



UPSCALING THE SOCIAL TENURE DOMAIN MODEL (STDM)

TO PROMOTE INTEGRATED AND
SUSTAINABLE URBAN LAND USE



TABLE OF CONTENTS

About Pamoja Trust	05
Foreword	06
1.0 Introduction	07
2.0. The Social Tenure Domain Model	09
3.0. Our Approach	12
The Process	14
4.0. A Look at STDM Work in Mashimoni, Mathare 4B and Kwa Bulu Settlements	14
4.1. Mashimoni Settlement	15
4.2. Kwa Bulu Settlement	17
4.3. Mathare 4B	20
5.0. Upscaling and Institutionalization of STDM	24
5.1. Discourse on responsible land governance and transformative land policies promoted at County and National levels	24
5.2. Tenure Security Options from STDM Scaled Up by County Governments of Mombasa and Nairobi	26
i. Engagement with the County Government of Mombasa	26
ii. Securing Partnerships with the County Government of Nairobi	26
5.3. Creating Communities of Change through STDM engagement	28
Conclusion	31

OUR VISION MISSION AND CORE VALUE



Vision

- An equitable and democratic society where urban citizens have adequate space



Mission

- Pamoja Trust exists to facilitate and advocate for processes and approaches aimed at promoting access to land, shelter and basic services for the urban poor



Core Values

- Establishing and strengthening of savings and credit schemes including housing cooperatives;
- The consolidation and formation of Muungano wa Wanavijiji and other people's organizations;
- Precedent-setting for urban planning, house modeling and community-led in-situ slum upgrading;
- Peer exchanges with other federations and NGOs throughout Africa and beyond;
- Participatory Research Development of the Twaweza Urban Poor Fund.





ABOUT US

Pamoja Trust is a non-profit making organization founded in 1999. PT is dedicated to promoting access to land, shelter and basic services for the urban poor. PT takes principled and pragmatic approaches to protection and promotion of everybody's right to the city through advocacy and precedence setting models for problem solving.

PT provides social, technical and legal expertise at local community, national and international levels to ensure that urban growth adheres to social justice principles and that national and international human rights standards are implemented in favour of the most vulnerable of urban citizens.

Pamoja Trust collaborates with Muungano wa Wanavijiji (Federation of Slum Dwellers) and other Social Movements representing informal settlements from across Kenya

FOREWORD

The urban south is being faced by myriad of challenges. Some of these challenges are informed by the dominant colonial and post-colonial systems which entrenched high levels of inequalities in the developing countries. The net effect has been the tension which exists between the ever-increasing urban population and the strain it poses to the urban infrastructure.

The net effect has been the proliferation of informal settlements with majority of urban population being unable to access basic services. In the modern times, the quest for urban renewal and regeneration has contributed to attempts to re-imagine the cities, this has led to cases of forced evictions rendering majority of the residents of informal settlements at risk of homelessness.

Above notwithstanding, the place of adaptive settlement planning models which confer security of tenure has come to fore. The implementation of these tools and approaches appreciates urban areas as spaces of shared prosperity. It is in this context that Pamoja Trust has undertaken to document its experiences in Mashimoni, Kwa Bulu and Mathare 4B informal settlements. The intention is to allow this Social Tenure Domain Model travel. Pamoja Trust remains grateful to Cities Alliance for supporting the development of this publication.

A handwritten signature in black ink, reading "Samuel Olando". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Executive Director, Pamoja Trust.

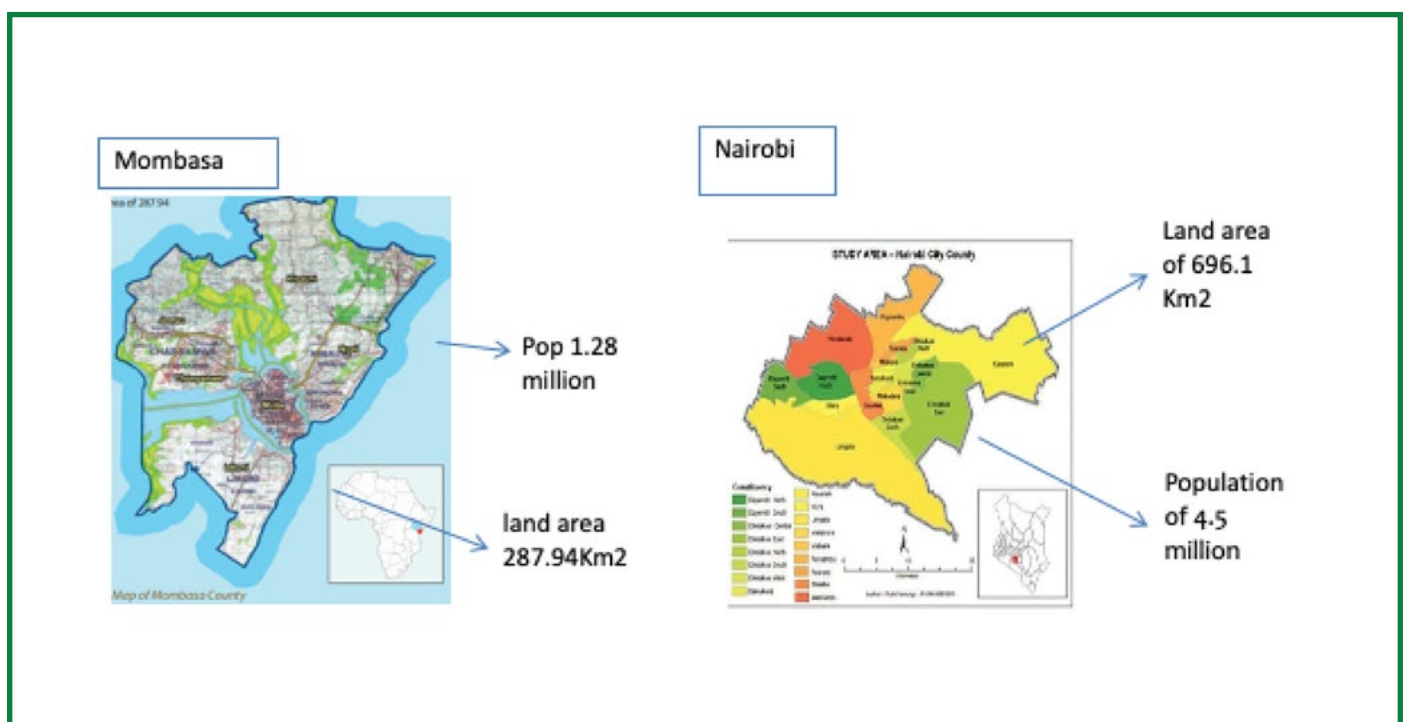
1.0 INTRODUCTION

Kenya, like most developing countries, has faced rapid growth of cities and urban areas over the years: this has been accompanied by immense increase in the number of urban inhabitants resulting in proliferation of informal settlements. This has not been accompanied with commensurate investments in infrastructure and services to support the ever-increasing population resulting into complexities in the urban space that are increasingly difficult to address through traditional and conventional planning approaches. Nairobi and Mombasa, two of the three cities in the country, have some of the highest population growth rates out of the 47 counties. According to the 2019 census, Nairobi County had a population of 4,556,381, an increase of 1,418,012 persons from the population of 3,138,369 captured in the 2009 census.

Contextually, urban spaces in Mombasa and Nairobi have transformed into informal unplanned settlements characterized by poverty, unequal access to land, unsustainable land use, inefficient land administration systems and insecurity of tenure. This insecurity has resulted to the exclusion of the urban poor particularly in the access to land and land rights, infrastructure and basic services, access to public resources and has led to increased vulnerability of dwellers



Fact File- Nairobi and Mombasa





especially of women and other disadvantaged groups. The problem is further exacerbated by conventional and rigid planning systems that do not address the complexity of informal tenure in urban spaces. Inadequacy in the existing land administration tools make it almost impossible to record and recognize all forms of land rights, in this way making attainment of tenure security almost impossible. This is summarized as follows: Inability of conventional dominant planning tools to guide and foster Inclusive urban governance, Inadequate systems that offer solutions to manage informal land rights that highlight complex tenure relationships in urban spaces and Knowledge and skills gap in settlement leadership and government officials on innovative and sustainable tools to advocate for tenure security such as STDM.

It is our view that informal settlements have social capital that can however be leveraged to bridge the existing urban governance and planning gap. It is for this reason that Pamoja Trust in collaboration with GLTN and Cities Alliance have worked together towards localized modification and application of various tools such as the Social Tenure Domain Model (STDM) that capture the local realities and situations.

Pamoja Trust has made of the Social Tenure Domain Model-STDM to define context specific modes of understanding informal tenure relations and claims. STDM has given informal communities the chance to move towards tenure regularization and better access to social and economic services. There has been increased positive feedback and appreciation from governments and communities on the implementation of the tool and process.

The collaboration with Cities Alliance seeks to secure lessons, experiences and partnerships and use them to gain new ground through implementation of STDM in Mombasa and Nairobi. The project gives an opportunity to upscale these positive gains by securing lessons, experiences and partnerships and using them for policy discussion and advocacy for recognition of STDM. The need for institutionalization of the Social Tenure Domain Model as a nationally recognized tool and process has presented itself in our various engagements with micro, meso and macro level stakeholders over the years.

2.0. THE SOCIAL TENURE DOMAIN MODEL

*Pamoja Trust
has made of
the Social
Tenure Domain
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relations and
claims*



“STDM has the capacity to broaden the scope of land administration by providing a land information management framework that would integrate formal, informal, and customary land systems and administrative and spatial components. An STDM-enabled land administration system supports informal rights such as occupancy, adverse possession, tenancy, use rights or customary rights, that is, indigenous tenure as well as the formal rights. It promotes socio-spatial relationships that are expressed in terms of persons (or parties) having social tenure relationships to spatial units.”

STDM is adaptable to different needs and capabilities:

- Recognizing informal tenure arrangements based on the continuum of land rights;
- Unpacking existing social tenures, by means of classifications and coding of land rights and inclusion of those tenure types in data collection and maintenance;
- Opening options for innovative and incremental approaches to improving tenure security by means of conversions;
- Giving a snap-shot of the ‘people-land’ relationships at any given time
- Informing the land administration activities about the actual situation on the ground.

The Social Tenure Domain Model (STDM) is a pro-poor, gender-responsive participatory land administration tool developed by the Global Land Tool Network (GLTN). It is a refinement and specialization of the ISO-approved Land Administration Domain Model (LADM) that describes more nuanced tenure and land administration components and arrangements that do not fit into the more general descriptions within the LADM, such as customary and informal tenure. The Social Tenure Domain Model (STDM) was developed to capture the complexities of informal and customary tenure that were often overlooked in conventional planning and land administration systems.

With most developing countries having less than 30 percent cadastral coverage, over 70 percent of the land in many countries is generally outside the land register. This has caused enormous problems for example in cities, where over one billion people live in slums without proper water, sanitation, community facilities, security of tenure or quality of life. (Lemmen, 2013)

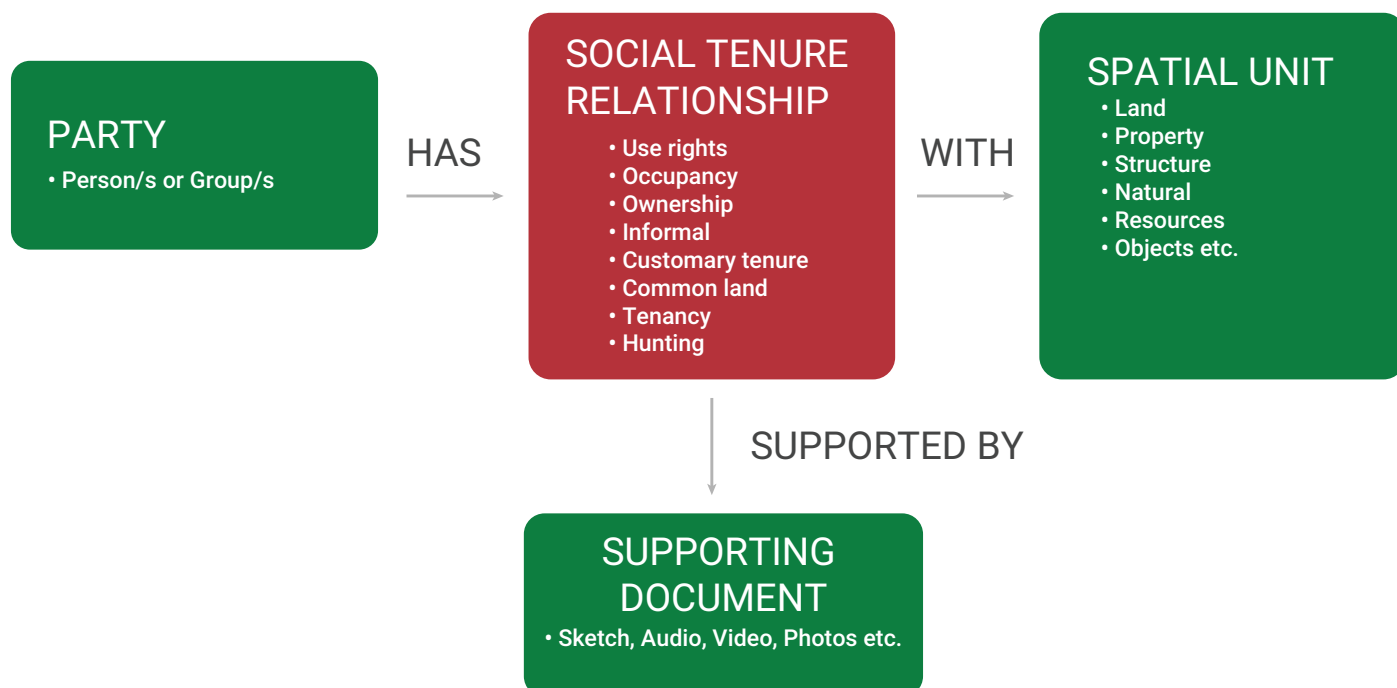
This realization necessitated the development of STDM as a concept. It was developed in response to the existing gap in the conventional land administration systems such that customary and informal tenure cannot be easily handled. The concept of STDM is to bridge this gap by providing a standard for representing ‘people – land’ relationships independent of the level of formality, legality and technical accuracy.

In its application, STDM allows for encoding Land Information Management Systems, but also in community organizing, reversing asymmetrical power relationships between communities and those in authority and developing a body of knowledge on informality in Kenya. Through this, there is inclusion of many urban dwellers as co-creators in the development agenda of their spaces in line with the New Urban Agenda.

STDM conceptual Model

The Social Tenure Domain Model A Pro-Poor Land Tool, Christiaan Lemmen, 2013.

The Social Tenure Domain Model (STDM) is designed to model the relationships between people and land as a basis for land administration and management. The process focuses on modeling these social-spatial relations independently from the level of formalization and legality of those relationships. It promotes socio-spatial relationships that are expressed in terms of *persons (or parties) having social tenure relationships to spatial units*.



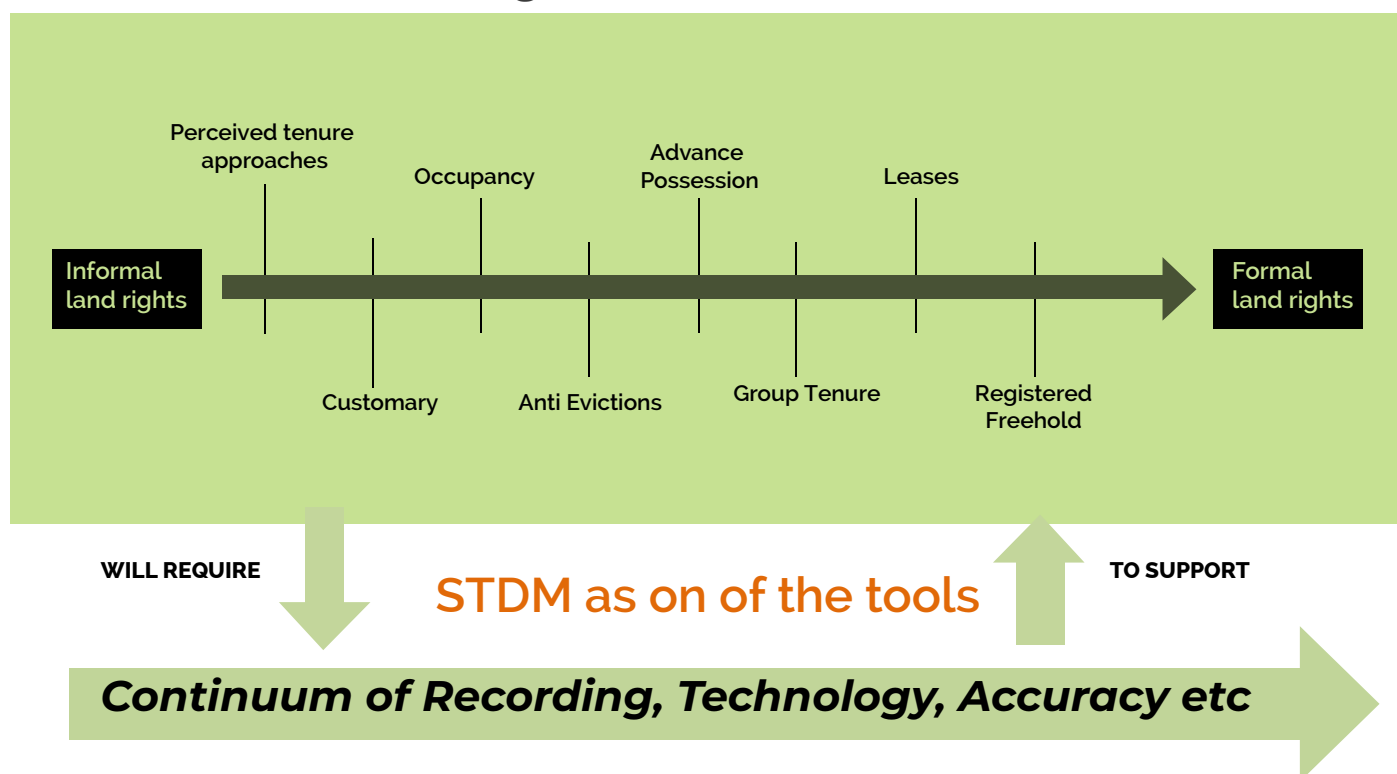
STDM can be described in 3 key components:

- **Concept** - A pro-poor land tool that broadens the scope of land administration systems in synergy with the continuum of land rights.
- **Model** - The social relationship between people and land; people and the state; the state and land are described to create a framework for land information management.
- **Information Tool** - It provides the front-end interface for testing and applying the STDM Concept and Model.

STDM AS A CONCEPT	STDM AS A MODEL	STDM AS AN INFORMATION TOOL
Bridging the gap to represent people to land relationships independent of the level of formality, legality and technical accuracy	It is a 'specialized' of the ISO-approved Land Administration Domain Model (LADM)	It is a 'specialized' of the ISO-approved Land Administration Domain Model (LADM)

STDM has the capacity to broaden the scope of land administration by providing a land information management framework that would integrate formal, informal, and customary land systems and administrative and spatial components. An STDM-enabled land administration system supports informal rights such as occupancy, adverse possession, tenancy, use rights or customary rights, that is, indigenous tenure as well as the formal rights.

Continuum of Land Rights





3.0. OUR APPROACH

Our project approach took on a multi-level stakeholder approach that targeted stakeholders at the micro, meso and level in Nairobi and Mombasa counties. The approach aimed to not only to share Mombasa County experiences and upscale efforts to Nairobi County but also build the capacities of settlement executive leadership of informal settlements in Nairobi and Mombasa in this way, building their capacity to engage.

The Process

	Methodology	
1	Community mobilization and awareness creation	After meeting and sensitizing community leaders and settlement Executive Committee, the leaders will take up the role of sensitizing their settlements residents
2	Training of Community Land Management Committees and mappers	Socio-economic data collection community team: The community will be trained on how to collect data using mobile GPS-enabled platforms. Spatial data collection community Team: trained on how to use GIS and mapping tools
3	Actual Enumeration and Mapping	The process begins with numbering and thereafter, enumeration process and mapping.
4	Data Entry, Data cleaning, analysis and digitization	Digitization of structures/parcel and socio-economic data analysis
5	Data verification	Community verification process: community to verify their data publicly to ensure data and process ownership by the community.

6	Consultations and Social Planning	After data collection is complete, community participatory planning process will proceed under the guidance of planning, spatial expert, environmental expert and social expert
7	Community Register	The data is entered into a STDM database and documents are generated, for example, reports, maps, certificates of occupancy

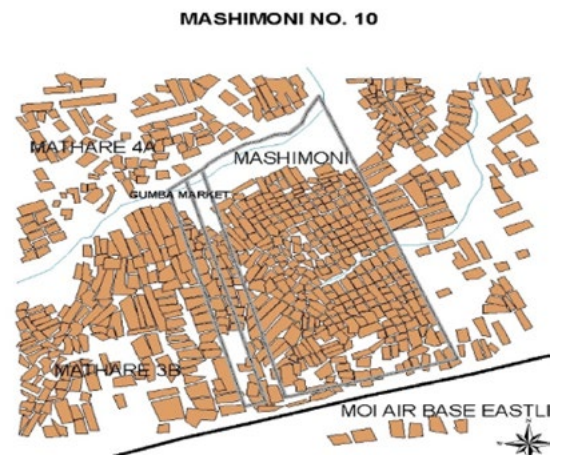
Our interventions took an organizing approach which was a bottom up community led approach. This started with community mobilization or more appropriately re-configuration of criteria of community. Ultimately, Pamoja Trust officers understand the community in this venture as those who are bound together in this locality by their common socio-economic conditions or those with interest insecure land tenure in the area. The community leaders and elders were sensitized about the opportunities and possibilities of acquiring the security of land tenure. Thereafter, they used their connections and influence in the settlement to involve more people and create awareness in the larger settlement. Community leaders being on the frontline is one of the many stages of co-creation which is a key feature of the STDM process. Such is the case because the information that the community leaders and influencers share is in a manner that is appropriated and reconfigured.

This included enumeration and mapping for the entire area of Mashimoni settlement and sought to establish the total number of people living in Mashimoni, levels of income generation/ employment, infrastructure development (including shelter, road networks, water and sanitation, waste management) and social and cultural issues (community organization, security, communications/ information flow).



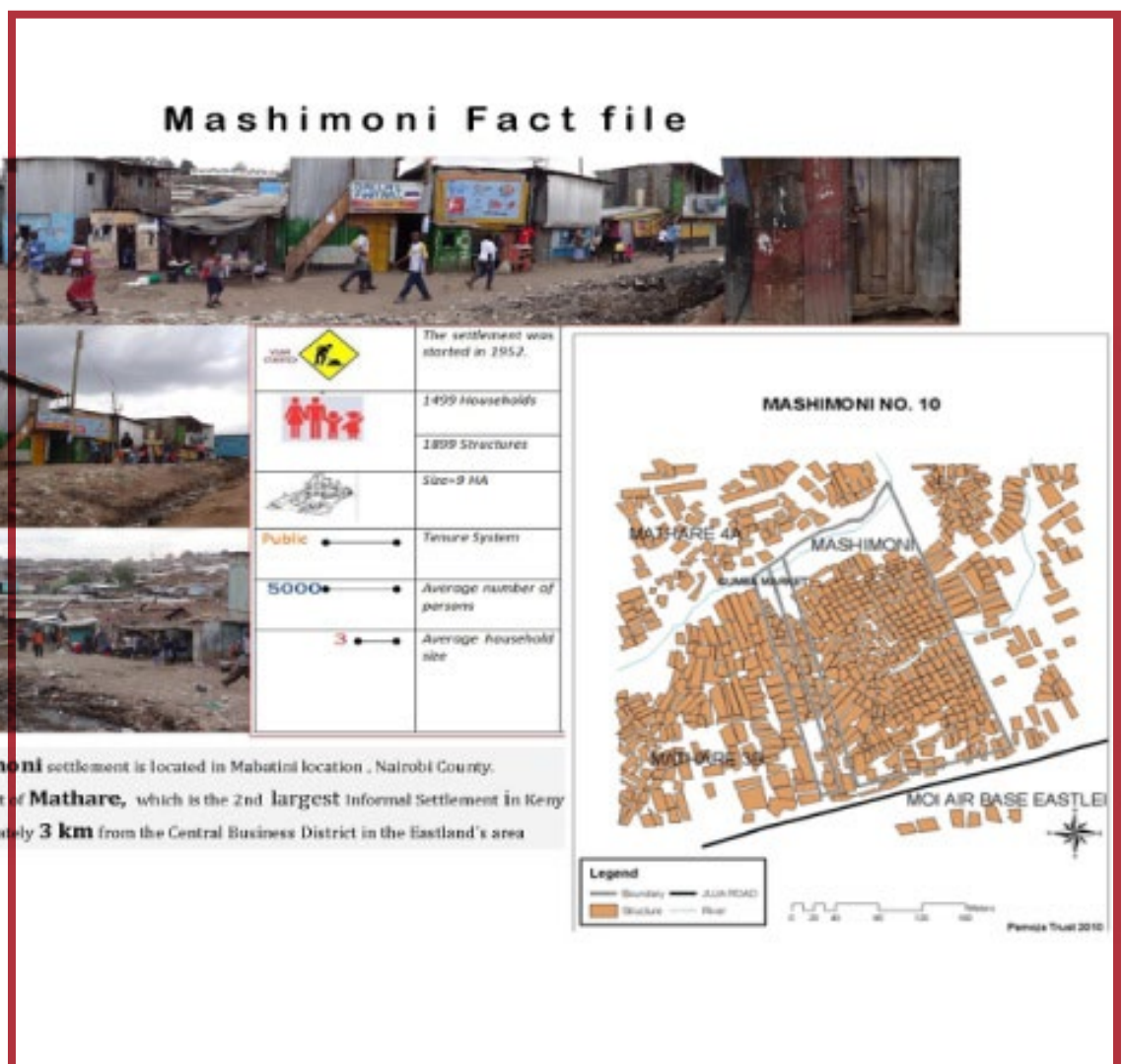
4.0. A LOOK AT STDM WORK IN MASHIMONI, MATHARE 4B AND KWA BULO SETTLEMENTS.

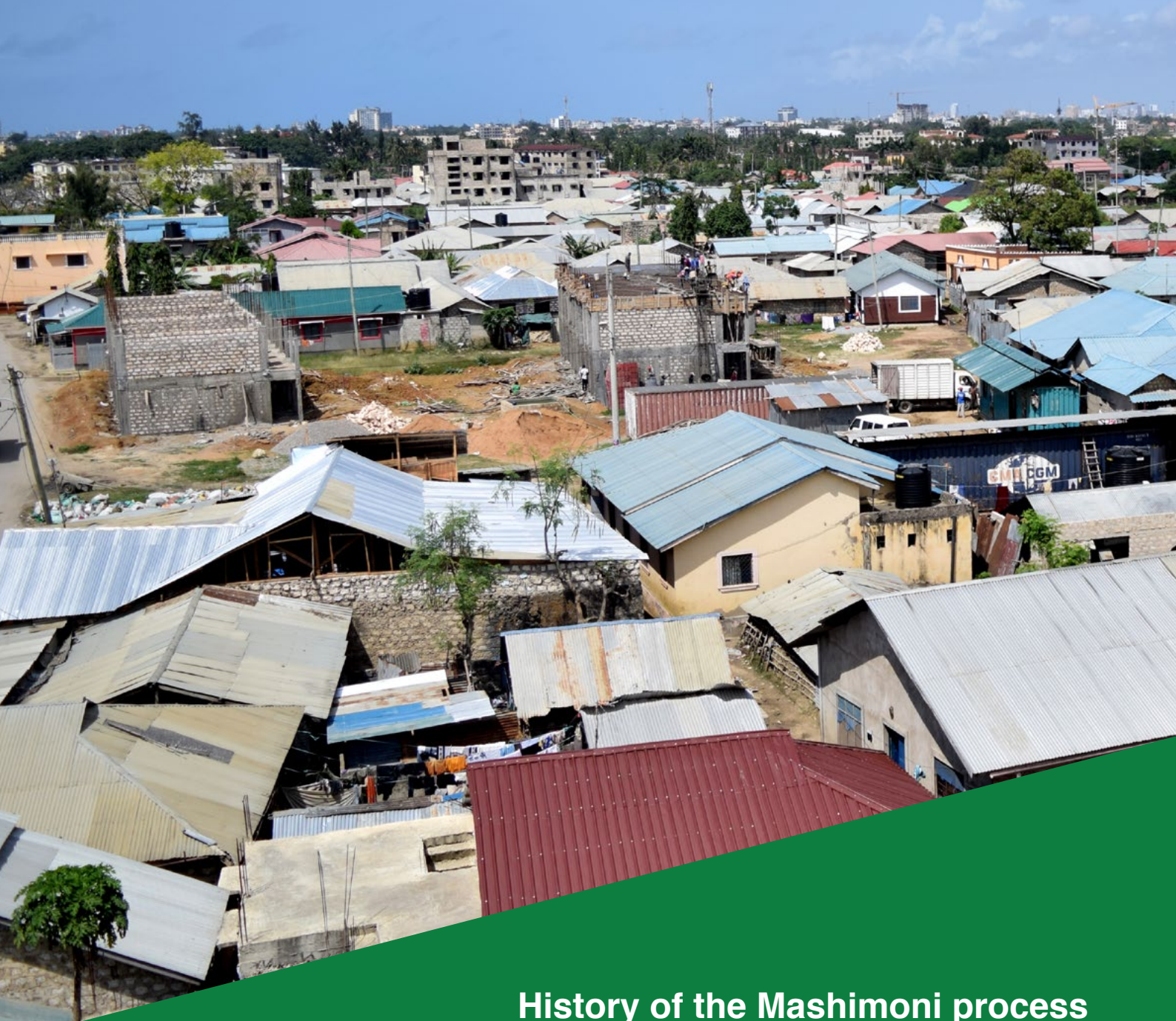
While acknowledging that tenure security is key in achieving sustainable human development for all, Pamoja Trust partnered with the Global Land Tool Network (GLTN) and Cities Alliance in these interventions in Mashimoni, Mathare 4B and Kwa Bulu informal settlements. The STDM process provided an opportunity for the Mashimoni, Mathare 4B and Kwa Bulu Communities to employ advanced technical tools that could identify and recognize their presence in their space.



4.1. MASHIMONI SETTLEMENT

- Pamoja Trust initiated the STDM process in the year 2011 in Mashimoni settlement Nairobi County after the community experienced constant threats of eviction
- The STDM process included enumeration and mapping for the entire area of Mashimoni settlement and sought to establish the total number of people living in Mashimoni, levels of income generation/ employment, infrastructure development (including shelter, road networks, water and sanitation, waste management) and social and cultural issues (community organization, security, communications/information flow).
- The process created an opportunity for the settlement to be included as a beneficiary of Tenure regularization under the KISIP program
- This engagement was informed by the STDM process. Construction of the resource center- where the community leadership is in custody of computers that have the STDM database
- This STDM data is owned and managed by a trained community STDM team





History of the Mashimoni process

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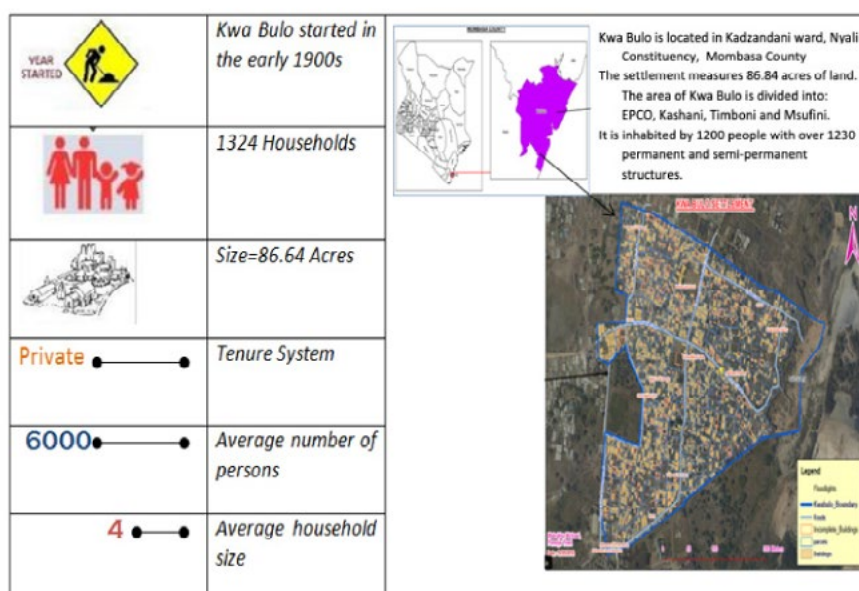
The STDM process provided an opportunity for the Mashimoni Community to employ advanced technical tools that could identify and recognize their presence in their space. This included enumeration and mapping for the entire area of Mashimoni settlement and sought to establish the total number of people living in Mashimoni, levels of income generation/ employment, infrastructure development (including shelter, road networks, water and sanitation, waste management) and social and cultural issues (community organization, security, communications/information flow).

Enumerations in Mashimoni were first carried out in 2009. It was an initiative that involved the Kenya federation through a representation by Mashimoni federation members with support from Pamoja Trust. The process was self-mobilized with different actors within Mashimoni being included.



4.2. KWA BULO SETTLEMENT

Certificates of Occupancy for Kwa Bulu Settlement were issued on 11th July 2017. Issuance of the certificates was a culmination of a long journey towards tenure regularization for the settlement. The STDM tool has been critical to the process as it has enabled the residents to register their interest in the land, thereby guaranteeing them some bundle of rights over the land. It must be appreciated that these Certificates are not in themselves land ownership documents. Rather, they offer the individual an assurance of a particular bundle of rights over the land. This could include but not limited to access rights and user rights. Issuance of these certificates is part of the journey towards regularizing the tenure conditions for the residents of Kwa Bulu, even as the process of preparing title deeds is explored



ABOUT KWA BULO SETTLEMENT.

It was upon this struggle that the county government of Mombasa in partnership with pamoja Trust and other players like UN Habitat /GLTN, came in to facilitate resettlement of the Kwa Bulu Community through a frame work of STDM process. Under this engagement, the Certificates of Occupancy were produced for residents and signed by the Chief Officer - Lands, Housing and Planning

Kwa Bulu is an informal settlement, which is located in Mombasa County in Nyali Constituency, Kadzandani ward. The settlement measures 86.84 acres of land on plot number 391/1/MN, which originally was 181 MN and 187 MN. The land initially belonged to the indigenous owners who are the Mijikenda. They used to stay there under the Land Registration Act. The indigenous owners used the land for farming and mining a quarry as a means of livelihood.

The first registered proprietor of the plot was Emmanuel Bulu who found the Mijikendas on the land and granted them a stay order. The title was transferred to Emmanuel Andrew Bulu on 23rd August 1922 as it was previously issued pursuant to the provisions of land Titles Ordinance in 1908.

The number of residents in the plot increased because they came to work on the farm for Emmanuel Bulu. On 19th May 1966, Emmanuel Bulu passed on and the title was transferred to Suleiman Bin Ali on 1st September 1967. On 24th April 1980, the title was again transferred to James Mwangi Gacheru and Francis Waita as tenants in common with equal dividend shares. On 23rd September 1981, the title was transferred to the Kenya National Assurance Company Limited, which is a parastatal company in the Government of Kenya. This company collapsed between 2000 and 2001. All its property including the Bima Tower and the plot 397/1/MN went into the Government receivership. This is when the land was supposed to be given back to the squatters but unfortunately on 26th July 2002, the aforesaid property was vested in Kenya National Assurance, which was a new Limited Company.

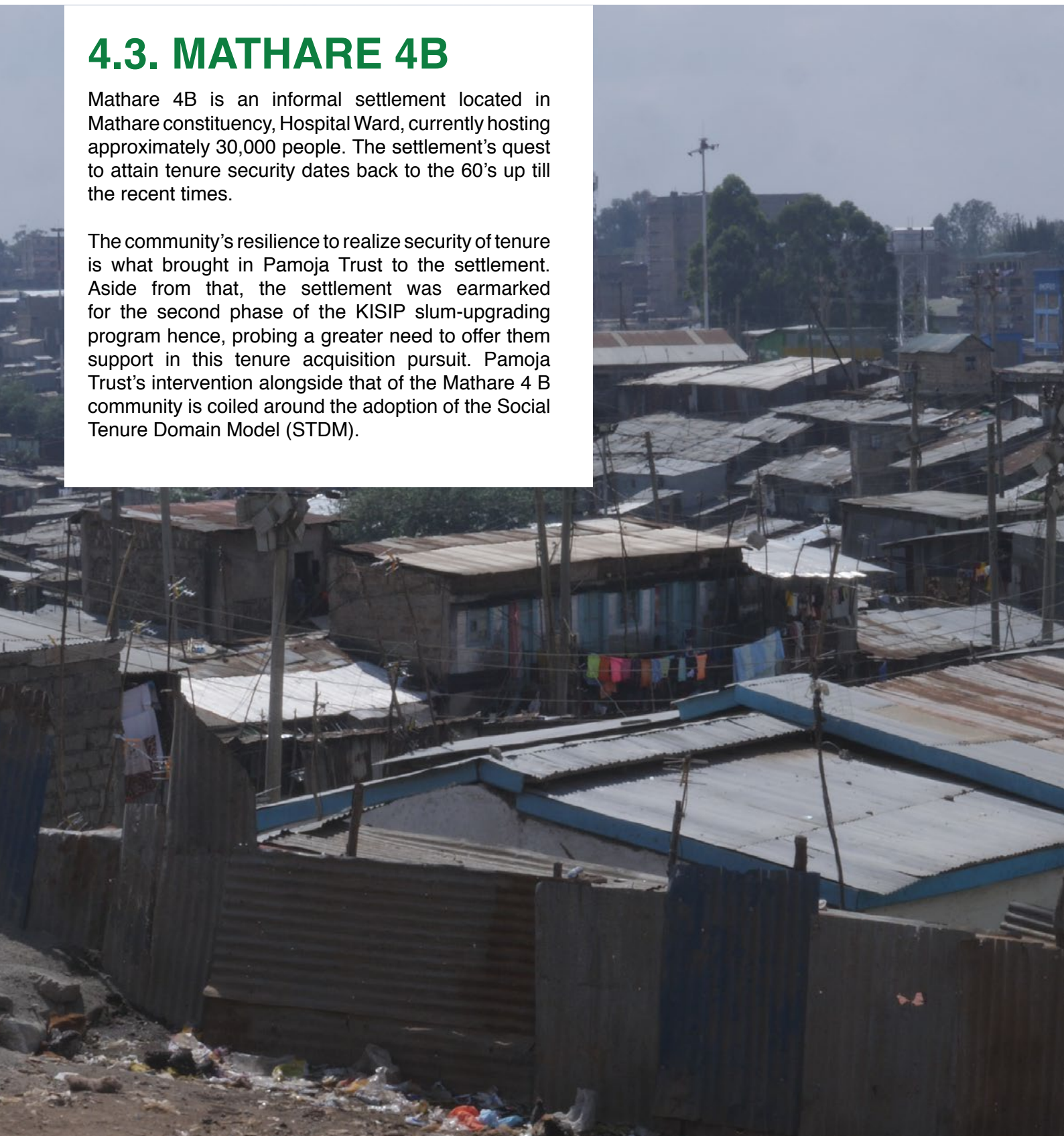
On 10th November 2005, a sale agreement purchasing the same suit premises 397/1/MN from the Kenya National Assurance to the Kencent Holdings Limited was signed. The company offered a down payment of 8 million, which was ten percent of the given price of Ksh 43,945,000 agreed. The terms and conditions in between were to have the suit premises granted to the Kencent Holdings Company after the squatters were evicted from the plot 397/1/MN. On 4th and 5th day of May 2005, Kenya National Assurance hired a bulldozer to flatten the structures in the Kwa Bulu land. The Kenya Police/ Administration Police and eventually the private security guards who almost lost their lives in the practice supervised this. About 700 houses were demolished with no legal document from the court orders having been shared to the squatters prior to the date of demolish.

On 10th May 2006, the squatters residing in Kwa Bulu went to court seeking for rights up on adverse possession allegation on the plot. The case was endorsed as civil suit number 110 of 2006. On 15th November 2011, the squatters received their court order from the Kenya High Court of Mombasa. Since then, the squatters residing in Kwa Bulu have been living in suspense, always being threatened of being evicted by the title deed owners of the alleged plot 397/1/MN. Over 1200 squatters cover the plot, which is 86.84 acres. Over 1230 houses have been constructed, which are both permanent and semi-permanent and are fully occupied by residents. It was upon this struggle that the county government of Mombasa in partnership with Pamoja Trust and other players like UN Habitat /GLTN, came in to facilitate resettlement of the Kwa Bulu Community through a frame work of STDM process. Under this engagement, the Certificates of Occupancy were produced for residents and signed by the Chief Officer - Lands, Housing and Planning

4.3. MATHARE 4B

Mathare 4B is an informal settlement located in Mathare constituency, Hospital Ward, currently hosting approximately 30,000 people. The settlement's quest to attain tenure security dates back to the 60's up till the recent times.

The community's resilience to realize security of tenure is what brought in Pamoja Trust to the settlement. Aside from that, the settlement was earmarked for the second phase of the KISIP slum-upgrading program hence, probing a greater need to offer them support in this tenure acquisition pursuit. Pamoja Trust's intervention alongside that of the Mathare 4 B community is coiled around the adoption of the Social Tenure Domain Model (STDM).





Why STDM in Mathare 4B?

The STDM process is a fit strategy for the Mathare 4B Settlement. This is because:

1. The tool and its process seek to organize the community and the leadership towards realization of secure tenure.
2. It's an all – inclusive and community –led process that allows the entire community's involvement in the advocacy for tenure realization.
3. The system captures the settlement's social and spatial information while further depicting person-to land relations, enabling effective land governance, administration and management all towards the bargaining for the settlement tenure realization

STDM Strategies applied in the Settlement

In partnership with Cities Alliance, Pamoja Trust and the community of Mathare 4B embarked on the implementation of the first step of the STDM process which is community organizing and mobilization. This was done both to organize the community around the tenure issue and popularize the STDM process to promote its acceptability and ownership.

The engagement was done in three different phases;

1. **Engagement with the settlement leadership that is, the Settlement Executive Committee- SEC and Village elders. During this phase,**
 - Pamoja Trust alongside the community leadership identified that realization of tenure security was a priority for the settlement.
 - A series of leadership and governance trainings were conducted to ensure that the leadership understood their important role in the advocacy process.
 - Trainings on land advocacy including those on land legislations were conducted to build the capacity of the leadership on land matters and provide them a foundation based on factual information even as they sought to engage in the land advocacy agenda.
 - Pamoja Trust trained the settlement leadership on the STDM tool, its process and the opportunities



it provides the settlement to realize its vision of a planned settlement that has access to infrastructure and basic services.

2. Organizing community into Housing Cooperative .

- Access to secure land and housing is a precondition for reducing poverty, Mathare 4b people live under the daily threat of eviction, or without sufficient security to invest what they have in improving their homes as Without land, there can be no housing. And without looking at the issue of land, there can be no meaningful discussion about how to solve the problems of housing the settlement. To address this the community has been organized into a housing cooperative with the aim of gaining identity while engaging with the duty bearers

3. Engagement with the community Youths: Mathare STDM Team.

- From the leadership, the instrumental role that the youths could play in the settlement's advocacy agenda was highlighted and this birthed the formation of the Mathare STDM Team.

To begin with,

- A group of youths interested in land advocacy were selected from the settlement.
- A needs assessment was conducted to identify the areas of capacity building support the group would require in understanding the land question.
- The youths were taken through a series of land advocacy trainings to give them an understanding of the general land context, the modalities in the informal settlements and right to for land persons living in the informal settlements.
- The group was trained on the STDM tool and process and how it can respond to the question of tenure regularization and access to basic services.
- With the good understanding of the concept, the team developed its TOR committing itself to spearheading the STDM process once its implementation commences in the settlement and taking a role in land advocacy alongside the leadership.

4. Engagement with the larger Mathare 4B community

- With both the leadership and the group of youths having the understanding of STDM, the need to sensitize the general community on the land advocacy and STDM was identified to promote their buy- in and acceptance of the process.
- The main players in the awareness creation process were the STDM team and the community leadership.
- The group of trained community persons then took up the role to go and disseminate and inform other members of Mathare 4B community.



Emerging issues

The community of Mathare 4B found it fit to organize themselves as a cooperative so as to advocate for tenure regularization as a community and eventually own the land as a communal title.

In Mathare 4B, the first step of the STDM process which is mobilization and community organizing has been explored even as we continue to further engage in the discussions the relevant duty bearers and plan to implement the other steps in the STDM process.





5.1 UPSCALING AND INSTITUTIONALIZATION OF STDM

For people to benefit from public resources and for their voices to be heard, they need to be visible and present in County and National plans

Pamoja Trust has made of the Social Tenure Domain Model to define context specific modes of understanding informal tenure relations and claims. STDM has given informal communities the chance to move towards tenure regularization and better access to social and economic services. There has been increased positive feedback and appreciation from governments and communities on the implementation of the tool and process. Our collaboration with Cities Alliance has given us the opportunity to upscale these positive gains by securing lessons, experiences and partnerships and using them for policy discussion and advocacy for recognition of STDM.

5.1. Discourse on responsible land governance and transformative land policies promoted at County and National levels.

Pamoja Trust has undertaken the implementation of this Cities Alliance Funded Project at three levels: Micro, Meso and Macro. At the meso and macro levels, our focus has been on extending the conversation on the importance and relevance

of the Social Tenure Domain Model as the best fit response and model for integrated and sustainable use. Governments in especially developing areas have been grappling with the challenges of planning and providing for the ever dynamic and complex urban spaces in towns and cities. These challenges have mainly caused by lack of modern, flexible systems and infrastructure within these governments to support the same. Planning systems and tools in Kenya are conventional and often do not address the complexity of informal tenure in urban spaces. Inadequacy in the existing land administration tools make it almost impossible to record and recognize all forms of land rights, in this way making attainment of tenure security almost impossible. We believe that discourse with our county and national governments will result into flexible institutional arrangements, integration of STDM within the legal framework and the land information and management processes, standards and dissemination systems, and that STDM will be the employed as the main technology required to support allocation, land markets, valuation, control of use, and development of interests in land.



Figure 1: Participants during the Cities Alliance Conference on models for securing land tenure for the urban poor

At the national level, Pamoja Trust has engaged at different levels with different stakeholders' key among them the academia and educational institutions on knowledge sharing on STDM as a model of social planning.



Pamoja Trust participated in the Annual Kenya Institute of Planners Conference where we shared experiences with STDM as an innovative social planning tool

5.2. TENURE SECURITY OPTIONS FROM STDM SCALED UP BY COUNTY GOVERNMENTS OF MOMBASA & NAIROBI

STDM has capability to fundamentally reinforce Social Planning processes by incorporating aspects such as Settlement Development Planning (SDP), Social Audits, Learning Forums and Caucuses

Governments of Nairobi and Mombasa in the implementation and uptake of the Social Tenure Domain Model. From project inception and through the years, we have ensured continuous capacity building and engagement of key stakeholders, county officials included.

Pamoja Trust has been able to demonstrate that STDM is able to well capture social tenure relationships both in formal and informal spaces. STDM has been presented as a tool and process suitable for information management and can support planning, relocation, service delivery as well as tenure regularization in informal settlements. Furthermore, the tool easily links spatial and attribute data (social tenure relationship), hence decreasing cases of duplicates and improving quality of data especially at the country-wide scale.





Figure 2: Structure in Kwa Bulu Settlement

1. Engagement with the County Government of Mombasa

- Pamoja Trust in conjunction with the County Government of Mombasa, successfully implemented the STDM process in Mombasa County in Kwa Bulu Informal Settlement. This has necessitated the need to use the knowledge and experiences from this process to not only explore upscaling options in the county but also share experiences with Nairobi County Government.
- Pamoja Trust commenced work in Kwa Bulu settlement after making a presentation on STDM to a team from the County Government of Mombasa. During this presentation, the County team saw the merits of using STDM as a mapping and enumeration tool. To the County team, the STDM tool would help in packaging detailed information of people living in informal settlements. More specifically, the County Government of Mombasa intended to use the tool to facilitate the resettlement or residents of Kwa Bulu settlement.
- The County Government of Mombasa issued the Certificates of Occupancy for Kwa Bulu Settlement on July 2017. Issuance of the certificates was a major milestone in addressing the tenure regularization question for informal settlements. STDM was used to register the residents' socio-economic and spatial data for purposes of recording individual entitlement over the land where they live.
- The County Government of Mombasa recognizes and appreciates the unique tenure relationships between the residents and the land by granting access rights, user rights and occupancy rights. This is the fundamental underpinning behind the Certificates of Occupancy.

2. Securing Partnerships with the County Government of Nairobi

- With collaboration with the County Government of Nairobi, Pamoja Trust sought to identify opportunities to integrate and implement the model within planning and housing programs. The application of STDM was envisioned to not only yield tangible and transparent results in the land and housing sector, but also promote buy-in and sustainability by communities. The engagements with Nairobi County Government also gave an opportunity for knowledge sharing of lessons and experiences from the partnerships with the County Government of Mombasa.
- With the County Government of Nairobi, Pamoja Trust intended to foster partnerships at three areas:
 1. Planning & Security of tenure
 2. This engagement would be around extending conversations on STDM as a pro-poor flexible land tool for inclusive sustainable cities and to promote social adaptive planning as best practice for planning for informal communities
 3. Urban Governance
 4. This was in reference to engagements with the county around matters of urban governance with focus on social interventions and approaches, i.e. inclusion of communities' adaptive solutions to urban challenges in the county spatial plans.
 5. Housing
 6. Use of the Social Tenure Domain Model as the best tool and process for the county's urban regeneration program.



5.3.CREATING COMMUNITIES OF CHANGE THROUGH STDM ENGAGEMENT.

STDM has been applied as one of several tools to sensitize urban informal communities gain an understanding of their own capacity. In its application, STDM allows for community organizing, reversing asymmetrical power relationships between communities and those in authority and developing a body of knowledge on informality in Kenya.

The Social Tenure Domain Model-STDM gives community members the power to be in charge of their land information. This allows them to be involved in matters such as transfer of rights among themselves while recognizing the unique tenure relationships and entitlements accruing to every individual member of that community.

Our work at micro level with our communities has also been up scaled at micro/communities' levels where we have engaged our communities in Nairobi and Mombasa in capacity building and advocacy activities. Emerging results from these engagements has been leadership from informal communities in Kwa Bulu, Mashimoni and Mathare 4B trained and supported to advocate for tenure regularization of their settlements using STDM, facilitation of engagement with government officials from Nairobi and Mombasa as well as creation of opportunities for communities and their governments to deliberate and negotiate on matters relating to attainment of their tenure security.

An interesting outcome of this micro-engagement has been the formation of STDM teams comprised of youth from the target settlements who have been engaged in capacity building and advocacy around STDM with the aim of creating space for youth to engaged in tenure matters in their communities. Pamoja Trust has engaged these teams in capacity building initiatives around STDM as well as land rights and the teams have gone even further to engage in income generating activities to support themselves.

On gaining the STDM knowledge, the STDM teams popularized the tool and process by having community sessions with a representation of the larger community where they led deliberations on the importance of SYDM as well as its opportunities and challenges for implementation within Mathare 4B. These STDM trainings created opportunities for other complimentary trainings within the community like the trainings on the Community Land Act-2016 that is the legislation that would inform the process of attainment of tenure. These trainings targeted 75 members of the community in the three different settlements.



Highlights of Capacity Building Exercises

- The STDM Team members showed great grasp of the STDM concept and were able to elaborate the need for STDM and the gap it responds to
- The participants were also able to appreciate the key features and principles of STDM
- The members were able to define social tenure relationships and demonstrated this through practical demonstration
- The team members deliberated on various scenarios that exist in the settlement and how they would capture such scenarios in the STDM database
- The participants demonstrated confidence in training the rest of the community on STDM.

CONCLUSION



Pamoja Trust has been able to share and demonstrate the capabilities of STDM in management and administration and management of informal tenure. Our multi-stakeholder approach brought together stakeholders at community, county and national levels in different platforms such as trainings, conferences and exchanges as highlighted below:

Micro Community Level	Advocacy Meetings Training and capacity building sessions Taskforce meetings with Mashimoni Stakeholders meetings with Mathare 4B Evidence gathering
Meso County Governments of Nairobi and Mombasa	Roundtable meetings Knowledge and experience sharing sessions
Macro Ministry of Land, NLC, KIP, City Alliance Conference	Annual KIP conference Cities Alliance Conference on models for securing land tenure for the urban poor

At each level, Pamoja Trust engaged various structures of leadership or an organized entity or departments in respect to the role that they play in the implementation and institutionalization of STDM. The illustration below shows a summary of the multi-sectoral engagements carried out within the micro level.

Community Structures Engaged	Focus	Outcomes
Leadership	STDM Leadership, governance, and engagement on land tenure issues	Development of capacity to engage with government on attainment of tenure
STDM Team	STDM Income-generating/ livelihood options	Advocacy for STDM within their settlements, interact with their databases, and coordinate with leadership on STDM matters;
Women Movement	STDM Land rights and access to land and home	Capacity building of tools and processes of land rights Identification OF women's issues related to land;

In conclusion, there is opportunity and space for STDM to be up scaled and to be mainstreamed into the national framework. There has been effective internalization of the tool and process by stakeholders in this way positioning STDM as a planning and inclusion model that can be adopted at the county and national level.







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