenyans. Further, a house shields one from rain, scorching sun and harmful things. It prevents one from diseases, it also enhances security for properties and human dignity (respondent FGD, 2023).

4.6 Conclusion

All in all, the findings imply that for decades the Nubians have battled for Kenya to recognize them as citizens, which would give them access to the right to land. The members of the Nubian community would then be in a position to realise their right to adequate housing.

CHAPTER FIVE

SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

5.1 Introduction

This chapter presents a summary, major findings, conclusion and recommendations of the study. Suggestions for further research are also presented.

5.2 Summary of Findings

This research project aimed to examine the impact of the infringement of the right to land ownership on the right to adequate housing among the Nubian community in Kibera, Nairobi County.

53% of the respondents were between 26 and 35 years old. Some of the respondents (29%) were aged between 36 and 50, while others (19%) were aged between 18 and 25. Therefore, the majority of respondents were above 26 years old.

Respondents with secondary education were 44%, respondents with a university education 30%, and respondents with middle-level education 26%. Further, 60% of the respondents were married, while single respondents were 40%.

The majority of respondents had lived in Kibera for an average of 17 years, as denoted by a mean of 17.56 and SD of 12.05. Further, the respondents lived in Kibera for a minimum of

three years, while the maximum years in Kibera was 50. Further, the majority of respondents, 98%, had identity cards (IDs), while 2% did not.

79% of the respondents were in informal employment, while only 21% were in formal employment. The results show that most of the members of the Nubian community are not formally employed and depend on small-scale businesses in Kibera such as water vending, selling newspapers, selling grocery, pulling carts, and motorcycle public transport (“bodaboda”) services.

Furthermore, the study findings indicate that 56% of the respondents concur to have knowledge of the right to housing. However, a minority of respondents, 44%, indicated that they were unaware of the right to housing. The results implied that most respondents understood the right to housing and the background of the phenomenon under investigation.

Besides, the research found that 64%, of the respondents explained the right to housing as a right to a decent shelter. Similarly, some respondents, 36%, explained the right to housing as a right to live in a healthy environment.

The findings of the study indicated that 77% of the respondents lived in temporary structured houses, while 22% lived in permanent structured houses.

According to the findings, 70% of respondents were of the view that lack of identity cards (IDs) did not hinder their access to adequate housing. The findings also indicated that 30% of respondents did not possess identity cards (IDs).

In addition, the research findings indicated that 60% of the respondents disagreed that the right to citizenship promoted access to land and the right to housing among the Nubian community in Kibera. However, 40% of respondents were of the view that an entitlement to citizenship promoted the rights to land and housing among members of their community.

Further, 95% of the respondents agreed that the right to housing is essential to everyone but not limited to minority communities. However, a minority of respondents, 5%, disagreed that the right to housing is essential to everyone in Kenya. 86% of the respondents indicated that owning land and having access to adequate housing improves the quality of human life. However, 14% disagreed.

5.3 Conclusion

On the basis of the foregoing research findings, the study concludes that there are inadequate measures to realize the right to land and the right to housing for the members of the Nubian community in Kibera. Furthermore, discriminatory practices have a significant negative impact on the application, processing and issuance of essential official documents such as identity cards (IDs) and title deeds. A considerable number of the members of the Nubian community still do not have essential documents and affordable places to live, even though adequate housing is recognized as a human right by the Constitution of Kenya and several international legal

instruments. The right to citizenship enables land ownership, legality, and financial support while promoting privacy and healthy living conditions, thereby upholding human dignity. Additionally, land ownership and access to adequate housing improves the quality of human life, ensuring peace of mind, comfort, and personal security. Besides, the study concludes that the rights of the members of the Nubian community in Kibera under the African Charter and international law are violated at both individual and collective levels. Discrimination in acquiring nationality violates the prohibition of statelessness, while property rights breaches violate Articles 2, 3, 5, 14 and 19 of the Charter.

5.4 Recommendations

Based on the findings of this research project, the Government of Kenya should:

1. Cooperate with other stakeholders to promote the rights to land ownership and adequate housing among the Nubian community in Kibera through sensitization.
2. Support the Nubians in Kibera in their quest to realize their rights to land ownership and adequate housing by decreasing bureaucracy in the issuing of official documents such as identity cards (IDs) and title deeds.
3. Cease all discriminatory practices in the issuance of identity cards (IDs) to ensure that the country's Nubian community enjoys the same rights as other Kenyans.
4. Provide affordable housing options for the Nubian community. This could include building new housing units, providing subsidies for existing housing schemes, or helping Nubians access land to build their homes.

5.5 Suggestions for Further Research

The study recommends that further research be undertaken in the following areas:

1. A similar study among the Nubian community in Kibera to investigate variables excluded from this study. The study should explore how such variables hinder the enjoyment of the rights to land ownership and access to adequate housing.
2. A comparative study to investigate the extent to which other minority communities in Kibera, Nairobi County enjoy their rights to land and housing.

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APPENDICES

APPENDIX I: INTRODUCTION LETTER

GILBERT ODHIAMBO OLOO,

P.O. BOX 40910-00100,

NAIROBI.

Dear Sir/Madam,

RE: RESEARCH PROJECT DATA COLLECTION

I am a Master of Arts in Human Rights Student of the University of Nairobi carrying out a perception survey on the right to housing: A Case Study of the Nubian community in Kibera, Nairobi County.

The objective of this survey is to get your view regarding the extent to which other communities have access to adequate housing as compared to the Nubians who are non – citizens in Kenya. Your genuine feedback assisted in attaining the desired goal of the study. All answers were not disclosed and no one was cited. Full data was combined and processed in order to get the universal understanding of the public.

I request you to kindly fill in the attached set of questions.

Thank you for your cooperation.

Yours faithfully,



Gilbert Odhiambo Oloo

APPENDIX II: KEY INFORMANT QUESTIONNAIRE

General impression survey on The Right to Housing: A Case Study of the Nubian Community in Kibera, Nairobi County.

To be given out to carefully chosen residence and Nubian interviewees, key responders and focused group Discussions

Questionnaire’s Identification Number

Interviewer’s Name

Interviewer’s Identification Number

Date of Interview

Venue of Interview

Dear respondent,

You are asked to partake in the above named study. The survey ought to take between 10 – 15 minutes to finish. To see to it that all responses are confidential, you are not required to give your name. The information you share as feedback to this survey was used strictly for the intended academic goal.

(**Instruction:** Where choices are provided, please mark with a tick (√) the suitable box or write your response on the available space and give explanations where they are required.)

DO NOT WRITE YOUR NAME ANYWHERE ON THE QUESTIONNAIRE.

1. How long have you been living in Kibera?

2. Do you have an identification document?

3. How old are you? Please tick the appropriate

18 - 25 years []

26 -35 years []

36-50 years []

4. What is your marital status?

Single []

Married []

5. Your level of education? Please tick the appropriate

Secondary ()

Middle Level ()

University ()

6. What do you do for a living?.....

7. What kind of structure do you live in?

Temporary []

Permanent []

8. Do you know the right to housing?

Yes []

No []

If yes to question 8 above, explain.

.....

9. Has acquiring of the identification documents help you get better housing?

Yes []

No []

If yes to question 9 above, explain how?

10.Does the struggle for the right to citizenship and land promote the human right to accessible and adequate housing?

Yes []

No []

If yes to question 10 above, explain how?

.....

11.Do you think the human right to housing is essential for everyone?

Yes []

No []

If yes to question 11 above, why?.....

If no to question 11 above, why?.....

12.Do you think human rights to accessible and adequate housing can improve your life?

Yes []

No []

If yes to question 12 above, explain

how?.....

APPENDIX III: FOCUS GROUP QUESTIONNAIRE

1. Do you understand what the right to land ownership means?

a) Yes

b) No

If yes, explain?

2. In your opinion, do you think you are entitled to own land?

a) Yes

b) No

If yes, why

If no, why not

3. In your view, would the realization of the right to land ownership make your life better?

a) Yes

b) No

If yes, how _____

If no, how _____

4. In your view, what do you understand by the right to housing?

a) Yes

b) No

If yes, explain.

5. In your opinion, are you entitled to the right to housing?

a) Yes

b) No

If yes, give reasons

If no, give reasons

6. In your opinion, do you think the right to housing is essential to you?

a) Yes

b) No

If yes, why

? _____

If no, why

7. In your opinion, would the realization of the right to housing make the beneficiary's life better?

a) Yes

b) No

If yes, how _____

If no, how _____

8. In your view, what measures have been put in place to ensure realisation of the right to land? _____

9. In your view, what measures have been put in place to ensure realization of the right to housing? _____

10. In your view, would the realization of the right to land guarantee you a right to housing?

a) Yes

b) No

If yes, why?

If no, why not?

Recommendations

1. What are your recommendations towards the realisation of the right to housing among the Nubians in Kenya?

Thank you for your participation

APPENDIX IV: FIELDWORK LETTER



UNIVERSITY OF NAIROBI
DEPARTMENT OF PHILOSOPHY AND RELIGIOUS STUDIES
CENTRE FOR HUMAN RIGHTS & PEACE

P.O. Box 30197, 00100
Nairobi, Kenya

Fax 254-2-245566
Telex 22095 Varsity Ke Nairobi Kenya
Tel. 0204913219
Email:dept-philrel@uonbi.ac.ke

15th January 2023

TO WHOM IT MAY CONCERN

REF: Gilbert Odhiambo Oloo: C53/72547/2014

The above subject refers.

Mr. Gilbert Odhiambo Oloo student registration number C53/72547/2014 is a student pursuing a degree of **Master of Arts in Human Rights** at the **Centre for Human Rights & Peace (CHRP)**, Department of Philosophy and Religious Studies. He has completed the mandatory twelve (12) units required for coursework and embarked on the process of writing his project.

By a copy of this letter she is now hereby permitted to proceed for fieldwork. The title for the project is '*The Right to Housing: A Case Study of the Nubian Community in Kibera, Nairobi County.*'

Any assistance accorded to her will be highly appreciated.






Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Francis Owakah'.

Dr Francis E A Owakah
Senior Lecturer, Philosophy,
Coordinator, Center for Human Rights & Peace (CHRP)
University of Nairobi,
P. O. Box 30197-00100
GPO, Nairobi, Kenya

Mobile: +254 724 648 959
Email: fowakah@yahoo.com
francis.owakah@uonbi.ac.ke
<https://www.facebook.com/fowakah>
Consultant: African Philosophy, Culture and Value Analysis

APPENDIX V: RESEARCH PERMIT

 REPUBLIC OF KENYA	 NATIONAL COMMISSION FOR SCIENCE, TECHNOLOGY & INNOVATION	
Ref No: 925005	RESEARCH LICENSE	Date of Issue: 17/January/2023
		
<p>This is to Certify that Mr. Gilbert Odhiambo Oloo of University of Nairobi, has been licensed to conduct research as per the provision of the Science, Technology and Innovation Act, 2013 (Rev.2014) in Nairobi on the topic: The Right to Housing: A Case Study of the Nubian Community in Kibera, Nairobi County, for the period ending : 17/January/2024.</p>		
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APPENDIX VI: PLAGIARISM REPORT

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