

# URBAN RENEWAL PROGRAMME

**Thika town**

**Kiambu County**

**Kenya - Africa**

**Jamhuri, Ofafa, Starehe (Jamofasta) Estate**

# Key information and demographic characteristics of Kiambu Town

- **Demography**
- Thika town has a population of approximately 106,975 persons The total area for Thika Town is 113.53 km<sup>2</sup>, located at 01°03'S 37°05'E
- Urban renewal site known as Jamhuri, Ofafa and Starehe (Jamofasta).
- Is approximately 500m to the east of Thika Central Business District (CBD) and sits on 11.5Ha of prime land
- The estates hosts 1,343 one and two roomed residential units that were built in the late nineteen fifties.
- Affected are has a population of approximately 6,000 people
- Main economic activity of the town is industrial/ commercial and agribusiness
- Used to be known as the Birmingham of Kenya



Jamofasta estate- Renewal site description



Sample of existing houses in Jamofasta houses

# Key information and demographic characteristics

- **Vision**
- Provide quality, affordable and sustainable urban social housing
  
- **Mission**
- To provide better living environment through re-planning, redevelopment and provision of related facilities
- **Goals of urban renewal**
- To improve the built environment through proper planning and, provision of adequate transport, other infrastructure and community facilities;
- To achieve better utilization of land in the dilapidated urban areas to meet various development needs;
- To provide, remodel, and construct public parks and open spaces, public facilities to maintain and enhance security and safety in the renewal area and increase public utilization of the renewal area
- **Objectives**
- To provide affordable housing
- To construct or reconstruct utilities (including electrical, water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.
- To repair, improve, or construct new public facilities to enable appropriate service within the renewal area.
- To promote health, security and enhance livelihoods

# Thika Urban Challenge

## Current challenge

- Decayed urban estate
- Inadequate residential housing
- Lack of basic infrastructural services and recreational facilities
- Under utilized prime urban land
- Lack of a feasibility study to guide redevelopment
- Inadequate funds for urban regeneration

## Main sectors related to the project

- Land, Housing and Physical Planning
- Roads, Transport Public works and utilities( including energy)
- Water Environment and natural resources,
- Finance and Economic Planning
- Citizenry – Public participation

## Proposed Solutions

### Way forward

- Preparing an integrated urban renewal plan including a strategic action plans for the area
- Conduct a feasibility study reports for the area-based on and existing legal and policy frameworks, guidelines and best practices
- The county government to explore and engage PPP in the project
- Prepare modalities (sale or rental) of owning/ occupying the houses

### Aims and goals of the project

- Provide affordable housing and offer basics for good life
- Reduce congestion- (MT/ NMT and neighbourhoods)
- Maximize space utilization
- Promote human well being and poverty reduction
- Promote health and improve quality of life (better and convenient recreational facilities)
- Ensure Sustainable development of the estate
- Attract investors in the town at large

## Implementation challenges and way forward

### Bottlenecks faced in the implementation of the project?

- Poor capacity from the members of staff
- Establishing decanting sites for the current occupants
- Lack of adequate finances
- Lack of experience in the field of PPP
- Delay in procurement procedures

### What will happen if it does not get implemented?

- Poverty levels will be on the rise
- Decaying may crawl into the rest town
- Poor conservation of the environment
- Poor livelihoods due to lack of basic services
- Loss of investors who are the heart beat of the town

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Thank you