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**CONCEPT NOTE**

**A research document that highlights the razing of housing in Kenya, how it affects home owners, tenants and their families by collecting qualitative and quantitative data, analyzing the data and interpreting it to come up with solutions that impact the housing society using a challenge driven Education methodology approach.**

**INTRODUCTION**

At least 1000 people in Kenya lose their houses in a year due to government demolitions and do not get compensation(Omulo,2020). Eviction notices are issued late and do not give homeowners and tenants within the low income bracket time to prepare. Thus leading to their displacement and later on homelessness. In recent discoveries the demolitions are not legal and fake documentations(Maritim,2020) are created to back their crude ways. Therefore, we seek to minimize the displacement of homeowners or tenants and ensure that the demolition of establishments is legal. This will aid in the achievement of the global goal of No poverty that targets the ownership of land and property as well as the goal of Peace, Justice and Institution.

**PROBLEM STATEMENT**

Recently buildings are being torn down in various parts of Kenya. A perfect example of this occurrence is in Kariobangi where 5000 families were displaced(Walter,2020). Further investigation revealed that fake permits were used and the families displaced face a great danger of getting infected by the global virus that is COVID-19(Maritim,2020). Some of the members of government are allegedly involved by issuing false title deeds to the land owners which eventually leads to raking(Ndolo,2020). Therefore, we propose the following solutions. All houses should be acquired through banks that do a thorough background search to ensure the land is not owned by the governmental and is in good conditions. The government should provide the affected people temporary/permanent settlement (compensation policy) before displacement occurs. All tenants and Landlords should sign a document from the ministry of Transport, infrastructure and housing development depicting that the establishment meets the housing standards Presentation of court issued demolition permits.

**OBJECTIVES**

1.To study how the demolition process is done by the government.

2.To understand how the demolition affects homeowners and tenants and if compensation is issued.

3.To ensure that the process of identifying whether a building needs to be knocked down is according to the laws set.

4.To ensure that the bulldozing permits of buildings and houses are legalized by the court of law.

5.To propose a compensation policy for the affected families for future implementation.

6.To advocate for the implementation of a contract containing housing standards to avoid future razing.

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