



1974/3

S.C.

UNIVERSITY OF NAIROBI
HOUSING RESEARCH AND DEVELOPMENT UNIT

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

SLC
1974-26
file

KIBERA NEW VILLAGE, NAIROBI

A Selective Appraisal of a Courtyard Housing Scheme

Acc. No. 83/607

HRDU
U.D.C
728
013

March 1974.

INTRODUCTION

The Kibera New Village, a mortgage housing scheme known locally as 'Fort Jesus' after the Mombasa citadel, is designed by the architect Braz Menezes and Partners, Nairobi.

The scheme is built by the National Housing Corporation and was completed in 1972.

At the end of 1973, the National Housing Corporation requested the Housing Research and Development Unit to carry out an evaluative survey of the scheme paying particular regard to the design and use of kitchens and courtyards, security and privacy, the performance of roofs and infill walls, means of access and car parking.

A user reaction survey, in which 16 houses of both the four room and six room housetypes were included, was undertaken in December 1973. In February 1974, a technical appraisal was undertaken.

The following report combines the results of the user-reaction survey and the technical appraisal.

The following members of the HRDU staff participated in the preparation of the report.

Charles Hooper, architect	group leader, editing
Philip Mein, architect	technical appraisal
Muindi Mulili,	interviews
George Ochola,	drawings

Nairobi, March 1974
Jon Skakke
DIRECTOR

Contents

page

Introduction

1.	OCCUPANTS AND OWNERS	
1.1	The Occupants	1
1.2	The Owners	1
2.	HOUSE PLAN	
2.1	Courtyard Form	5
2.2	Room Sizes and Shapes	6
2.3	Entrance Area	6
2.4	Kitchens	7
2.5	Courtyards	8
2.6	Garden Size	9
3.	INTERNAL ENVIRONMENT	
3.1	Noise	10
3.2	Daylighting	10
3.3	Privacy	11
3.4	Security	11
3.5	Thermal Comfort	12
3.6	Ventilation	13
4.	CONSTRUCTION	
4.1	Walls	13
4.2	Roof	14
4.3	Miscellaneous	15
5.	EXTERNAL ENVIRONMENT	
5.1	Housing Layout	16
5.2	Car Parking	16
5.3	Footpaths and Public Open Space	16
5.4	Environmental Quality	17
5.5	Popularity of Estate	17

1. OCCUPANTS AND OWNERS

1.1 The Occupants

Very few occupants own, or rather have the mortgage for, the houses in which they stay. Only two of the thirty-two household heads interviewed were landlords. Naturally enough the Fort Jesus occupants were restricted to those income groups which could afford the rents which ranged from 250 to 350/- for the large rooms and from 175 to 275/- for the small rooms. A fair proportion of the respondents were Government employees who were in receipt of housing allowances.

Most occupants rented their rooms directly from the landlord. In most cases the houses operated as multi-family lodgings with shared facilities. Since the landlords usually let rooms to the actual users rather than letting the house en block, there was little sub-letting as such. While most tenants rented only one or two rooms, there were a few who rented more.

1.2 The Owners

Few owners lived in their houses, most preferring to rent them out. It is probable that most owners applied for a house with the view to letting it rather than living in it i.e. they were seeking an investment (and a very lucrative one) rather than a home. The owners of the four and six room types paid deposits of 4,600 to 6,200/- and are repaying 332/- and 442/- per month respectively. However owners can expect to collect in rent between 850/- and 1,250/- for the 4 room houses and between 1,200/- and 1,800/- for the 6 room houses.