

REPUBLIC OF KENYA

---



---

COUNTY GOVERNMENT OF BOMET

---

**BOMET MUNICIPALITY**

**BOMET COUNTY URBAN INSTITUTIONAL  
DEVELOPMENT STRATEGY (CUIDS)**

Revised 2020

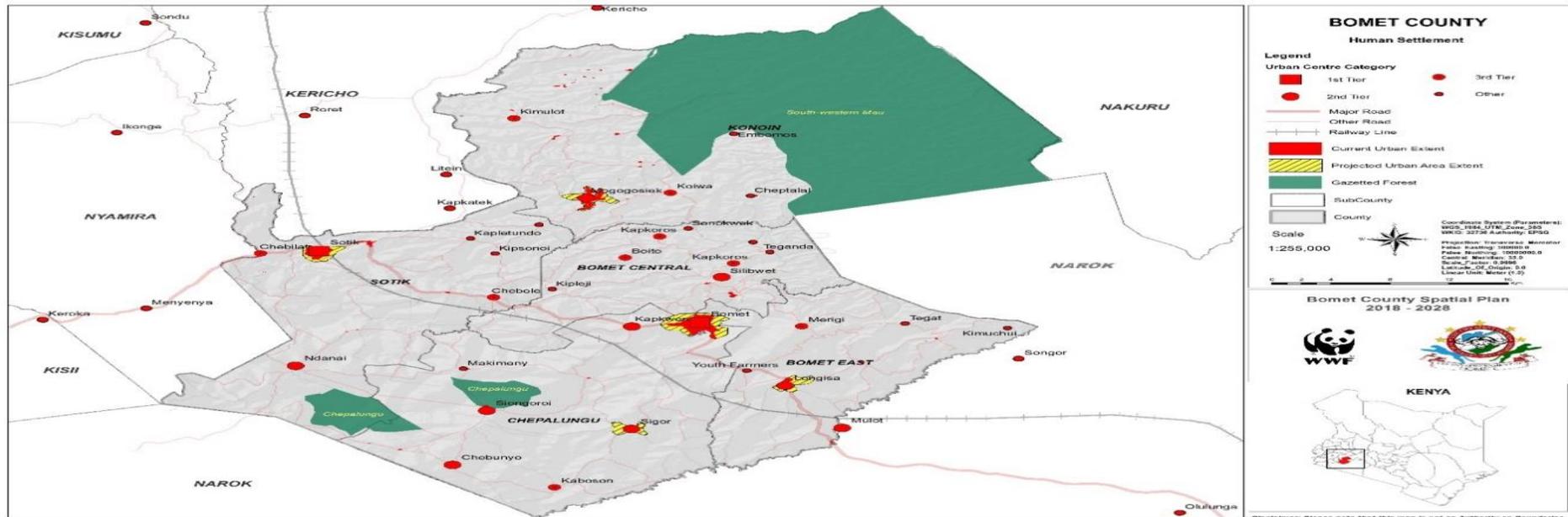
# 1. URBANIZATION, URBAN MANAGEMENT & URBAN DEVELOPMENT IN THE COUNTY

## 1.1 Urbanization and urban development in the county

### Urbanization Trends

The population of Bomet County is 875,689 (50.4% women ,49.6% men) in the 2019 Population and Housing Census. The county population growth rate is 1.9 per cent with the same distribution for women and men. The population density of the county is 346 persons per square kilometres in 2019.

Map 1: Urban Centres in Bomet County



The assessment of urban areas in Bomet County reveals that most of the urban areas classified as municipalities, towns and market centers based on population, fall short of service provision requirement as per the First Schedule of Urban Areas and Cities Act.

In terms of Population and service level, Bomet scores highest and is the dominant Urban Area in the county having been categorized as a Municipality. In the town category, Mulot ranks highest in population.

In addition to Bomet, the County Government of Bomet is of the opinion that Sotik should be a municipality with a new boundary extended to cover Chebilat, Sainet and Kaplong urban areas. The new boundary however has not been gazetted. The County government is also of the opinion that Mogogosiek and Ndanai should be towns with new extended boundaries in addition to Mulot.

### Urbanization and county socio-economic development

Most urban centers in the county are Bio Annual-Commercial activities and service delivery as well as administrative. Murram roads serve as rural-urban linkages. Generally, infrastructure, utilities and service are not in good condition and inadequate.

### **Urban planning and urban land use management in the County**

The department of Land, Housing and Urban Planning recently adopted Integrated Strategic Urban Development Plan for Bomet Municipality which was prepared in 2012. However, it has not been implemented mainly due to lack of funds. It is also good to note that the Plan is currently being reviewed and is almost complete.

### **The state of housing in the County's urban areas**

The census report classified housing by ownership, the main walling, floor and roofing materials. Under ownership, 85 percent of the County's population have their own houses compared to the national figure of 68 percent. Only 15 percent of the County population reside in rented houses compared to the national figure of 32 percent. About 65.1 percent of the residents of the County have used mud and wood as their main walling materials against a national figure of 36.7 percent. Only 4.2 percent used stone. Under the main floor material, 75.5 percent of the County residents used earth against the national figure of 56.5 percent. Under the roofing materials, 72.2 percent of the houses are constructed using corrugated iron sheets against the national figure of 8 percent. The is also proposed housing policy at draft stage.

### **Urban Development Challenges in the County**

- Inadequate staff capacity within Municipality and urban centres to plan and undertake development control;
- Uncontrolled and unplanned urban growth;
- Inadequate provision of infrastructure services: Roads, storm water drainage, water supply, sewerage, waste disposal, non-motorised transport, drainage, electricity etc;
- Inadequate community facilities and services e.g. hospitals, recreational facilities, fire stations and schools;
- Poor housing conditions and slum type developments;
- Grapping of public land planned for public use such as open spaces
- Inefficiency of the existing water infrastructure (Old and dilapidated)
- High levels of water pollution due to poor land use practices
- Lack of a water master plan and a county water policy hence hampering the effective water resources exploitation
- The rural settlement pattern (scattered) does not favor the power network layout
- Poor ICT connectivity due to limited infrastructure
- Poor environmental conditions arising from lack of an environmental strategy; and
- Inadequate employment opportunities.

## **1.2 Legal and regulatory systems for urban management in the county**

### **1.2.1 Legal**

#### **The Constitution**

It provides for actualization of the Bill of Rights, Article (42) and (43), which is factored in all the planning framework. This includes the right to a clean and healthy environment, highest attainable standard of health, accessible and adequate housing, and reasonable standards of sanitation, clean and safe water and education.

It also takes into consideration the principles of Land Policy as outlined in article 60. These include equitable access to land, security of land rights, sustainable and productive management of land resources; transparent and cost-effective administration of land and sound conservation and protection of ecologically sensitive areas.

#### **Physical and Land Use Planning Act, No. 13 of 2019**

This Act provides for classification of plans as well as the process of preparing and approving the various types of local physical and land use development plans. The Act also provides for the processes of development control and enforcement.

### **County Government Act 2012**

The Act provides for the County Government's powers, functions and responsibilities in delivering services. Section 110 of the Act provides for the preparation of the GIS based County Spatial Plan which provides projects to be implemented through the County Integrated Development Plans. The Act also designates county departments, sub-counties and wards as planning authorities of the county.

### **National Land Commission Act 2012**

This Act Provides for oversight of land use planning in the country by the National Land Commission in line with constitutional functions of the commission as outlined under Article 67

### **Urban areas and Cities Act 2011**

The Act Provides a criterion of classifying urban areas and establishes structures for governance and management of the urban areas. The Act further provides for the preparation of the city or urban area integrated development plans.

#### 1.2.2 Policy Instruments

The preparation of the Urban Physical Plans are in line with the provisions of various national policies. These include:

#### **Kenya Vision 2030**

The policy outlines the aspired national development trajectories by the year 2030. The policy has identified various projects and programmes to be implemented through five-year medium-term plans. Urban Plans enhances the realization of these programmes through proposed projects at the County level.

#### **National Land Use Policy**

The policy provides a framework for regulating the use, development and management of land and land related resources in Kenya for, productivity, sustainability and efficiency.

#### **National Spatial Plan**

The policy provides a national framework for utilization of land in the country. It clusters various parts of the country based on their potentiality, which can be exploited to spur equitable development. It also provides a functional strategy for human settlement by among others identifying the diverse roles the human settlements play. It identifies programs and projects to be implemented through the County Spatial Plans.

#### **Sustainable Development Goals (SDGs)**

They refer to the seventeen international development goals that were adopted at the UN Sustainable Development Summit of September 2015. The global goals are to take over from the MDGs and are to be achieved by UN member countries including Kenya come 2030. The main vision of the goals is to encourage development by improving the social, economic and environmental conditions globally and more so in the world's poorest countries. The SDGs provide a comprehensive framework which should be adopted in the preparation of urban plans. Eight goals act like a guideline in directing growth; it sets the standards to be met in sectors such as Education, Health, and Transport.

#### **National Urban Development Policy**

The policy is part of the Government's efforts to implement the provisions on urban development contained in the Constitution. It particularly provides for Articles 176 and 184 dealing with devolution, classification, management of urban areas and public participation. The policy is in line with Kenya Vision 2030.

### 1.2.3 County-level laws and policies that govern urban management

There were only two existing Development Plans in the County when Devolution began and were very old. The rest of the urban centres were only relying on survey sketches.

At the moment, through the enactment of Physical and Land Use Planning Act 2019 and Urban Areas and Cities Act, the County will initiate preparations of Local Physical and Land Use Developments Plans for all urban areas so as to ensure they are vibrant and self-sustaining urban areas. Already, preparation of Local Physical and Land Use Development Plans for seven urban areas is in staking place.

There are policies and acts which the county intends to have in place to ensure sound management of the Municipality and urban centers. These policies include the following: -

- (a) Solid Waste Management Policy ,2017
- (b) Development Control And Management Policy, 2017
- (c) Bomet County Urban Transport Policy-2017
- (d) Bomet County Housing Policy-2017 &
- (e) The Bomet County Property Valuation and rating Act 2017

In addition to the Draft policies, with the enactment of Physical and Land Use Planning Act 2019 which has put the CEC Lands as a Planning Authority, the County is in the process of putting in place

- ❖ Office of the County Director of Physical and Land Use Planning and its staff
- ❖ County Physical and Land Use Planning Forum
- ❖ County Physical and Land Use Planning Liaison Committee
- ❖ Development Control Committee
- ❖ Enforcement/Compliance Committee

## 2. DEVELOPING INSTITUTIONS FOR URBAN MANAGEMENT

The County intend to roll on the implantation of Institutional urban development as envisaged as below:

### 2.1 Institutional development for the county's urban areas

#### 2.1.1 Overview of Urban Institutions in the County

Bomet Town is now a Municipality with a Municipal Manager while Sotik Town, which is yet to be upgraded as a Municipality, has a Town Administrator.

The Municipal manager and town Administrator will do annual estimates for the municipality for presentation in the county assembly for annual estimates appropriation bill and approval for the implementation of its various programmes and operation.

The county assembly will approve Municipal funds allocation annually and the county treasury will periodically disburse funds to Municipality and town administration in the same the National government disburses funds to counties on requisition on its operation and programmes.

The County Public service board will be responsible in recruiting Municipal and town staff through advertisement and be filled in competitive manner.

Funds allocated to Municipal board and town committees will be subjected to annual audit in their books of accounts

### 2.1.2 Municipal Manager

Under section 28 of the Urban Areas and Cities Act, there shall be a municipal manager for every municipality. The manager shall implement the decisions of the board and shall be answerable to the board.

The county government of Bomet has recruited Municipal Manager for the Municipality whose Duties and responsibilities include:

- ④ Implementing the decisions and functions of the board; overseeing the affairs of the municipality;
- ④ Developing and adopting policies, plans, strategies and programmes;
- ④ Formulating and implementing an integrated development plan;
- ④ Maintaining a comprehensive database and information system of the administration and providing public access thereto upon payment of a nominal fee to be determined by the committee;
- ④ Ensuring preparation and submission of the town annual budget estimates to the relevant County Treasury for consideration and submission to the County Assembly for approval as part of the annual County Appropriation Bill;
- ④ Establish, implement and monitor performance management systems; and Perform such other functions as may be delegated by the Municipal board.

### 2.1.3 Municipal Board Members

Bomet County has appointed New Board Members in line with the Amended urban Areas and Cities Act 2019. The Board has also elected Chairman.

## 2.2 Legal and regulatory reforms at the county level

Domestication of UACA is yet to be carried out and public participation will be held in. Drafting of Development and control policy will be subjected to stakeholders' participation. There is also Solid wastes management policy waiting approval by county assembly.

Through Public participation, Bomet County Property Valuation and rating Act will be enacted that would realise full collection of rates and revenue collection.

The county will also add ingredients necessary for efficiency and effectiveness of town operations and shall include the following: Town committee, Office facilitation, Budget & Revenue decisions, Financial & procurement decisions, Stakeholder participation, Enforcement mechanisms, Town planning and development, Dispute resolution mechanisms, Strategic partnerships e.g. PPPs, Project cycle management, Development control, Property & assets management, Institutionalized citizens' fora, Town website, Data base & information systems, Urban area tender committee and Research & Development.

## 2.3 Capacity building actions

### 2.3.1 Urban Management in the County

The county in collaboration and assistance from Kenya Urban Support Programme will conduct training need assessment of staff for the Municipality and towns to establish gaps for their full potentials in service delivery.

The County Government of Bomet will spearhead establishment of Urban Board/Town Committees for all urban areas since it has already put in place Municipal Board. The Committee will be empowered to ensure proposer growth and development of the towns. Already, County Government have recruited Town Administrators.

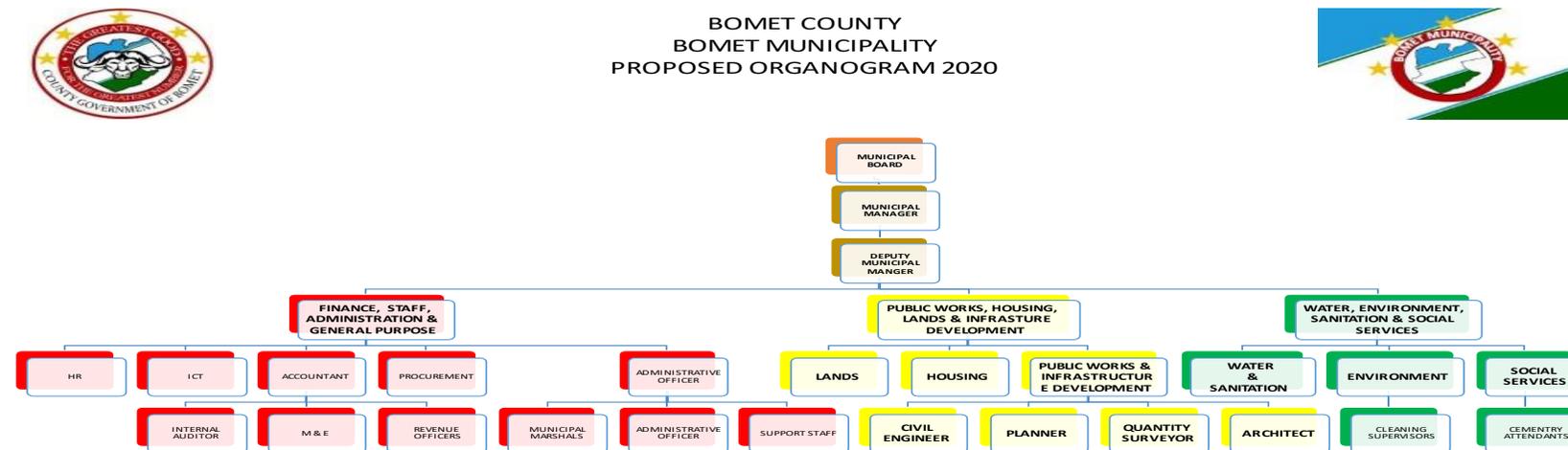
### 2.3.2 Bomet Municipal Board Staffing

Bomet Municipal Board will put its structure and necessary staff

Bomet Municipal Board will put its structure and necessary staff as guided by the functions stipulated in the Urban Area and Cities Act 2011 section 20(1). The following key departments have been identified.

- Municipal Administration
- Municipal Finance
- Municipal Engineering
- Urban Planning/Management
- Environmental Management
- Monitoring and Evaluation
- ICT

### Proposed Organogram of the Municipality



### 3. ANNUAL ACTION PLAN AND BUDGET

#### ATTACHMENT 1

#### BOMET COUNTY URBAN AREAS MATRIX: CURRENT SITUATION

Name(s) of urban area	Geographical and demographic data			Institutional status		Urban management						
	Location	Estimated Population	County capital (Y/N)	Pre-2010 administrative status	Current administrative status and/or current urban management arrangements	Board or Committee (Y/N)	Town or city manager or administrator (Y/N)	Office (Y/N)	Staffing of municipality or town administration	Budget and finance	Urban planning	Infrastructure and service delivery responsibilities
BOMET COUNTY HEADQUARTERS (BOMET TOWN)	GIS Location Details: - Bomet town lies between latitudes 0° 29' and 1° 03' south and between longitudes 35° 05' and 35° 35' east.	Estimated at 167,000 (2019)	Is the urban area in question the admin HQ of the county? - YES	Municipality? – Yes, it was a municipality as from 2008.	Chartered city or municipality? Town? – currently, it is a municipality  Does the urban area have a town administration? - YES	Does the urban area have an urban board or committee? – Currently, there is a town committee lead by town administrator.	Does the town have an officially designated town administrator or town manager? -The town has a Town Administrator	Does the urban area have an office? - YES	If the urban area has a board or an administration, does it have staff? If so, how many professional or technical staff? – The town administrator has staff; 5 professionals – Administrator, Health, Safety and Environment,	Does the urban area have a separate budget? - NO  If so, is this budget: - a separate vote in the county budget-No - part of the vote of a CEC department? -YES	Does the urban area have any urban plans? – YES, we have development plan for the town developed in 2008. Spatial Plan is under preparation  If yes, what plans	What are the specific infrastructure and service delivery responsibilities of the urban area board or administrator? – Responsibilities include: Urban road network, Market structures development, Street lighting, Drainage

	(TO BE SPECIFIC)								Town Engineer, Landscape Architect and Physical Planner.	What was the annual budget of the urban area in FY 2016-17	currently exist and when were they completed? - IDeP (date) - Spatial (town) plan (date)	structures, Bill boards & signs, Sewerage facilities, Slaughter house & slabs Development, Stadia services, Public toilet construction, Traffic management Fire and Disaster Control, Street Lighting and Solid Waste Collection and Disposal
--	------------------	--	--	--	--	--	--	--	--	--	--	---

**ATTACHMENT 2**

**URBAN AREA INSTITUTIONAL DEVELOPMENT MATRIX - Proposals for 3 -5 year horizon**

Name(s) of urban area	General		Specific							
	Current institutional arrangements	Planned institutional arrangements?	Board or Committee  Y/N Timelines	Town or city manager or administrator  Y/N Timelines	Office  Y/N Timelines	Staffing of municipality or town administration Number Timelines	Budget and finance  Budget status? Timelines	Urban planning  Timelines	Infrastructure and service delivery responsibilities  Timelines	Demarcation of urban area?  Y/N
Bomet County Headquarters (BOMET TOWN)	None  Chartered city or municipality?  Town? - Municipality  Does the urban area have a town administration? - YES	Y/N  Y = urban area to be granted city or municipal status or to be classified as town – Town is already a Municipality -YES  N = no change in existing status of urban area	Y/N or N/A  Y = either board or committee to be established – The Board is yet to be established. There is an <i>Ad hoc</i> committee in place YES  Deadline – To a appoint the Board before 31 <sup>st</sup> December 2017  N = no board or committee	Y/N or N/A  Y = either manager or administrator to be appointed – The Town Administrator has been appointed. YES Deadline: Municipality Manager to be Appointed before the end of October, 2017  N = no manager or administrator	Y/N or N/A  Y = office to be set up – Office already exists for Municipality Administration YES  Deadline  N = no office to be set up  N/A = no changes proposed in current arrangements	Y/N or N/A  Y = staff to be appointed – Additional Staff to be appointed in line with the new status of the Municipality on a progression basis. YES	Y/N or N/A  Y = urban area to have separate budget YES  - Separate vote in county budget? - Sub-component of existing vote in county budget?  Deadline  N = urban area will not have separate budget  N/A = no changes proposed in budgeting arrangements	Y/N or N/A  Y = urban area to have its own plans - IDeP? - Spatial plan? - Yes, the Municipality to have its own plan.  Deadline – County Assembly to adopt MATRIX REPORT.  N = urban area will not have its own plans	Y/N or N/A  Y = urban area to be assigned specific infrastructure and service delivery functions - YES - which functions to be assigned? – Fire and Disaster Control, Basic Education, Administrative Boundaries, Environment and Sanitation, Safety and Security, Plan Approvals and	Y/N  Y = demarcation of urban area – YES, this will be done according to MATRIX REPORT  N = no planed demarcation of urban area

			to be established  N/A = no changes proposed in current arrangements	to be appointed  N/A = no changes proposed in current arrangements		N = no staff to be appointed  N/A = no changes proposed in current arrangements  What staffing arrangements and numbers?  Deadline		N/A = no changes proposed in planning arrangements	Monitoring, Drainage and Sprucing/Cleaning, Markets Management, Waste Management and Coordination.  Deadline – By 31 <sup>st</sup> December, 2017  N = urban area will not be assigned specific infrastructure and service delivery functions  N/A = no changes
--	--	--	--	--	--	--	--	--	---

Bomet		111,230	Y	Municipality	Yes-Municipal Manager	No	No	Yes	No Designated Staff	Yes	Yes-ISUDP of 2012-2030	Provision of all Municipal services as per UACA
Sotik		15,000	Y	Township	Town Administrator	No	No	No	No Designated Staff	Yes	Yes-DP of 1983 & 2008	Provision of all Town services as per UACA
Mogogosiek		5,000	N		Town No Admin	No	No	Yes	No Designated Staff	No	Yes-DP of 2008-2009	Provision of all Town services as per UACA
Sigor		3,500	N		Town -No Admin	No	No	Yes	No Designated Staff	No	N/A	Intention to Plan
Siongiroi		3,000	N		Town -No Admin	No	No	Yes	No Designated Staff	No	N/A	Intention to Plan
Ndanai		3,000	N		Town -No Admin	No	No	Yes	No Designated Staff	No	2019 In Progress	Intention to Plan
Mulot		2,000	N		Town -No Admin	No	No	Yes	No Designated Staff	No	2020	Planned

		1,500	N		Town -No Admin	No	No	Yes	No Designated Staff	No	2019	Planned
Chebunyo		2000	N		market	No	No	Yes	No Designated Staff	No	2019	Planned

**ATTACHMENT 3**

**COUNTY URBAN AREA INSTITUTIONAL DEVELOPMENT - ANNUAL ACTION PLAN & BUDGET**

**County: BOMET; 2019/2020**

CUIDP Section	Activity	Timeframe												Implementation modality	Cost elements	Proposed budget (KES)	
		J	A	S	O	N	D	J	F	M	A	M	J				
Section 3: Developing institutions for urban management	- Hold consultations with residents in urban areas							X	X						In-house county government staff to be used	- Meeting costs - Per diems for travel - Local travel costs	6,200,000
	- Draw up municipal charter for urban area 1							X	X						In-house county government staff to be used	Materials	1 million
	- Select and appoint municipal board members for urban area 1										X	X			County Government to do	-Staff meetings -Board meetings -Allowances	.3 million
	- Select and appoint municipal manager for urban area 1							X							County Government to do	Staff meetings	1 million
	- Orientation for municipal board and municipal manager									X	X				County Government and UDD	Training materials	5 million
	- Select and appoint town committees												X	X	County Government	Office equipment and materials	600,000
	- Select and appoint MUNICIPALITY MANAGER									X			X		County Government	Office equipment and materials	2 million
	- Establish municipal office														County Government	Office Equipment and Materials	0
	- Prepare investment project pipeline for urban areas												X	X	Consultancy Service to be procured	- Meeting costs - Per diems for travel - Local travel costs	3 million
	- Undertake urban spatial plan													X		- Meeting costs - Per diems for travel - Local travel costs	20 million
	-															- TOTAL	41,200,000