

MWAMKO

Mwito Wa Makao Korogocho

A call for better homes for the people of Korogocho



Your invitation to join the
Korogocho Partnership





Our Vision - Improved housing, dignified lives

We seek to transform the lives of people in marginalized communities in urban slums

- by supporting community-led housing initiatives
- by empowering people and developing their skills
- by enabling them to take an active part in relocating to homes in decent and safe settlements

Our Objective in Korogocho

To help the 25 families who are members of the self-help group MWAMKO in the Korogocho slum, Nairobi, to move into sustainable homes **which they themselves have helped to build**. This self-help, self-build multi-faceted initiative is intended to become a blueprint for future collaborative, community-based projects.

How are we going to achieve it?

Through a focussed, coordinated and motivated effort between MWAMKO and its partners. Together they can draw on expertise available both in the UK and Kenya to provide the financial, planning, construction and human resources needed to manage this construction stage of the project and deliver the 25 houses where the MWAMKO families can start their new lives.

MWAMKO and its Partners

MWAMKO

Founded in 2006, MWAMKO comprises a group of 25 families living in the Korogocho slum in Nairobi determined to work as a community to provide decent homes for their families, with clean water, electricity and in a safe environment away from the squalor and crime in Korogocho. It is officially recognised as a community mutual help group by the Kenyan authorities. MWAMKO is registered as a Self-help Group (2006, No. 7034) with the Ministry of Gender, Sports, Culture and Social Services, Kenya.



Commonwealth Housing Trust (CHT)

CHT is a UK charity (Registered Charity No 110212). It was established by the late Clifford Dann in 2004 to provide financial and material assistance for self-build housing projects for people in any of the Commonwealth countries.



Commonwealth Housing Group (CHG)

CHT supports CHG Kenya, a charitable not-for-profit organisation established to rehouse the MWAMKO families. This mutual help group was registered in 2012 as a Community Based Organisation, (No. KAS/CBOP/5/4/2011/026) with the Ministry of Gender, Sports, Culture and Social Services, Kenya.



Royal Institution of Chartered Surveyors (RICS)

Founded in 1868, RICS is the world's leading professional body for qualifications and standards in land, property, infrastructure and construction. Past Presidents have committed to provide their support as Patrons of the CHT to help realise the legacy of Past President Clifford Dann. RICS East Africa Area Manager, Bernadette Gitari, has joined the CHT Board and also attends CHG Meetings.

Further information about MWAMKO's partners can be found in the Appendices.



What is MWAMKO and who is in it?



MWAMKO was founded in 2006 when a group of 25 families in Nairobi's Korogocho slum came together to consider how they might help themselves to secure decent homes for their families, away from the slum.

Korogocho is home to some 200,000 people living in 1.5 square kilometres, next to Nairobi's vast municipal dump which spreads over thirty acres. Parts of the slum sprawl on to it. All the city's waste comes here, chemical, medical, industrial, agricultural and domestic. As the heap grows, the rubbish is regularly burned, enveloping the slum in toxic black smoke. This has profound consequences for health, in addition to those the residents already face from overcrowded conditions, lack of clean water and sanitation.

MWAMKO embraces 180 people including 131 children in 25 families.

- Several are single parents, one is a single father.
- Five members are street sellers, there are casual labourers, a goat seller, some have small shops or stalls, there is a community worker, a social worker, a truck driver, a barber, a plumber, an untrained part-time teacher, a mason, a cleaner.

They are a tribally and religiously diverse group – mostly Christian, with six Muslim families, and with households headed by people from twelve different Kenyan tribes. Despite this diversity they have held firmly together throughout, even during the inter-tribal post-election violence of 2008 which badly affected Nairobi's slums. Their shared values and hopes transcend their differences.

- Unlike many rehousing schemes this project arose from an existing community committed to achieving new homes through self-build

- MWAMKO members meet monthly for discussion and to pay monthly subscriptions of KES 500/- (current exchange rate: £1= Ksh 141)
- Careful records are kept
- MWAMKO members have throughout been active in discussions of the basic house design
- Most of the young people in the MWAMKO families had no skills and no jobs
- Twenty five of them have now successfully completed grant-funded construction training with supervised work experience in various trades
- They are now at work on the MWAMKO site
- MWAMKO used part of their subscriptions savings fund for materials and tools for their work fencing the site, for permanent on-site security guards and to build the guard hut
- The savings fund also paid for the tools for the MWAMKO construction teams now on site

The Future for the MWAMKO Families

- Each house will have three bedrooms, one downstairs along with a bathroom, WC, kitchen and living room, and two upstairs
- Each is on an separate plot where vegetables, herbs, fruit trees, can be grown, or chickens kept
- Two MWAMKO construction teams, supported as now by other family members in a variety of roles, are already at work on the site and will continue working together building their families' future homes
- When they move from the slum the MWAMKO families will have fresh air, clean water, sanitation, a safe environment and secure tenure at a rent they can afford
- They will also live there with dignity, knowing their great part in making their new lives possible



What is life in Korogocho like?

Mary's Story

Mary is 33 years old and has lived in the Korogocho slum since she was two. She and her husband have two sons and two daughters. Susan is one of the most active and loyal group members of MWAMKO. The family is dependant on the earnings of her husband who works as a casual construction worker on different construction sites in Nairobi.

They live in a 10ft x10ft room made of corrugated iron sheets - in hot weather the house becomes extremely hot and in cold weather the house is extremely cold. For this single room they pay a monthly rent of Ksh 2,500/- (£19). Given her husband's meagre earnings and their daily expenses, sometimes they hardly save enough for the monthly rent and many times have fallen into arrears. She remains very optimistic that one day they will have access to a decent house and be able to raise her family in a clean and safe environment and hopes to find a way for her to enhance their livelihood.



Mary

John's Story

John was born in Korogocho in 1986, one of six children. From age thirteen he was taught plumbing by his father, a skilled plumber and a senior MWAMKO member. More than twenty years later John, too, is a skilled plumber, mainly doing small repairs, unblocking sewer lines, or installing piping and fittings. On a good day he may contract with a construction company and make up to Ksh 2,000/- (£15) per day. Sometimes he gets his own contracts like fitting a toilet, for which he can earn Ksh 6,000/- (£45) over two days.

John, his brother (also a plumber) and their father are in charge of water and sewerage tasks for MWAMKO. He did the plumbing for the water tower and water pump installation on the site, exemplifying the self-build concept where would-be beneficiaries of the project contribute their skills and other resources to build the houses.



John

Martha's Story

Martha was born in Kiambu County, where she attended Primary School but was unable to proceed to Secondary School. She married but her husband later died, leaving her with four children. She lives in a small mud-walled and iron-sheet roofed simple structure owned by her late husband's family, who expect – and need - her to pay part of the Ksh 3,000/- (£22.50) monthly rent. She works in a nearby hospital where she makes Ksh 9,000/- (£67.50) a month.

One of her children earns a living doing painting jobs in the Korogocho slum and other neighbourhoods. He became a painter as a result of training arranged by MWAMKO, provided by Sadolin Limited, a large paint company. The plan is to hire him for the MWAMKO Housing Project.

Martha is a hardworking widow who has defied all odds to take care of her children and herself. She, like other MWAMKO members, is looking forward to escaping the difficult life that has trapped the hundreds of thousands of residents in the slum.



Martha

Paul's Story

Paul was born and raised in the Korogocho slum over 40 years ago. He has been a very active member of MWAMKO and is currently its Secretary. He and his wife have five school-going children and a new baby. They live in a 10 ft x 10 ft mud-walled structure with a corrugated iron roof. It is exceptionally close to the dumpsite where rents are normally lower but he still has to pay Ksh 2000/- (£14) a month for it.

In order to sustain himself and his family Paul runs a personal mobile grocery business outside the slum. He works hard and looks forward to living with his family in a decent house sharing a dignified future with his family members.

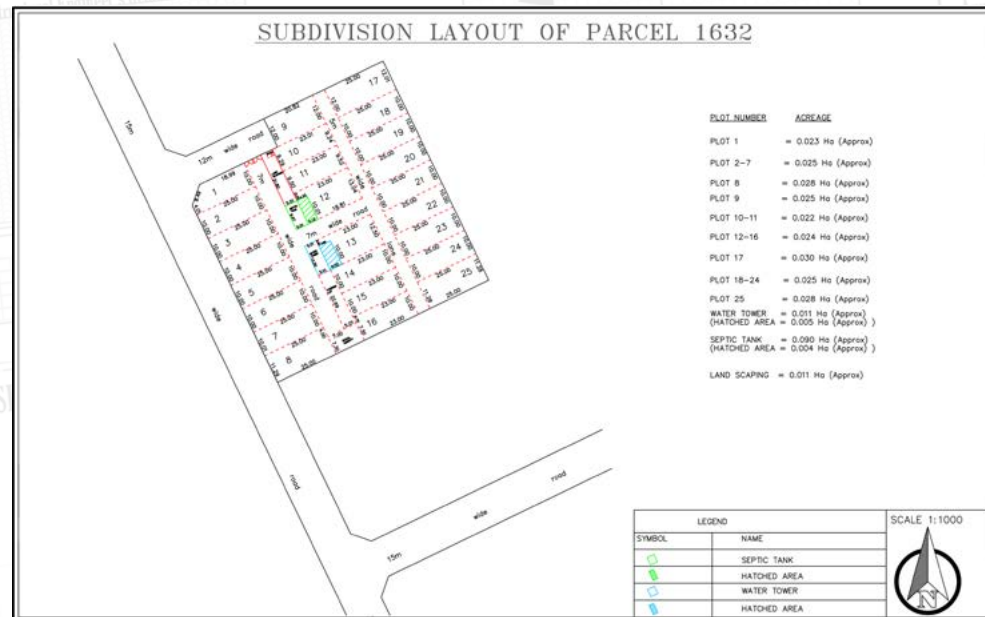


Paul

What does the project look like?



The professional architect has generated these images to show what the houses will look like. Key elements in the brief were durability and sustainability. Each will have a solid foundation and sustainable features such as solar panels, rain and groundwater harvesting and a “shamba”, a garden where the family can grow food.



What has been done so far?

- CHT successfully raised funds to buy a two-acre site on the outskirts of Nairobi and financed all land registration documentation and legal fees
- Houses and site layout were designed, based on original drawings by Clifford Dann and developed by a local architect and planning permission was granted for 25 dwellings
- Technical and geo-surveys carried out
- Water supply connected, reservoir tanks and pump supplied and installed, septic tank built

Of crucial importance has been the appointment of a suitable QS and support team to reassure funders and CHT Trustees that the works proposed are appropriate, technically sound and being undertaken in accordance with the proposals. To this end the following arrangements are in place:

- A Site Engineer and a Quantity Surveyor have been appointed by CHG. Both worked together with Clifford Dann on the Gilgil project (*Appendix 1*).
- The RICS-qualified (pro bono) Quantity Surveyor is the lead in setting up construction contracts, carrying out necessary valuations and in the financial management of contracts





- A local RICS Quantity Surveyor (also pro bono.) is a vital member of the inspection team
- A CHT-CHG liaison sub-committee has frequent online meetings and information exchange
- The CHG Project Oversight team includes the Chairman, Treasurer and Project Manager
- The CHG Project Management Committee oversees procurement of building materials; it includes the project manager, four professionals advising CHG and three of the MWAMKO building team
- A CHG Housing Allocation Committee is in place to guarantee a fair, transparent allocation process
- CHT Trustee Bernadette Gitari is RICS East Africa Area Manager, attends CHG meetings and is a member of both the CHG Project Oversight and Housing Allocation committees

With these safeguards in place and in compliance with Kenya government Covid-19 and building protocols, work on the foundations began on 23 July 2020.

- Bamburi Lafarge, Kenya's largest cement supplier, discounted cement and other materials for the project and provided a Quality Assurance Inspector to check the mix and the work

What are the next steps?



- Finalisation of tenancy agreements for the MWAMKO families
- Self-build programme details to be agreed with the 25 member subscribers of MWAMKO
- Continuing research with consultants on integrating into each stage of the building programme the most appropriate green and sustainable options for all aspects of the project
- Construction materials, water and waste management, solar energy, internal road surfaces, maintenance and the design of garden plots are all part of the green and sustainable research remit
- Contractor sponsor support to be secured
- Detailed plans are being finalised for imminent phase 2 construction
- Stage 2 self-build construction to begin: walling up to gable level for the first five houses

Latest News

The foundations of the first five houses were completed on 4th September 2020 and at their September meeting CHT Trustees voted further funds to enable the walls to be built.

These very tangible steps are a real success after the loss of Clifford Dann whose vision it was, the great patience shown by the MWAMKO families and the difficulties of the Covid pandemic period.



What is CHT's fundraising target and how is it going to be met?

The total Korogocho project cost is estimated at £350,000 (Ksh 45m/-).

The efforts of the CHG team and the MWAMKO members themselves may bring down the final cost a little. In the event of CHT having a fundraising surplus at the completion of the Project this will be allocated to the charity's next project, ensuring the continuation of Clifford Dann's legacy. Donors will be kept informed of everything which their generosity is making possible.

It is anticipated that this will be raised through coordinated Initiatives between CHG operating in Kenya and CHT operating in the UK.

It is recognised that significant funds will have to be raised in the UK. To this end CHT has committed to a formal campaign and has engaged a fundraising consultant to manage this.

There are likely to be three major funding sources and the campaign is being directed towards these.

- Corporates:
 - Property and construction professionals
 - Professional firms associated with RICS
 - Advisers and agencies associated with land, property and construction
 - UK companies with Kenyan interests and leading Kenyan companies
- Grant-making and charitable bodies, NGOs
- Individuals:
 - With a knowledge of and passion for the region and its people
 - Associated with land, property and construction

How your gift will make a difference

Dear Supporter,

Thank you very much for your donation to us & it has helped us get ahead that shall make it possible to afford decent housing.

I hope that we will live as respected community with dignified life as other human beings in this land, and more so bring up our families in respectable & dignified manner.

Thank you for your support and lord bless you!

Yours faithful

Fransis



We wish you a very happy festive season and happy holidays

Dear supporter and friend

I and my family, we are very grateful for your support through CHT. The support has enabled us to achieve a milestone of acquiring a genuine land that we expect to settle there in future.

The land in Nairobi is scarce and very expensive but with your amazing support, we are very happy to have one.

Thank you very much and God bless you

Yours faithfully

Mariam

How your gift will make a difference

Every gift makes a difference to the MWAMKO families.

There are many ways in which the £350,000 target can be met; this table illustrates just one. (It does not include Gift Aid as we have no way of knowing which donations can be made using it.)

Donation Value	Designation	Donations Required	Total Raised
10,000	Korogocho House Builder	25	250,000
5,000	Korogocho Gold Sponsor	15	75,000
1,000	Korogocho Silver Sponsor	15	15,000
500	Korogocho Supporter	10	5,000
250	Korogocho Supporter	10	2,500
100	Korogocho Supporter	25	2,500
		Total	350,000

This table may not show the way in which you would like to join the Korogocho Partnership. If so, then please do contact CHT to discuss your idea.

Working together the target can be reached.







How to give

Donations can be made to CHT (Registered Charity Number 110212) and can be made using Gift Aid where that is applicable.

Donations can be made online at www.commonwealthhousingtrust.org/donations. They can also be made by cheque, CAF cheque, credit/debit card or bank transfer. They can be made as a one-off or by a commitment to regular giving on a monthly or annual basis. Gifts of shares are also welcome; this is a very tax efficient way of giving.

The Trust would also be pleased to discuss offers of gifts in kind which make a significant contribution to achieving the project.

For more information about the campaign please contact Nick Priestnall, the CHT's fundraising consultant:

Email: npriestnall@cht-uk.org

Mobile: 07850 484488

It is also possible to support the project by giving in Kenya. For more about this please see Appendix 2 or contact Nick Priestnall who will put you in touch with the right person at CHG.

Donor recognition

Donors will be recognised in these categories on the CHT and CHG websites and publications. They will be recognised in the completed project on site with a physical representation of their involvement and support. All Korogocho Housebuilders will be invited to join the Clifford Dann Circle of Benefactors and be able to use this designation in their own materials. Once the Korogocho Project is completed, CHT will invite these donors to a Clifford Dann Tribute Lunch to thank them for their support and recognise the importance of his name and legacy.

Appendix 1: Commonwealth Housing Trust (CHT)

Clifford Dann is the originator and inspiration of the CHT, establishing it to provide financial and material assistance for housing projects for people in any of the Commonwealth countries.

The Trust aims to fulfil his legacy as it seeks to assist marginalised communities which strive to provide themselves with stable, healthy, living environments. More specifically, we aim to support community-led initiatives, particularly projects in areas with acute housing need, which have the potential to provide valuable models for delivery in other projects also. We have minimal overheads and administration costs and depend on donations, grants and sponsorship. We have completed projects in Gilgil township 65 miles from Nairobi and in Sri Lanka and have now embarked on our next and somewhat bigger and more ambitious project.

The majority of the Patrons of CHT are Past Presidents of RICS reflecting its history and skill base in achieving its housing and property objectives.

Gilgil Township Hostel

Gilgil is a small township 65 miles north-west of Nairobi. It is a mountainous area and children often have to walk long distances to attend primary schools. There are 900 pupils at Gilgil Township primary school, with a separate teaching unit for children with special needs.



It was decided to use our construction, network-building and fund-raising expertise to build a boarding hostel for them within the school grounds, aware that those with disability may not be able to walk, and if they can they are still vulnerable. Girls in particular run the risk of abuse and rape. The design, accommodating 32 youngsters, allows for future extension should the need arise. The children are collected by their families for home life at weekends and school holidays.



Sri Lanka Homes

The tsunami which overwhelmed Sri Lanka on Boxing Day in 2004 led to an estimated 75,000 people losing their homes. CHT was a new charity and so not eligible to join the UK Disasters Emergency Committee intervention. Undeterred, CHT decided to sponsor building new homes for some of the poorest people affected by the disaster, working closely with the Surveyors' Institute of Sri Lanka.

Local property professionals were invited to design and build nine houses without delay. This was a 'hands on' scheme, organised and supervised by professional surveyors who volunteered their services.

The project was funded by CHT and 100% of all funds raised was used directly for the construction works. The finished houses were allocated to applicants suggested by Sri Lankan contacts, with the applications scrutinised and approved by CHT.

Appendix 1: CHT

CHT Trustees



Professor Graham F. Chase
FRICS FCI Arb C.Arb FRSA FInstCPD
(Chairman)



Philip Hillman
BSc FRICS
(Vice Chair)



Louise Archer
BSc FRICS CIHCM
(Vice Chair)



Max Crofts
FRICS
(Secretary)



Bernadette Gitari
MBS FRICS CI Arb



Ripin Kalra
MSc DipFM



Valerie Kent
BA MSc CPsychol AFBPsS



Aashna Puri
BA



Michael Sander
BSc MPhil FRICS MRTPI CIHCM



Robin Witt
BSc MSc

*For more information please visit
the CHT website
www.commonwealthhousingtrust.org*

CHT Patrons

CHT is pleased to honour its Patrons and to thank them for their support.

Founding Patrons

The late Clifford Dann MBE
Patricia Dann

Patrons (RICS Past Presidents)

Simon Pott
Louise Brooke-Smith
Graham Chase (Chairman, CHT)
Amanda Clack
Alan Collett
Max Crofts (Secretary, CHT)
Peter Faulkner
Peter Goodacre
Jonathan Harris OBE
John Hughes
Sir John (Jimmy) James
Simon Kolesar
Richard Lay
Clive Lewis
Peter McKendrick
Michael Newey
Robert Peto
David Tuffin
Steve Williams

Vice Patrons

Rt Hon Lord Steel of Aikwood, KT KBE PC
Sir Michael Latham, DL

Appendix 2: Commonwealth Housing Group (CHG)

After deciding to work with the MWAMKO families in their pursuit of new homes and better lives, away from the Korogocho slum, CHT began to work with a partner group in Kenya dedicated to the same goal. This new informal group acted as liaison between MWAMKO and CHT and carried out decisions of the CHT Trustees after discussions between all parties. As the project grew, the group was formally registered in Kenya as a non-profit Community-Based Organisation, The Commonwealth Housing Group. This is now a flourishing organisation, thanks to a dedicated and successful team of highly-qualified voluntary Board members.

A close relationship with the MWAMKO families is maintained, particularly through a MWAMKO representative on the Board. Two of the Board worked closely with CHT founder Clifford Dann from the earliest days of the project, as did a third, now back in the UK and a CHT Trustee. The spirit of the project has been maintained and developed, while the work and responsibilities of CHG have expanded exponentially.

CHG has been successful in gaining local support, both financially and in kind, as a

result of initiating valuable local partnerships. These successes have enabled the first phase of works to begin, with CHG taking the lead in managing the project.

The vision has never been limited to providing new homes. It is also to enable new, better lives with more secure livelihoods. A large element of self-build has always been part of this vision. This, in turn, has demanded an educational component which will also help people improve their employment opportunities.

What CHG has done so far

Land

- Two acres of land have been bought at Kamulu on the outskirts of Nairobi; all proper documentation secured; building permit issued by Nairobi County Planning Department.
- This purchase and the payment of all related legal and planning costs were made possible thanks to CHG's London-based partners, CHT, which has also contributed to CHG administration and operating costs.

Empowerment through education

Education is integral to the project, to improve skills and enhance employability. Unemployment is high; 32% of young people in Korogocho have no source of income. The MWAMKO members were keen to play a part in building the houses but most had no relevant skills.

- CHG arranged appropriate construction training for 25 youths from the MWAMKO families, thanks to a grant from UN-Habitat and through partnerships with ARC Skills and Sadolin Limited, in conjunction with Alibhai Shariff Limited.
- After successfully completing training and work experience in basic electrical work, painting, masonry, plumbing or woodwork they were awarded certificates qualifying them to undertake construction-related work in the relevant trade
- The trainees are now working in construction jobs across the city, gaining much-needed income while extending their skills. Several have already helped to prepare the site for water and septic tank installation, described below

Appendix 2: CHG

Building infrastructure

- Water supply: CHG won an award from Kenya Lotto Foundation to fund the installation of water tanks, pump and a water tower on the land. This work was completed in 2019
- Sanitation infrastructure: The Church of the Latter Day Saints awarded CHG funds for the installation of the septic tank, completed in 2019, and for all future works to supply and connect water, drainage and sewerage to the houses in due course
- the house design and site layout have been finalised in readiness for construction
- all aspects of building take into account sustainability and green issues, including use of recycled materials where appropriate; the aim is to make running and maintaining the homes financially sustainable for the families
- the plans include harvesting both rain and grey water, also solar technology
- each plot provides the opportunity for urban farming for both subsistence and

commercial use, particularly growing food and poultry-keeping

- the site boundary has been demarcated and fenced; all the individual housing units are also demarcated

Project planning and management

- CHG has developed detailed financial and procurement policies as well as internal and external working policies on anti-terrorism and money laundering,. All are geared towards strengthening internal and external accountability and to supporting CHG management systems
- CHG has formed a Project Management Committee to ensure proper procedures for transparency and accountability in procurement of building materials and in financial policy. Chaired by CHG Treasurer Peter Simkin, the members include CHG Chairman Harrison Kwach, CHT Trustee Bernadette Gitari and members of the technical team: Site Engineer, Quantity Surveyor, architect and builder.
- a Site Engineer and a Quantity Surveyor are in place. Both worked with Clifford Dann

on the Gilgil project. A builder has been chosen and a pro bono architect is already part of the team

- the RICS-qualified Quantity Surveyor takes the lead in setting up the construction contracts, in carrying out necessary valuations and in the financial management of the contract.
- Acorn, a major student housing developer in Nairobi, has assembled a team of (volunteer) professionals to supervise quality and safety
- technical support: Many volunteers give their time and expertise, including two graduate engineers from the Technical University of Kenya, a media and communications intern and an IT intern.

Moving to the new site

- a new CHG Housing Allocation Committee will guarantee a fair and transparent process in allocating the houses. The committee includes two representatives of the MWAMKO members, CHG Secretary Robert, Board member Albanous and CHT Trustee Bernadette Gitari.

Appendix 2: CHG

- in partnership with MWAMKO CHG achieved their Bricks Drive 2019 target for funds to purchase the 85,000 stone building blocks needed to build the twenty five houses.
- the Bricks Drive target was reached with special thanks to the Aga Khan Foundation which accepted CHG volunteers for their fundraising training course. What they learned there helped them to win Ksh 650,000/- in a competition between small-charity fundraisers also run by the Foundation. This prize, in addition to many other kind donations by companies and individuals, ensured that the target was met.
- the new campaign is to raise funds for the 2000 bags of cement needed for the MWAMKO housing project. Bamburi LaFarge have agreed to supply cement at a discount and to provide a team for technical support

Next steps

- the campaign for funds for 2000 bags of cement
- finalisation of tenancy agreements for the MWAMKO families
- self-build programme details to be agreed with the 25 member subscribers
- contractor sponsor support to be secured
- detailed plans finalised for phase 1 of the construction works
- required infrastructure for Phase 1 to be installed
- Stage 1 self-build construction begins – building the foundations of the first five houses

For more information please visit
the CHG website
www.commonwealthhousinggroup.org

CHG Board

The Board is responsible for the planning and management of all aspects of the project on the ground including financial, technical, construction and due diligence issues. It maintains very close liaison with its immediate project partners, the MWAMKO families and the CHT. CHT Trustee Bernadette Gitari, RICS East Africa Area Manager, attends meetings and sits on sub-committees of CHT and CHG.



Harrison Kwach (Chairman) Harrison has many years experience in designing and implementing innovative water sanitation and waste management systems (WASH) for cities, especially in low-cost urban settlements, IDP and refugee camps. He was focal person for urban waste management at UN-Habitat. He is now an independent international waste management consultant. Currently he gives technical support to several waste management projects: a feasibility

Appendix 2: CHG

study of bankable waste management in Kenya, part of an initiative helping sub-Saharan cities fight climate change; a solid waste management action plan for Watamu and Malindi; improving waste management for low-income communities in Accra, Ghana. He recently worked on a World Bank project in the Lake Victoria Basin. Harrison spent three years as head of the Waste Management Support for Cities Project in Sierra Leone. He has been involved with the MWAMKO project from its earliest days and was CHG Treasurer for many years.

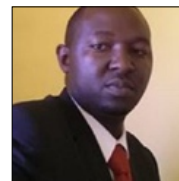


Peter Simkin (Treasurer) Peter is a UK citizen who has retired to Kenya as a permanent resident. His long association with Africa began when he was leader of the Oxford University Scientific Expedition to Kungwe Mahali Peninsula, Lake Tanganyika. After fourteen years with the UK Overseas Civil Service/Swaziland Government he moved to the United Nations for the rest of his career. His assignments included UN World Food Programme Representative

in Malawi, Ethiopia, Bolivia and Southern Africa; UNDP Resident Representative/ UN Resident Coordinator in Mozambique and Ethiopia; UN Humanitarian Coordinator in Angola; UNDP/oic Tajikistan, Uzbekistan and Southern Serbia. Peter served as a Chairman of Commonwealth Housing Group from 2016 until 2019 and continues as Treasurer.



Robert Ogunde (Secretary) Robert currently serves as secretary to the Board (CHG) and also as Assistant Project Manager, CHG. His local and international consulting experience spans a period of 20 years in over 12 countries in Africa, Europe, Asia, and South America. He has consulted for local and international NGO's including Undugu Society of Kenya (USK), Street Kids International (SKI), International Rescue Committee (IRC) and Food and Agricultural Organization (FAO).



Gituru Albanous (Board Member) Gituru is a seasoned development practitioner with over 15 years of experience in management and implementation of a range of development programmes including education, health, youth empowerment, economic empowerment and gender programming. He is a pioneer member of slums Information Development and Resources Centres, steering it from inception to international accolades and awards. He has managed high-level donor-funded projects with international NGOs, including Comic Relief, USAID, UKAID and Ford Foundation. He is currently Programmes Director at AmericaShare and Executive Director for the Centre for Empowerment and Integrated Development (CEMID-Kenya).

Appendix 2: CHG



Abdi Mohammed Issack (Project Manager)

Abdi is a community development worker with more than twelve years experience. He has worked in many areas that concern less privileged people - education, youth empowerment and entrepreneurship, housing, community health and ICT for development. He has developed and maintained good relations with organisations and individuals including UN agencies, international NGOs, city council officials, companies, government ministries and departments, professional associations and charitable organisations. He has extensive experience in a wide range of strategies for community development, including resource and community mobilisation, and problem analysis and resolution. Abdi has been involved in the project from the start and worked closely with Clifford Dann.



Appendix 3: Royal Institution of Chartered Surveyors



RICS is recognised as the leading global body for property professionals, standards and regulatory framework within the areas of land, property, construction and the environment.

Everything we do is designed to effect positive change in the built and natural environments.

Through our respected global standards, leading professional progression and our trusted data and insight, we promote and enforce the highest professional standards in the development and management of land, real estate, construction and infrastructure. Our work with others provides a foundation for confident markets, pioneers better places to live and work and is a force for positive social impact.

With 70% of global wealth bound in the built environment, the surveying profession is vital to economic development. This is particularly true for Africa, which has predicted annual growth of 3.9% through

to 2022, with major foreign investment focused on driving infrastructure and fulfilling a demand for upskilling the local professionals.

With significant activity taking place in the built environment of Africa, RICS has recently appointed a new RICS East Africa Regional Manager. Bernadette Gitari, an RICS Fellow who has worked in Africa's built environment for 40 years, will help raise the profile and recognition of RICS in this growing market.



I have an established network of contacts, both in the private and public sector of East Africa and beyond. I am delighted to have been invited to join the CHG Board and look forward to working with all those involved to bring the Korogocho Project to completion for the MWAMKO families.



Appendix 4: Clifford Dann MBE DSc FRICS



Clifford was a man who rarely ran out of ideas, always able to think outside the box. Throughout his life his combination of persistence and determination made him an unstoppable force. To imagine that this meant he had a narrow range of interests would be to miss the essence of the man. His considerable professional achievements were wide-ranging, greatly respected and earned him many honours. He founded ARBRIX, an organisation which united arbitrators around the world and still thrives today. He was President of RICS from 1983-1984. Some of his many activities, achievements and honours are listed separately below.

Two other important themes ran throughout his life: charitable causes to which he

brought his wide expertise and experience, and his love of music, which was an active and enduring passion. He was choirmaster and organist with the Livery Company of Chartered Surveyors from 1979-2005, and organist and choirmaster at various Sussex churches until 2017. He often combined any two areas of interest in one enterprise, sometimes all three – putting on and taking part in a concert to raise charitable funds for a building project, for example!

His life in public service began when he was only twenty, when he first became involved with Chailey Heritage. Chailey specialises in supporting children and young people with complex physical disabilities and health needs, mainly through its school. He later became a governor of the school and unstintingly served Chailey in many other capacities until 2002.

Throughout his life he continued to make a significant difference whether in his professional work or in voluntary and charitable enterprises. His last great cause was his own creation, the CHT, which he founded in 2004 when he was seventy-seven.

He became interested in slum development in Africa and, as the UK housing market thrived and money was plentiful, he decided to put his interest into practice on the ground. He and his intrepid wife Tricia visited slums in Nairobi and South Africa for research and inspiration. One resettlement model appalled him. People had been moved into large blocks of flats with very large rooms, inviting overcrowding, growing squalor and threatening disaster in the event of an epidemic. He decided that any future project would need carefully drawn tenancy agreements limiting the number of residents. He passionately believed that resettlement should not create a new slum but provide decent, sustainable housing where people can flourish and give their families better lives.

Happily, he found an upgraded slum in South Africa, where each family had a separate small house, set in a plot where they could grow food. The very design of the housing project in itself fostered self-reliance and resilience. This concept remained with him when planning to rehouse the community group, MWAMKO, in Nairobi.

Appendix 4: Clifford Dann MBE DSc FRICS

He and Tricia visited Nairobi often over the years, to keep in touch the MWAMKO families and discuss their needs. These meetings influenced his thinking while he developed plans for the houses and site layout. Simplicity, sustainability and an element of self-sufficiency were crucial. He drafted tenancy agreements and attended to many details for the families' future in their new homes. His presence encouraged them and gave them hope. He also set up the Commonwealth Housing Group (CHG) in Nairobi to work as liaison with both MWAMKO and with CHT. In this new construction phase CHG has become the executive arm of the project on the ground, still in close liaison with CHT in the UK.

Clifford, a Sussex farmer's son, left school at fourteen to be an apprentice at a cattle market. Through studying in his own time he qualified as a Chartered Surveyor aged twenty one and, still in his twenties, founded his own practice. He knew that people can move beyond limits that seem set from childhood, through education, determination, hard work - and help. He never lost his passionate determination and, to the end, continued to help others.

Clifford Dann worked energetically to achieve his vision for the MWAMKO families

right up to his death in 2017, aged 90. CHT and CHG are determined to fulfil his vision and complete his legacy.

Royal Institution of Chartered Surveyors (RICS) - National President 1983 – 1984; Chairman, President's Advisory Committee on Arbitration 1985 – 1991; Livery Company of Chartered Surveyors - Member and Honorary Organist 1979 – 2005

Arbrix (Chartered Surveyor Arbitrators in England and Wales) Founder member and Chairman (1986-1990); President 1990; Life Patron 1998

International Federation of Surveyors (FIG) Delegate 1958 – 1982, sometime Chairman Planning and Development Commission. Appointed Membre d'Honneur FIG

The Commonwealth Association of Surveying and Land Economy (CASLE) Treasurer 1995 – 2004; Chairman of CASLE Land Administration Group (partner in the UN-Habitat Global Land Tool Network) serving from 2008 – 2013; representative on the Support Group for the Commonwealth Consultative Group on Human Settlements and delegate at UN-Habitat meetings. He was made an Honorary Fellow of CASLE in 2007

Speaker's Appeal for St Margaret's, Westminster 1985-90

University of Brighton Deputy Chairman, Board of Governors; Chairman, Property Committee; Hon Doctor of Science, 1999

Chailey Heritage Chairman of the League of Friends, school governor, sometime vice chairman of the Chailey Heritage Appeal (1991-2002)

Harambee Schools Kenya Trustee 1999, chairman 2015-2017

Langalanga Scholarship Fund Trustee 1999-2006

CHT founder and chairman 2004 – 2017

Freeman of the City of London 1979

Amongst many local activities over more than six decades: Chairman, Lewes Round Table, President, Lewes Chamber of Commerce and board member of Sussex Housing and Care 2000 - 2010

Awarded MBE for his services to charitable causes both at home and overseas, New Year Honours list 2005.





Commonwealth Housing Trust, 6, Maiden Lane, Covent Garden, London WC2E 7NW Tel: +44 (0) 20 7462 1340
Email: contact@cht-uk.org Website: www.commonwealthhousingtrust.org

Commonwealth Housing Trust is a registered charity, number: 1102126