

**HOUSING RESEARCH AND DEVELOPMENT UNIT**

**UNIVERSITY OF NAIROBI**

Mr. Chairman, Ladies and Gentlemen,

Before I go on to tell you what we do in Kericho to house the lower income groups, I would like to acquaint you with a few facts about Kericho.

Kericho town is the administrative headquarters of Kericho District in the Rift Valley. The town is situated midway between Nakuru and Kisumu, and is on Highway 51 which branches off from the Nakuru-Albert Road at Maroubi. From the Summit to Kericho in some 35 kilometres, the lowest valley station is Kirithika (Larasi), which is some 11 kilometres north of Kericho.

Kericho town is one of the oldest towns in Kenya. Its history goes back beyond 1914. Prior to 1914, the District Council administered the local services, while in 1914, the overall control was transferred to the Government.

**LOCAL AUTHORITY VIEW**

by

**D.K. LANGAT, TOWN CLERK**

**KERICHO TOWN COUNCIL**

Kericho District's projected population growth rate is 3.5% which means that in the year 2000 the population will be approximately 75,000. Kericho is a high rainfall area. It has an average annual rainfall of 1,100 mm. The climate is cool and healthy.

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Although the town itself is heavily supported by the tea industry,

The town is adequately equipped with schools, colleges, hotels, roads etc. The famous Kericho Tea Estate is situated in the township.

Kericho Town Council provides the local government services in the town. The Council operates on a budget of 214,000 and employs a total staff of 120. Its main officers include a town clerk, town treasurer, and

**A paper to be presented at the H.R.D.U. Seminar on 'Housing for the Lower-Income Groups' on 9th May, 1977.**



## INTRODUCTION:

Mr. Chairman, Ladies and Gentlemen.

Before I go on to tell you what we do in Kericho to house the lower income groups, I would like to acquaint you with a few facts about Kericho.

Kericho Town is the administrative headquarters of Kericho District in the Rift Valley. The town is situated midway between Nakuru and Kisumu, and is on highway BI, which branches off from the Nakuru-Eldoret highway at Mau Summit. From Mau Summit to Kericho is some 55 Kilometres. The nearest railway station is Kipkelion (Lubwa), which is some 35 Kilometres north of Kericho.

Kericho town is one of the oldest towns in Kenya and its history goes back beyond 1924. Prior to 1973, an Urban Council administered the local services of the town, under the overall control of the County Council of Kipsigis. During that time, the population of the town was 10,144, while its area of jurisdiction was only 10.2 square Kilometres. In June, 1973, the town was elevated to town council status and its boundaries extended to include a number of rural sub-locations and tea estates. It now has an area of 64 square Kilometres and a population of 28,800.

Kericho has an expected population growth rate of 4 - 5%, which means that in the year 2000 the population will be approximately 76,300. Kericho is in a high rainfall area. It has an average annual rainfall of 2700 mm. The climate is cool and healthy.

Although the town itself has no industries, its economy is heavily supported by the tea industry.

The town is adequately equipped with schools, colleges, hotels, roads etc. The famous Kericho Tea Hotel is situated in the township.

Kericho Town Council provides the local government services in the town. The Council operates on a budget of £114,000 and employs a total staff of 120. Its senior officers include a town clerk, town treasurer, town engineer and a volunteer town architect.



Public Housing

The conditions for each urban centre vary when you consider what kind of housing to provide how many and where. Some of the factors would be population growth employment opportunities infrastructure climate, social provisions etc.

Housing the lower income groups, especially those whose incomes are below KShs.500/- per month is not a simple matter. The best I can do at this seminar is to tell you what my council has done what it is doing and what it proposes to do in future to house the low income groups generally. It will then be for the participants to draw their conclusions from the information given.

With loan funds provided by the former Central Housing Board and its successor the National Housing Corporation, my council has provided different types of public housing as enumerated below -

<u>Year</u>	<u>Type</u>	<u>Phase Number of rooms per unit</u>		<u>Rent per unit per month</u>	<u>Total No. of units</u>
1956	Tenant Purchase	1	5	Shs.104/- (Instalment)	32
1959	Rental	1	1	50/-	96
1960	"	11(a)	1	30/-	37
		(b)	2	60/-	18
		(c)	2	95/-	14
1961	"	III(a)	3	150/-	4
		(b)	2	135/-	88
1968	"	IV	2	135/-	10
1968	"	V	3	240/-	10
1970	"	VI	2	135/-	27
1974	"	VII(a)	3	270/-	4
		(b)	2	165/-	11
1975	Site & Service Scheme	I	3	80/- (instalment)	<u>101</u> <u>372</u>