

MINUTES OF THE MEETING BETWEEN ESTATE TENANTS COMMITTEE AND NAIVASHA  
SUB COUNTY OFFICERS HELD ON THURSDAY 27<sup>TH</sup> JULY 2023 AT NAIVASHA  
MUNICIPAL CHAMBERS FROM 10:30 AM TO 11:30 AM

**MEMBERS PRESENT**

D. M	NDIRITU-	CHAIRMAN MUNICIPAL BOARD
JOSEPH MWANGI-		SUB COUNTY ADMINISTRATOR
MICHAEL I. NJUGUNA -		MUNICIPAL PLANNER
THOMAS MUNENE -		ENVIRONMENT OFFICER
MICHAEL WAIGANJO-		CHAIRMAN
JOSEPH MWANGI-		SECRETARY
JOSEPH GITAU -		TREASURER
JECINTA MWERU-		MUUNGANO ORGANIZATION
MARTIN NDWARU-		MUUNGANO ORGANIZATION

**AGENDA**

1. TENANTS UPDATE REGISTRATION
2. AFFORDABLE HOUSES PROJECT IN NAIVASHA STADIUM AREA

**MIN1/7/23:PRELIMINARIES**

The meeting started with an introduction initiated by the sub county admin Mr King'ori who also introduced the purpose of the meeting as the chair followed by brief remark from the municipal manager who welcomed all members to the meeting and emphasized the importance of collaboration between the tenants and the county officers to resolve long-standing issues. He highlighted that the county government valued tenant input and would work closely with the committee to align efforts for a smooth registration process and improve housing conditions in Naivasha.

The municipal manager briefly addressed the group, assuring members that their feedback would be taken into consideration during decision-making.

**MIN2/7/23:PUBLIC NOTICE POSTERS**

The sub county admin told the members that the county was in the process of updating its tenants register and that the posters which were already in the public domain had a timeline. He asked the tenants secretariat whether he had seen it, In response Mr. Mwangi replied in affirmation that they had, He also told the members that it was the estate tenant's committee initiative and ideology since 2019. He also presented to the admin documents of a similar exercise has ever happened. He told the members that the proposals the committee had communicated to the county way back was best way to go about the registration update as the same would solve many underlying issues among them in being illegal subletting and house ownership disputes.

There was a unanimous agreement that updating of the register was the best way to go.



### **MIN 3/7/23:CHALLENGES**

Mr Mwangi told the members that the current register consisted of registered names of even people who passed away long ago ,and others who had already vacated from the estate ,and that demanding physical presence of each of the tenants during registration would prove impossible .he also told the members that there are people occupying the houses for years now and didn't have several of the required documents i.e tenant's card or rent payment receipts

In support to Mr Mwangi ,Mr Martin told the members that some of the tenants in the estate are occupying the houses left to them by the registered tenants for years now but they have not changed the house registration .Mr Waiganjo the tenants chairman told members that some registered tenants live outside the estate yet claim ownership of the houses because they still remain the registered tenants as per the current tenants register.Mr Gitau asked the members what would be the fate of the tenants occupying the houses for years yet they have not been registered.

Mr Mwangi told the members how a case of one of the tenants made the committee to come up with the idea of registration of tenants with the passport photographs.

Mr Waiganjo also reported that it had been years since tenants paid the house rent and hence the challenge of having recent house rent payment receipts.

### **MIN 4/7/23:AGREEMENT ON THE WAY FORWARD**

The sub-county admin told members that we had to start from somewhere and that the exercise would be done in stages .Madam Jacinta told the members that since the notice had a timeline it was prudent to start somewhere .The sub-county admin asked members to give suggestions on the best way to go about it.It was agreed that the sub-county admin would set aside a desk where all tenants occupying the county houses would come to register and that not having all documents would not hinder data capturing of the tenants occupying the said houses. It was agreed that the tenants would come with what they have even if it meant just the original ID and the photocopy and the two passport photos.

It was also agreed that a house with multiple claimants of ownership would all be registered individually and that the issue of either the rightful tenants or the one who would occupy and be registered as a tenant would be sorted out later..

It was agreed that of principle importance was to capture the data of all people currently occupying the county houses,and that in the subsequent exercises there would be a door to door estate tenants verification .

It was also agreed that no tenant would be sent back,having presented themselves for registration .Mr.King'ori requested the committee to ask the tenants to come for the registration .He also told members that the County government through his office would on Monday 31/7/23 or Tuesday the same week send a vehicle with public address to the estate to communicate the same announcement to tenants from 6:00 pm



Mr Waiganjo asked the sub county Admin whether he had met with the Esther committee In response the admin agreed to have a met them and communicated the same message and that the said committee would hold a public meeting for tenants on Sunday 30/7/2023 to communicate the same message of registration.


**MIN 5/7/23: AFFORDABLE HOUSES PROJECT IN NAIVASHA STADIUM**


Mr Mwangi told members that the committee had submitted their memoranda of the same subject as was requested by the public notice announcement .Mr Waiganjo asked the sub county admin if the project was in anyway related to the county council estate .Responding the admin told the members that the public participation was slated for a date to be communicated later on the subject of affordable houses construction in the stadium and that on whether the estate was related to the same he asked the committee to request fore more information from higher officials in the same housing department.

**AOB**

Mr Mwangi told the sub-county admin that he would be visiting his office for some administrative issues.Having no other business to conduct the meeting was ended.

MINUTES TAKEN BY JOSEPH MWANGI-TENANTS SECRETARY  27/08/2023

MINUTES CONFIRMED BY MICHAEL WAIGANJO TENATS CHAIRMAN  27/08/2023

MINUTES CONFIRMED BY KING'ORI MWANGI SUB -COUNTY ADMINISTRATOR  27/08/2023