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UNIVERSITY OF NAIROBI
HOUSING RESEARCH AND DEVELOPMENT UNIT

P. O. BOX 30197 NAIROBI KENYA TELEPHONE 27441 EXT. 212 TELEGRAMS VARSITY

VOLUME 1.

NATIONAL HOUSING CORPORATION RENTAL SCHEMES
A Technical/User-Reaction Survey and Analysis

Meru	Scheme No 2
Nyeri	Scheme No 4
Kisii	Scheme No 1
Kakamega	Scheme No 1
Murang'a	Scheme No 2

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The following members of the staff have contributed to this report

- Lucy J. Kamau, research fellow, sociologist
- E. Lohman, research fellow, architect planner
- J. Eygelaar, research fellow, materials engineer
- G. Ochola, research assistant, const. technician
- C. Hooper, research assistant, architect
- M. Mulili, research assistant, social interviewer
- Oiro Obwa, research assistant, field interviewer
- E. Kavehere, research assistant, field interviewer
- A. Justin, secretary

The Housing Research and Development Unit would like to express its appreciation to all those who assisted in the preparation of this report.

The local authorities who co-operated in the execution of the project and most of all the many individuals who kindly allowed us into their houses, who conscientiously answered our long questionnaire and who offered us their hospitality. It is the hope of the Research Unit that this report will be of use to them and to those who will live in future housing schemes.

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Nairobi, June 1974
Jon Skakke
DIRECTOR.

INTRODUCTION

This survey on National Housing Corporation rental housing, requested by the Corporation, covered eight different schemes in six towns: Meru, Embu, Nyeri, Murang'a (Eastern Highlands) Kisii, Kakamega (Western Highland).

There were six different housetypes. All houses have been grouped together and subclassified by housingtype.

The order of presentation is as follows:

- 2 - roomed houses - Part I
- 3 - roomed houses - Part II
- 4 - roomed houses - Part III

The houses are one storey-detached or semi-detached types designed for single family occupation.

Part I

2 - roomed houses

Meru	Rental Nr. 2	House type 91/12	completed Nov.	1969
Meru	Rental Nr. 2	House type 91/18	completed Nov.	1969
Nyeri	Rental Nr. 4	House type 91/18	completed Sept.	1968
Kisii	Rental Nr. 1	House type 91/12	completed Dec.	1967
Kakamega	Rental Nr.1	House type 91/18	completed Sept.	1970
Murang'a	Rental Nr.2	House type 91/3	completed Oct.	1970

Part II

3 - roomed houses

Murang'a	Rental Nr. 1	House type 94/17/III	compl. Oct.	1970
Nyeri	Rental Nr. 4	House type 94/17/III	compl. Sept.	1968
Kakamega	Rental Nr. 2	House type 94/17/III	compl. Sept.	1970
Kisii	Rental Nr. 1	House type 92/14	compl. Dec.	1967
Embu	Rental Nr. 1	House type 92/14	compl. May	1969

Part III

4 - roomed houses

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Murang'a	Rental Nr. 3	House type 93/36	compl. Oct.	1970

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NATIONAL HOUSING CORPORATION RENTAL SCHEMES

GENERAL COMMENTS

Basically, there were two types of two roomed house: those with a verandah and internal facilities and those without a verandah with external facilities. Responses to each were similar except that those with verandahs made specific remarks concerning verandahs and those with external facilities made specific comments regarding these. Neither was liked.

The following groups of houses were two roomed rentals:

Meru	Rental Nr. 2,	house type	91/18
Meru	Rental Nr. 2,	house type	91/12
Nyeri	Rental Nr. 4,	house type	91/18
Kisii	Rental Nr. 1,	house type	91/12
Kakamega	Rental Nr. 1,	house type	91/18
Murang'a	Rental Nr. 2,	house type	91/3

The tenants of these houses were nearly all middle class and white collar. Most income earners were clerks, though there was a scattering of persons in skilled and professional occupations. Most adults were in their twenties and most had had some secondary education.

There was some slight variation from scheme to scheme. Kakamega was fairly uniform. Most employed persons were in clerical occupations with incomes between 500-800/- a month. They were aged 20-29, had gone to lower secondary school and had relatively small household sizes of four or fewer persons. Kisii was similar to Kakamega, but the education levels of adults are largely unknown in Kisii, due to errors in recording data.

Murang'a was distinctive in that it had a sizable number of single nurses living there. Most other income earners were clerks and incomes for both groups ranged from low to low-

medium. Clerks had had lower secondary school education, while nurses had had technical training. Most adults were in their twenties. Household sizes were generally quite small, most being made up of only one or two persons.

The occupants of the two house types in Meru were alike in age, education, and occupation. Most were in their twenties and had attended secondary school. A large number in both house types had gone as far as Form VI. Most workers were clerks, though there were a few skilled workers living in housetype 91/12 and a few professionals in house type 91/18. Incomes in 91/18 houses were low-middle or middle, while those in 91/12 were mainly middle income. Modal household sizes up 91/18 were five or six persons, while in 91/12 they were from three to five persons.

Nyeri was a bit different than the others in that there were more persons over thirty years of age, and, while most were clerks, they often had upper middle or even high incomes. Many had attended lower secondary school. Household sizes tended to be either large or small, being equally divided between one or two person households or five to seven person households.

Most married persons lived with their spouses and all children. Out of eighteen split nuclear families, only seven followed the pattern of urban husband/rural wife. In other words, for the most part, neither financial or spacial pressures seemed to be great enough to create familial divisions among these populations.

Rent in these houses varies from a low of 95/- per month in Kisii to a high of 180/- per month in Meru. House type 91/18 costs 120/- per month in Kakamega, 152/- per month in Nyeri, and 180/- per month in Meru. Perhaps more important is the average percentage of monthly income paid for rent. This varied from a low of 9.5% for some tenants in Kisii to a high of 60.00% for some tenants in Meru 91/18. However,

20% to 30% of monthly wages were most common.

Very few persons own cars or other vehicles in these schemes. Provision for parking spaces is not now necessary, though it is possible that automobile ownership will increase somewhat if these populations remain stable or if income levels rise as a whole for the middle class.

Most residents had moved only relatively short distances when they moved into these schemes. Except for Kisii, the majority had lived in the immediate area. The next most common occurrence was for individuals to have moved from within the district or province. Only a small number had migrated or been transferred a considerable distance. Of these latter types, most had lived previously either in Mombasa or Nairobi, particularly Nairobi. Nairobi apparently can be seen as a kind of distribution point for the dispersal of young clerical workers to the provinces.

Kisii is the only exception to this pattern. No respondents came from the area around Kisii, but majority had come from Kisumu, the nearest large town, which may be a secondary point of dispersal for this area. However, since the sample from Kisii is small, the evidence is not conclusive.

On the whole, respondents seemed to feel that they were living under better conditions than they had been before they moved. Furthermore, the majority in each scheme except Kisii said that their houses were better than their former houses. In Murang'a, however, there was only one more person who felt there was an improvement than felt there was a decline. House type 91/18 at Nyeri and at Meru received the most favorable responses.

The most frequently occurring items mentioned as improvements in housing were that the houses were both larger than former houses and were self-contained. These two reasons made up a significantly higher proportion of responses than any other items.