

INCREMENTAL HOUSING

The case of Nairobi
Dandora and Umoja Housing Projects

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Global University Consortium Exploring Incremental Housing



It keeps getting better!

Kenya – Country Context

- Kenya became independent in 1963 and adopted a capitalist/market mode of economic development.
- Most of its urban policies in the 1970s and 80s were based on the global development paradigms propagated by the Breton Woods institutions.
- Currently the country population approximates 38 million people of which about 30% are urban.
- The population growth rate averages 2.% per annum, while the rate of urbanization is about 4.5% per annum

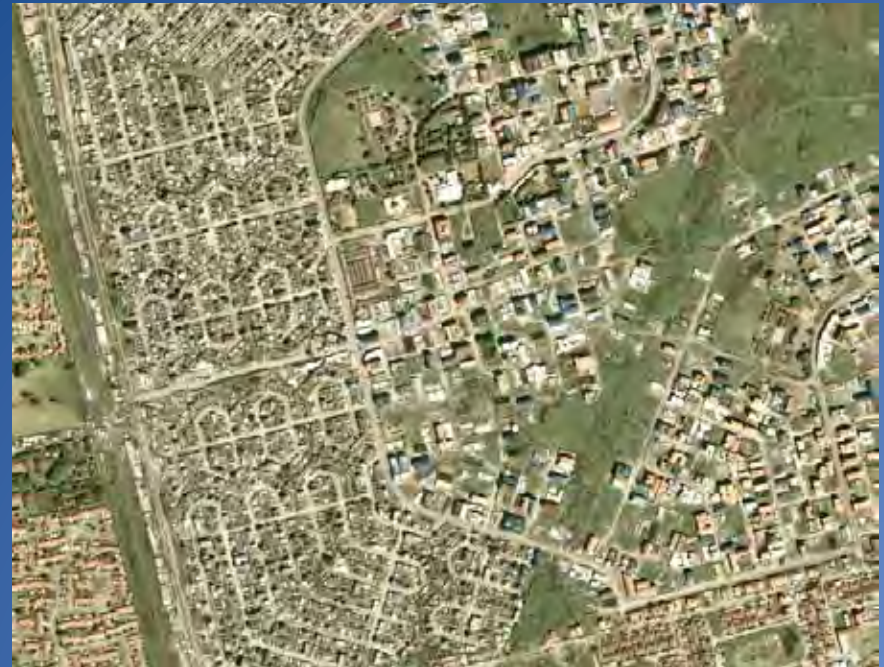
Nairobi – City Context

- Nairobi the commercial and political capital of Kenya has a day time population of about 4.5 million people and a night time population of 3.5 million.
- The urban process of Nairobi is dominated by informality with more than 60% of the population living in informal settlements.
- In the 1970s and 80s, the Dandora site and service project was implemented with support from the World Bank, resulting in 6,000 units.
- Similarly the Umoja core housing project was implemented in the same period with funding from USAID

Layouts of Dandora and Umoja



Dandora

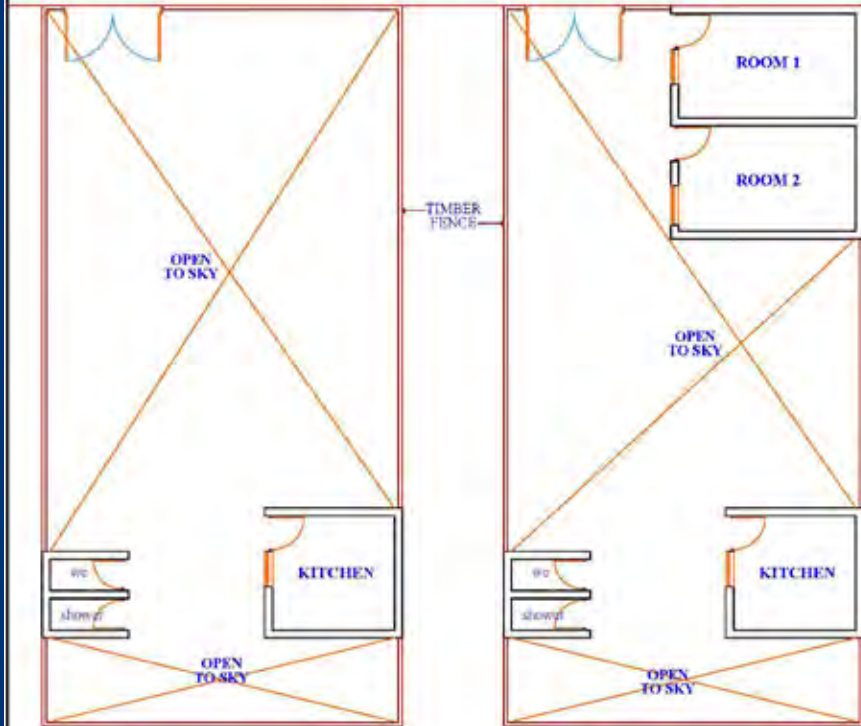


Umoja

Case Studies - Dandora

HOUSE NO. 4717. DANDORA PHASE II

ACCESS ROAD



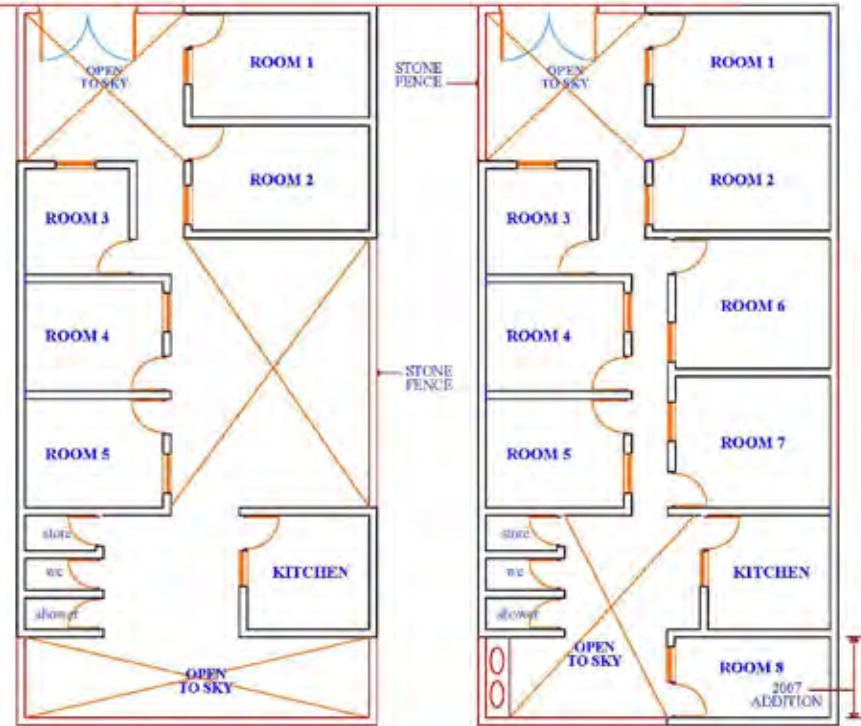
SITE & SERVICES + WC + SH + KITCHEN
1979

2RMS + WC + SH + KITCHEN --- 1980
OCCUPANCY BY TENANT

SCALE 0 1M 2M 3M

HOUSE NO. 4717. DANDORA PHASE II

ACCESS ROAD



4RMS + KITCHEN + STORE + WC & SH
1986 - 1989

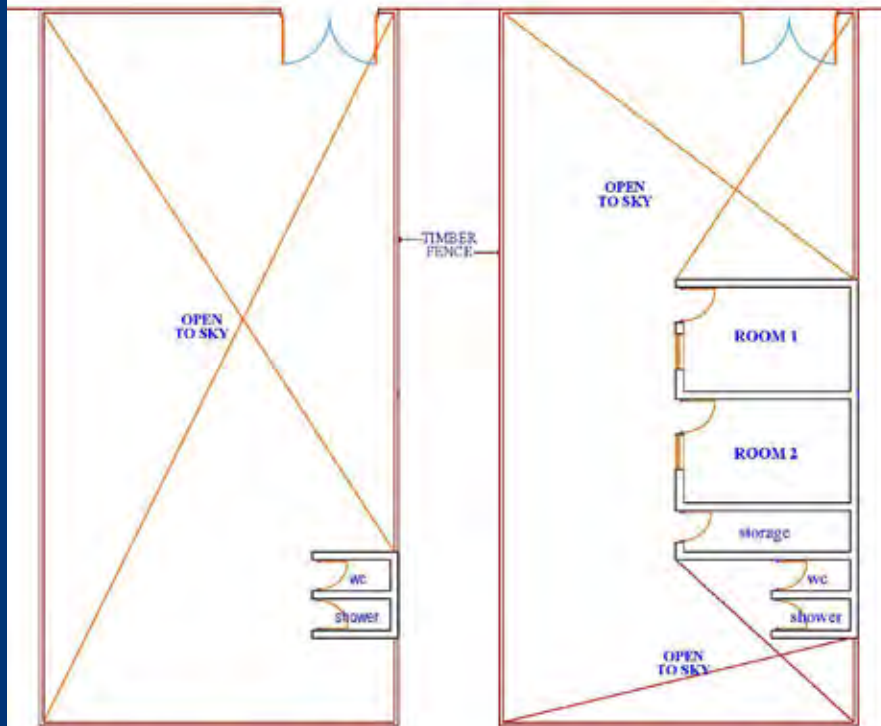
5RMS + KITCHEN + STORE + WC & SH, 1992
FINAL LAYOUT FOR EXTENDED FAMILY

SCALE 0 1M 2M 3M

Case Studies - Dandora

HOUSE NO. 4718. DANDORA PHASE II

ACCESS ROAD



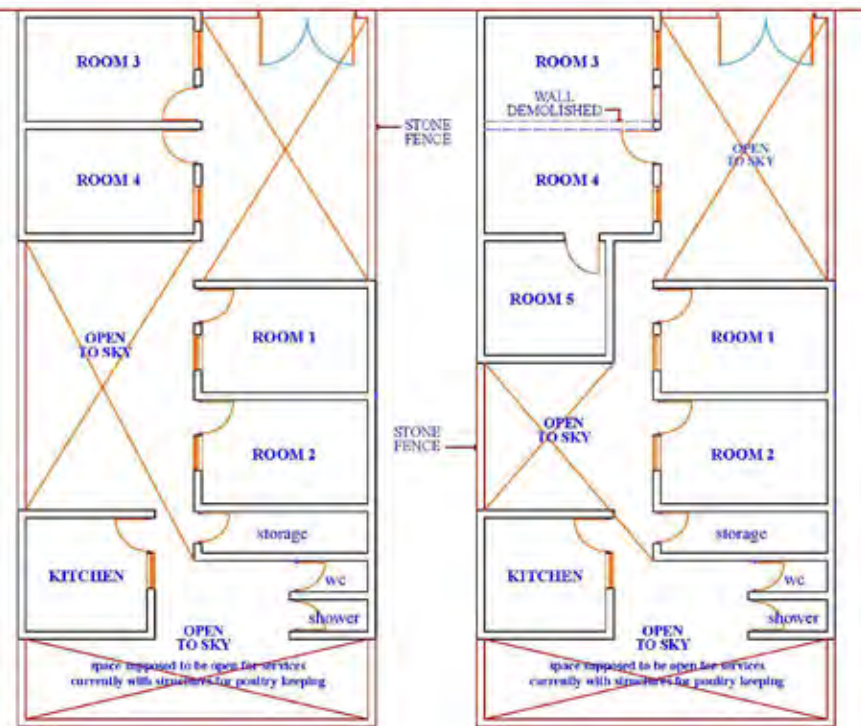
SITE & SERVICES + WETCORE --- 1979

2RMS + STORE + WETCORE --- 1979

SCALE 0 1M 2M 3M

HOUSE NO. 4718. DANDORA PHASE II

ACCESS ROAD

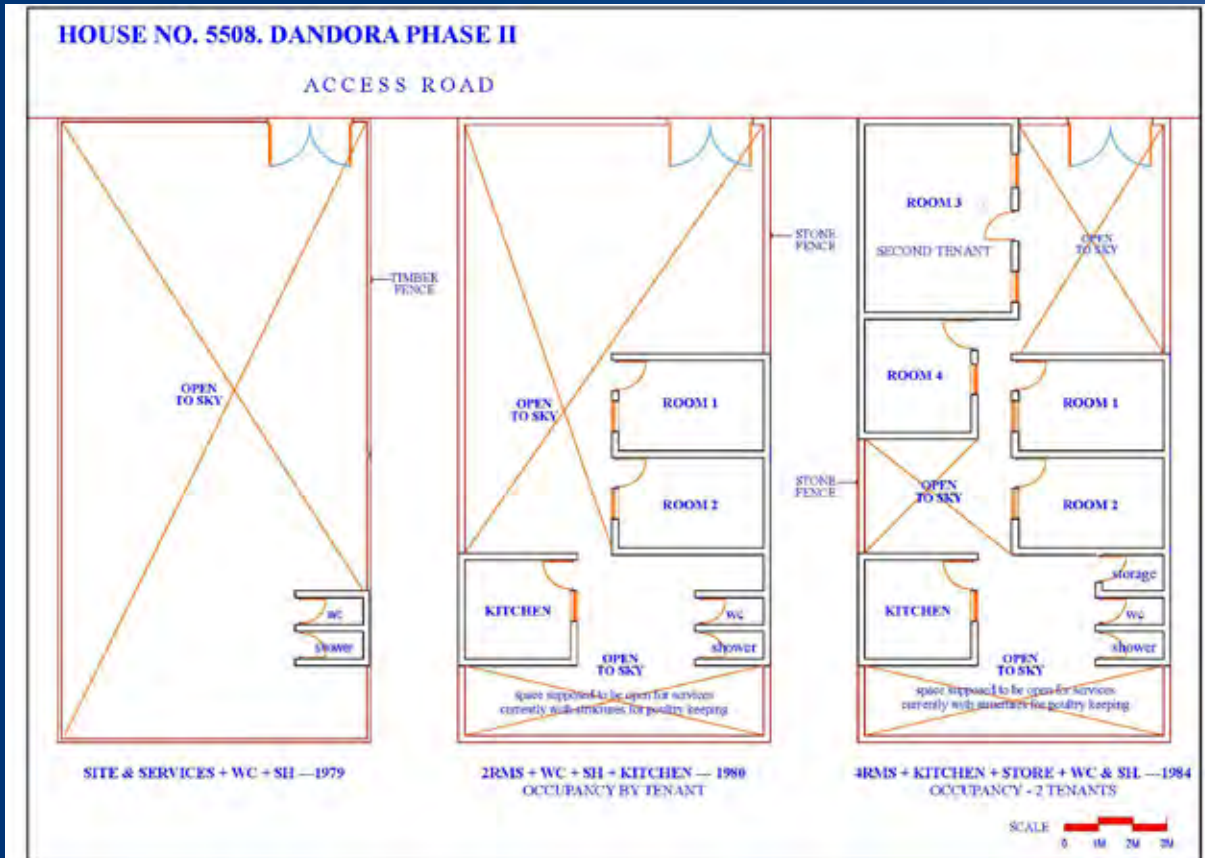


4RMS + KITCHEN + STORE + WC & SH, 1986 - 1989

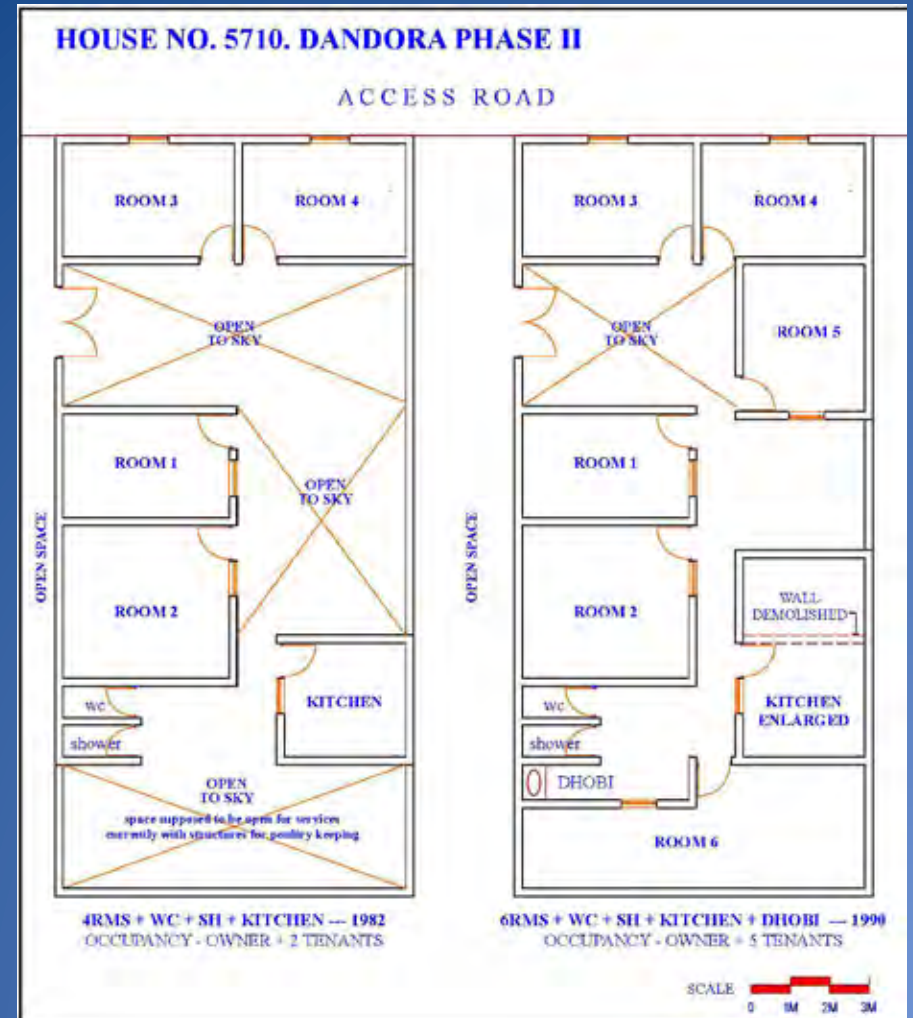
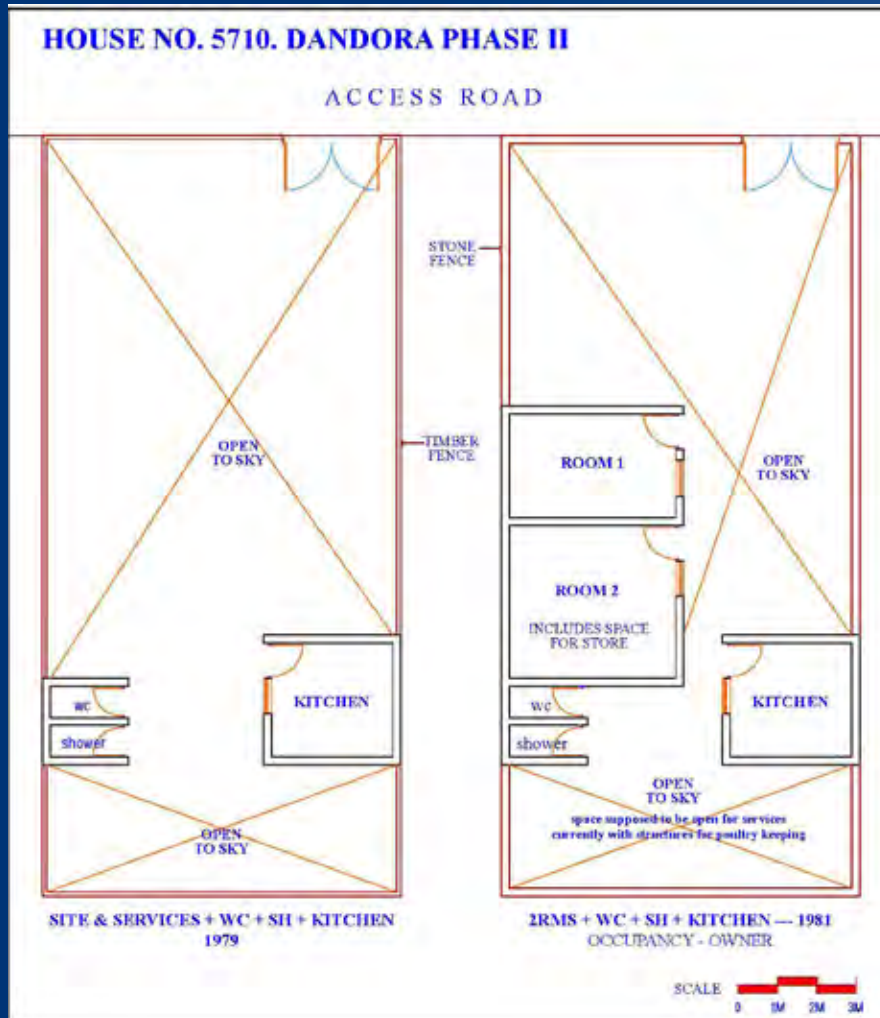
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FINAL LAYOUT FOR EXTENDED FAMILY

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Case Studies - Dandora



Case Studies - Dandora

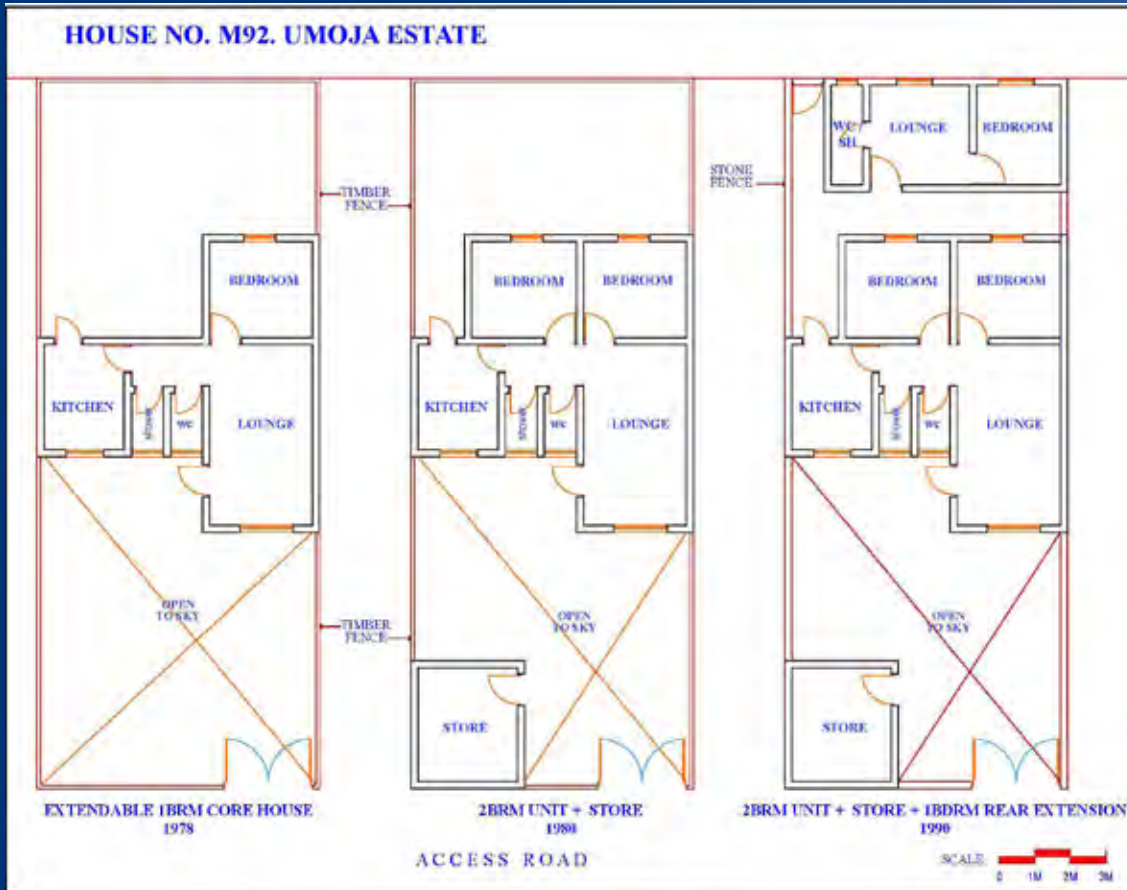


Case Studies – Dandora

House No. 4718

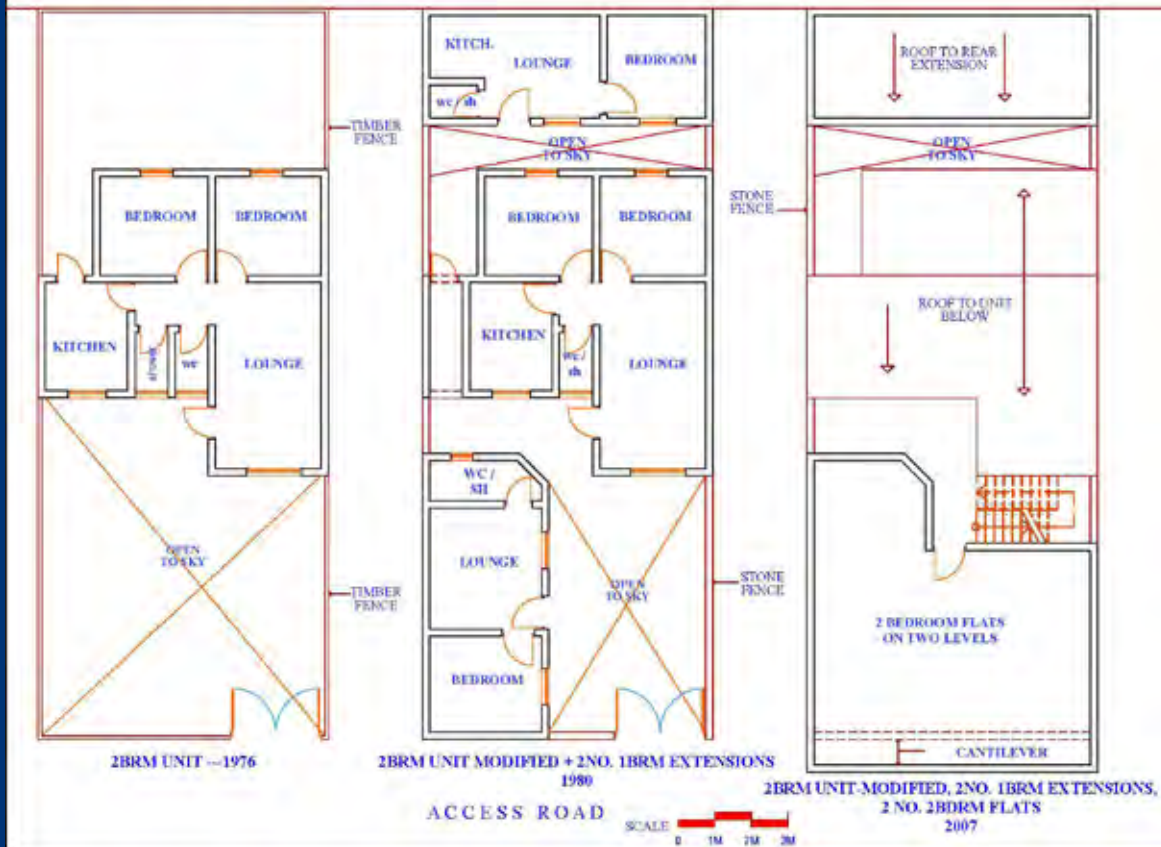


Case Studies - Umoja



Case Studies - Umoja

HOUSE NO. H96. UMOJA ESTATE



Summary of Findings

- Most houses expanded with at least two rooms within the first year of occupation
- The expansion was initially to satisfy the family's spatial needs.
- Subsequently further expansion has been done for additional income through sub-letting of rooms.
- In many cases most additional rooms have been built using a different typology from that approved by the city council.
- Many units have subsequently been demolished and replaced by either single lettable rooms or 1&2 bed roomed apartments on 4 to 5 levels

Transformations of Umoja

Single to Multistory Units



Summary of Findings *Cont'd*

- There are more renters than owners in the units surveyed, a condition that is applicable to most of Nairobi.
- Many respondents felt that the council should have sold fully built units since most people who could not build sold their serviced plots.
- Many households are headed by women as the men are absent or have retired to the rural areas.
- Most dwellings are not occupied by one household but by multiple households.

Applicability

- Although incremental housing is applicable in Nairobi, the proximity of Dandora and Umoja to the CBD made horizontal growth uneconomical.
- A viable strategy for urban growth requires access to affordable serviced land (land banks/reserves).
- The use of Community Land Trust (CLT), as opposed to individual titles might generate more viable urban communities – (the case of Kambi Moto, Huruma)
- Private developers seem to be pointing towards experimenting with “shell only” strategies on several levels.

The Author

Tom J C Anyamba was born in Kenya in 1955. He studied Architecture at the University of Nairobi from 1975, and graduated in 1980 with a Bachelor of Architecture honours degree. He worked with the firm of Richard Hughes and Partners-Architects in Nairobi before proceeding to the Helsinki University of Technology in 1984, graduating in 1986 with Master of Architecture degree. Dr. Anyamba started teaching at the University of Nairobi in 1987, where he has also been engaged in private practice with the firm- Mazingara Systems-Architects as a principal partner. He took his doctoral studies at the Oslo School of Architecture and Design, graduating with a PhD degree in 2006. The research focus in the doctoral studies was on the “diverse informalities” in the urban process of the city of Nairobi.

With others, he is currently researching on Property, Possession and Conflict in Re/Building Settlements. Similarly together with AmbroAfrique Architects of Durban they have designed the Austrian Embassy in Nairobi dubbed the “Austrian House in Africa”. He has published and lectured widely on housing and urbanism.

