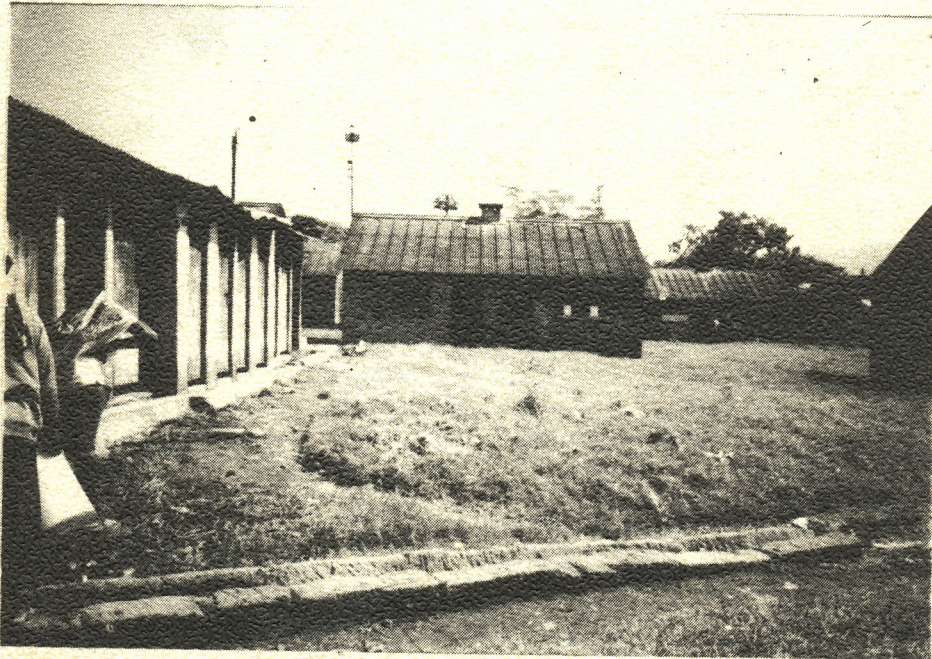

**Localising Agenda 21:
Action Planning for Sustainable Urban Development**

“A study on Revitalisation of Municipal Council of Nakuru Rental Housing”



Prepared by

**Housing and Building Research Institute (HABRI)
University of Nairobi**

For

Municipal Council of Nakuru
in Collaboration with the
United Nations Centre for Human Settlements (Habitat)

January 1997

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**Localising Agenda 21:
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“A study on Revitalisation of Municipal Council of Nakuru Rental Housing”

By

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**Housing and Building Research Institute (HABRI)
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on behalf of

Municipal Council of Nakuru
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EXECUTIVE SUMMARY

1. Introduction

This study came as a result of the global thinking on human settlements within the framework of 'Localising Agenda 21' programme of the United Nations. In this context, the Municipal Council of Nakuru (MCN) in collaboration with United Nations Centre for Human Settlements (UNCHS-Habitat) undertook this study on the revitalisation of Council rental housing stock. The aim of the study is to contribute to localising of Agenda 21 by stimulating effective interventions and mobilising available resources at local level, thus, making the Habitat Agenda (Global Plan of Action) a practical policy instrument for local application.

- UNCHS in collaboration with the Municipal Council of Nakuru requested the Housing and Building Research Institute (HABRI), University of Nairobi to carry out the study. In the past, HABRI had been involved in similar studies in a number of the major towns in Kenya including Nakuru. UNCHS offered funding to HABRI for the purposes of supporting this research. The terms of reference for this study had four major tasks to be accomplished:

(i). To prepare an overview report on the status of the rental housing stock. This would entail drawing out the historical overview of the development of the housing stock and the trends in rent charges since 1980 to the present. Other areas of focus were to appraise the economic value of the housing stock to the council, and management issues and problems.

(ii). To prepare technical drawings and information for all rental housing estates taking in consideration the dates of construction, the number of units, type of units, plan of neighbourhoods, clusters, materials used and structural conditions of buildings.

(iii). To carry out a socio-economic survey in three neighbourhoods including Flamingo I, Kaloleni C, and Moi flats. Information to be gathered included the socio-economic characteristics of the residents, (origin, length of stay, preferred residence, etc.), actual use of neighbourhood facilities, roles of the council and the tenants in the management of these environments.

(iv). To formulate specific options for the revitalisation of the three estates under detailed study. The options were to focus on the general management of the whole rental stock, assess technical, economical, social and political feasibility and sustainability of the proposed options. These issues focus mainly on the planning and design aspects of the rental housing stock taking in consideration the residents socio-economic characteristics in (iii) above.