

2010

JINJA MUNICIPALITY SLUM PROFILE



NATIONAL SLUM FEDERATION OF
UGANDA



"Joining hands with the urban poor"

EXECUTIVE SUMMARY

Profiling of Jinja city was done as part of the Cities Alliance project in partnership with Uganda Slum Dwellers Federation, ACTogether-Uganda and the Municipality of Jinja. The exercise was mainly geared towards identifying the informal settlements within the city and finding out details about these areas on issues of land, housing, population, basic and social services, economic activities, governance, community priorities and the historical background of the settlement.

The sole purpose of carrying out a city profile in Jinja municipality was to unveil basic information about areas that are often over looked by authorities and yet harbour the people that influence the development of a city. The information gathered during this exercise will therefore go a long way in influencing the development of the city. Important to note is the fact that the information gathered was not derived from professionals such as lawyers, planners, architects, engineers and the like but from community leaders and elders identified by the community themselves as being more knowledgeable about their areas. The exercise is also meant to encourage community participation in developmental activities especially through the identification of their most urgent needs through community priorities.

ACKNOWLEDGEMENT

This research inventory exercise in Jinja would not have been possible without the support of the various individuals whose dedication and commitment influenced the success of the exercise. These include: the members of the National Slum dwellers federation of Uganda supported by ACTogether- Uganda staff members.

Special thanks also go to Jinja Municipal Council who supported the activity from the start to the end and were always willing to provide information and assistance wherever the need arose.

OBJECTIVES

In the process of developing towns to create inclusive cities, bridging the gap between the urban poor and the developed communities is an important aspect of the process. The profiling exercise therefore intends;

1. To enable the slum dwellers and the Municipality to gather baseline information such as, Housing, population, infrastructure, basic service provision, livelihoods and governance that can be used for planning and guidance in the delivery of social services in all the informal settlements within Jinja municipal council
2. To strengthen the working relationship between the urban poor communities and Jinja municipality as they share information that can be used for the upgrading of informal settlements
3. To enhance the capacities of the slum dwellers involved in the research to collect and appreciate the use of self generated information in addressing the development needs of the their settlements

METHODOLOGY

The profiling exercise involved active participation of community leaders, the municipality and the local people. A series of meetings with the municipality officials and the division leaders were held to obtain secondary data about the informal settlements and the entire municipality.

The profiling team then met with the LCs and councillors to identify the local teams to work with the slum dwellers federation during the exercise.



Training of the local teams is done to ensure that the information gathered during the profiling exercise is accurate and can be used as a basis for planning.



Figure 2: focus group discussions at a local bar during the profiling exercise.

Field surveys were carried out by the profiling team supported by ACTogether staff. During the field surveys, interviews and focussed group discussions were carried out.

The collected data was analysed and returned to the community for verification. Verification was done by the relevant authorities in the municipality as well as making further investigations on the ground by the profiling team in charge of verification. The endorsed slum profiles by both communities and Municipality are

regarded as a basis for the collaboration between organised slum dweller communities and the municipality in development.

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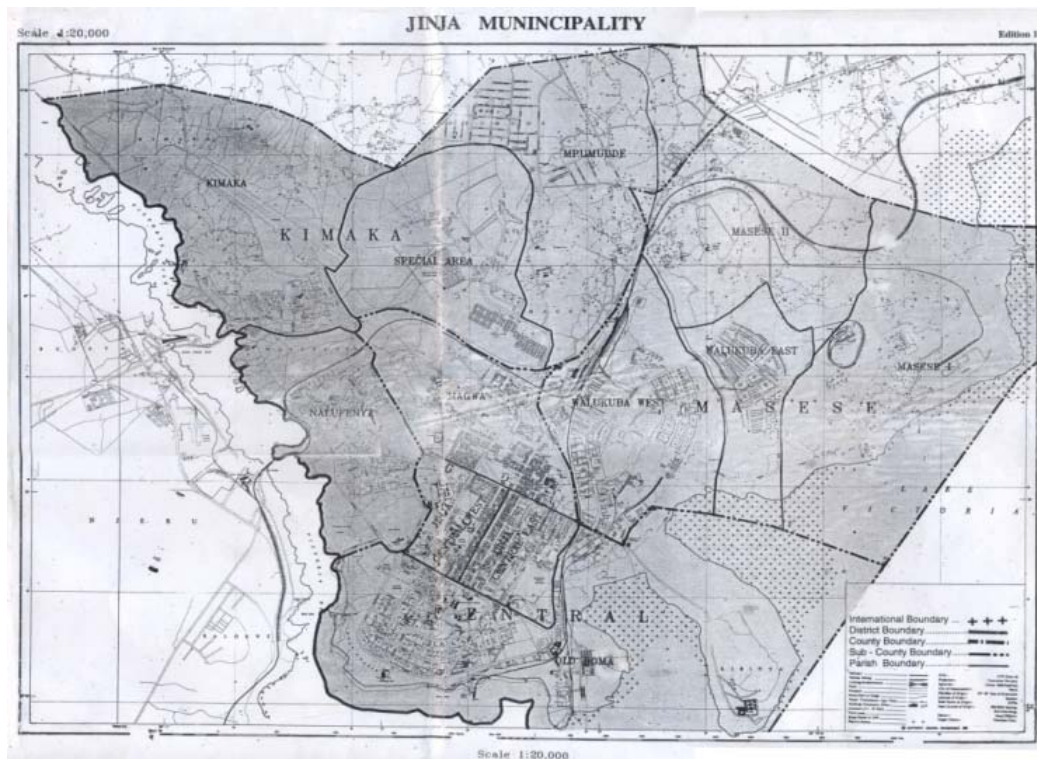
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LOCATION

Jinja is a city in eastern Uganda. It is the second busiest commercial centre in the country, after Kampala, the capital and largest city. Jinja was established in 1907.

Jinja lies in southeastern Uganda, approximately 54 miles (87 km), by road, east of Kampala, the capital. The city is located on the shores of Lake Victoria, near to the source of the Nile River. Jinja is the largest metropolitan area in Jinja District, and is considered the capital of the Kingdom of Busoga.

Nearby towns and villages include; Njeru, Buwenda, Kimaka, Mpumudde, Masese, Walukuba and Bugungu.



HISTORY OF JINJA TOWN

Jinja lies in the south east of Uganda, 54 miles (87 km) north east of the capital, Kampala. It is located on the shores of Lake Victoria, near to the source of the White Nile. The city is the chief town of Jinja District, and is considered the capital of the Kingdom of Busoga.

Before 1906, Jinja was a fishing village that benefited from being located on long-distance trade routes. The origin of the name "Jinja" comes from the language of the two tribes (the Baganda and the Basoga) that lived on either side of the River Nile in the area. In both languages "Jinja" means "Rock". In most of Africa, rivers like the Nile hindered migration, this explains the ethnic boundaries along the Nile as one moves north from the river's source on the northern shores of Lake Victoria.

However the area around Jinja was one place where the river could be reached due to the large rocks near the Ripon Falls. Here, on either bank of the river, were large flat rocks where small boats could be launched to cross the river. These rock formations were also accredited with providing a natural moderator for the water flow out of Lake Victoria. For the original local inhabitants, the location was a crossing point, for trade, migration and as a fishing post.

This might explain why, despite this barrier, the two tribes have very similar languages, and the more powerful Baganda had an enormous influence on the Basoga. The area was called the 'Place of Rocks' or 'The Place of Flat Rocks'. The word for stones or rocks in the language of the Baganda is 'Ejinja' (Plural Amayinja), and in the Basoga dialect this became Edinda. The British used this reference to name the town they established - "Jinja"

The town remained the capital of Busoga region, and in 1956, it was granted municipality status. Jinja was the industrial heart of Uganda between 1954 and the late 1970s - supported by power from the hydro electric Nalubaale Power Station at the Owen Falls Dam, which was completed in 1954. The dam meant that Jinja enjoyed clean, potable water on tap and an unwavering electricity supply throughout the 1960s. There was also a new and highly efficient drainage system leading into capacious sewers that emptied directly into the River Nile. Cars began to appear in the 1960s, often as taxi services.

The 2002 national census calculated Jinja's population to be approximately 71,213. In 2008, the Uganda Bureau of Statistics estimated the population of the city at 82,800. (UBOS, 2002)

With an estimated daily commuter population of approximately 80,000 to 100,000, Jinja on any given business day, contains anywhere from 212,150 to 232,150 people. The majority of the population is of Bantu origin. Lusoga is the main local language. Jinja has a large population of inhabitants who are defined as "working urban poor". The average annual household income is estimated at US \$100

JINJA PROFILE					
Settlement	Land size (acres)	Population	Households	No. of structures	House rent structures (UGX) per month
Loco	24	1000	240	20	13000
Rippon market	2	500	230	80	20000 - 25000
Masese 1	100	10000	1420	210	20000 - 25000
Mpumudde Market Zone A	23	900	150	50	20000 - 25000
Soweto	10	4000	1450	150	20000 - 25000
Walukuba - Zabef	16	1500	230	80	20000 - 25000
Walukuba – Babu Patel	20	400	110	77	20000 - 25000
Kimaka	42	2500	350	473	15000 - 50000
TOTAL	695	20800	4180	1140	

Table 1: Summary of the settlements in the Jinja Profile

SETTLEMENT PROFILES:

LOCO RAILWAY QUARTERS

Loco Railway Quarters	
Population	Approx. 1000 people
Area size	10 Hectares
Land ownership	Uganda Railway Corporation
Housing Structures	20 blocks

Table 2: Summary of Loco Railway Quarters settlement

LOCATION

This settlement is located in Central division, Old Boma Parish specifically Loco Village.

BRIEF HISTORY

- The area was occupied by railway workers who were working with Uganda Railway Corporation. However, the workers were later retrenched and they moved away except only 20 remained in the settlement. The community members who were not working with the Uganda railway by then came in to sub-rent. However, the workers were retrenched in 2001. So, currently people who are living in this community work as; Factory workers, Fish mongers and fishermen, Ex-railway workers, the
- There is a fear of eviction because the Rift Valley Railways of South Africa have already paid for the main line and offices leaving the rest of the Land, stores and low cost houses where the workers used stay. The sold houses include parts such as Port Bell, Tororo, and Nakasero senior quarters so there is fear as they have already indicated that our settlement will be next target for sale.

LAND AND TENURE SYSTEM

- Loco Railway quarters covers an area of about 10 hectares of land which is owned by the Uganda railways corporation (URC)
- There are threats to sell this land by the Uganda railway who have already sold part of the land and have threatened to sell it any time from now to any developer

POPULATION

- The area has a population of about 1085 people who live in 237 households. The child to adult ratio is about 1:5 implying that there are more children than adults.

HOUSING INFORMATION

- Total number of structures is 12 blocks and each block has 20 housing units which are 10 by 10 ft in size, therefore, there are more than 200 families/households in this settlement.
- Most of the buildings are tenements (multi-attached units) made of concrete blocks; most of which were constructed between 1907 and 1935. However, the houses are dilapidated having leaking roofs and have not been repaired or maintained for a long time.
- There are only 20 ex-railway workers who are the house owners while the rest are tenants who pay Ushs 13000 per month as rent.

BASIC SERVICES (UTILITIES)

- **Water:** There are 3 water points which are now individually owned after the Uganda railway withdrew ownership in 2006; water is collected at a cost of Ushs 100 per 20 litre jerrican.
- The Sewer system having failed a long time ago and maintenance work failed, the community resorted to use of pit latrine and as such, there are 3 pit latrine blocks with 20 outlets; and these were put up by the local council but now owned and maintained by the community. Therefore there is no charge attached to their usage.
- **Drainage:** There is an open community drainage channel that is maintained by the community and because of that there are no floods experienced given that the land terrain adequately drains storm water to Lake Victoria.
- **Energy:** The area has no electricity connection therefore members use charcoal and firewood for cooking and paraffin lanterns for lighting individual rooms, local paraffin candles. In addition, there are 4 points of security lighting outside the settlement but no informal/formal electricity connections have been done to individual households.
- **Road access:** Access to our settlement is through Nyanza Road and School Lane; there are also a number of unnamed small murrum lanes within the settlement.
- **Waste disposal:** We used to have council rubbish container but it was removed 3 years ago. There are 25% of the local council funds that is used to facilitate the local labourers who also maintain the general settlement cleanliness and bush clearing/trimming. They have been able to dig 3 rubbish pits which are that are now maintained by the community.

SOCIAL SERVICES

- **Education:** The settlement has a primary school, Uganda Railways Primary School. It's a Government owned Primary school under the Universal Primary Education where the community people pay an average of Ushs 17000 per term per child.
- **Health care:** There is no major health facility in Loco railway settlement, therefore most people move to a government health centre in the neighbouring Grant village. However, most of the prescribed doses are not available, that compels us to buy then from chemists/medical shops. There are other people who visit traditional doctors for medical assistance.

It should be noted that Malaria is the most prevalent disease as the settlement is located in the lakeside and the area is generally swampy acting as the mosquito breeding area.

COMMUNITY PRIORITIES

- The community pointed out the need to improve on hygiene and sanitation by keeping the anti malaria channel clean.
- Control the sell of medicinal drugs in drug shops yet they are supposed to be supplied free of charge.
- The community needs to be sensitised on a number reproductive health issues like; unplanned pregnancy.

ECONOMIC ACTIVITIES

- Currently people who are living obtain their income as; Factory workers, Fish mongers and fishermen. Therefore, the income levels in this settlement are very low.

GOVERNANCE AND COMMUNITY PARTICIPATION IN DEVELOPMENT

Governance

The leadership in the settlement is by the LC1 who receives some funds for opening drainages and clearing the hedges along the road.

RIPPON MARKET LANDING SITE

Rippon Market Landing Site	
Population	Approx. 500 people
Area size	2 acres
Land ownership	Jinja Municipal Council
Housing Structures	Approx. 80 two-roomed structures

Table 3: Summary of Rippon Market settlement

LOCATION

Rippon market settlement is one of the seven slum settlements in JMC. It is located in Jinja central division, old boma parish in Loco village.

BRIEF HISTORY

- The current Rippon market is along the beach near Rippon Falls. It can be historically documented as Rippon Markets because it was named after a first White Man who discovered the nearby Rippon Falls before 1900 when the Missionaries entered Uganda.
- In the early 1950s the main road linking Jinja Town with Kampala and other parts of the country was passing very near to the Rippon market settlement landing site so this attracted people to settle in that area starting small business of selling charcoal and selling timber from the Buvuma islands in lake Victoria to Jinja town.

LAND AND TENURE SYSTEM

- This land in this settlement covers 2 acres and is owned by Jinja Municipal council.
- Since 2003, we have been facing eviction threats from the municipal council with a claim of need to give the land to private developer [Madhivani] who wants to put up a hotel. The Private developer has already developed part of that land.

POPULATION

- The settlement has a population about 500 inhabitants but the settlement is very crowded especially during the day due to the busy nature of activities which encourage high in and out human traffic.
- An average of 5 people per household.

HOUSING INFORMATION

- There are 170 residential rooms and about 30 business rooms with few others serving both business and residential function. Each house has on average 2 rooms which are about of 10 by 10 ft in size.
- Most houses are wooden walls and cemented floors with corrugated iron sheets and timber used for roofing. There are only two brick houses at the extreme ends of the settlement
- There are more tenants than the structure owners, and structures
- Average rent per structure is 20000 to 25000 per month.



Figure 2: A section of the settlement showing the houses

BASIC SERVICES (UTILITIES)

- There is one main water point which has been on and off. This tap is owned by the municipal council and people pay Ushs100 per jerrican (20 Litres)
- There have been no occurrences of flooding as other structures are built on gabions right in the lake.
- There is no clear sewerage system. It broke down in 2006 and since then the community has been using septic tanks. There is only one toilet with 4 doors owned by the municipal council where the residents pay Ushs 100 per visit; however those who do not afford use the lake as an alternative.
- The community uses charcoal, paraffin and firewood especially for cooking. Some people in the settlement are connected to electricity which they mainly use for lighting.
- There are a number of internal roads, but most are unnamed; Peer road, a murum road is the only named one and it connects to the Crescent Road. Crescent road is the main external road here.
- On the issue, each household takes their waste to the council collection container which is located within proximity from where it is later collected by the town council for dumping.

SOCIAL SERVICES

- There is no health facility in the settlement, however most people move to a government health unit located in the nearby Grant village, however most of the prescribed doses are not available, and that compels community members to buy them from chemists/medical shops and privately owned medical shops. Malaria is the most prevalent disease as the settlement is located in the lakeside and the area is generally swampy acting as the mosquito breeding area.
- There is no school in the settlement other than the Uganda Railway Primary School which is in Loco Village owned by the Government. The school charges Ushs 18,000 per term.
- On open spaces, they have two video halls where they watch video films and watch soccer. Most of the people in the settlement work mostly early in the morning and later on in the evenings; the young people spend their leisure time under one tree near the lake.

ECONOMIC ACTIVITIES

- Most of the people are engaged in this settlement are engaged in Fishing, Charcoal selling, Boda boda. There are also a number of Lodges, Hotels and Bars as well as other businesses like prostitution, off loading goods and people from the boats among others.

GOVERNANCE AND COMMUNITY PARTICIPATION IN DEVELOPMENT

Governance

There are three structures of leadership within the settlement;

- The beach management unit for all the issues of the people operating in the settlement and each of the business has different sector leaders.
- The Local Council – an established constitutional government unit for administration of the villages.
- Elders – picked from among all the cultures to teach people good behaviour. A culture leader – each ethnic group has a cultural chairman – handles most of the domestic disputes at the household level within the ethnic group.

Development interventions

- There is an NGO known as Compassion International which support in paying school fees for children as well as providing for their scholastic materials like; uniforms and personnel effects that include pocket.

- Jinja Municipal Council is also engaged in supplying water, carrying out road and drainage repairs.

MASESE 1

MASESE 1	
Population	Approx. 10,000 residents
Area size	100 acres
Land ownership	Mulyamboli, Kajjiko, Wakadala, Mikairi and Karimiri (Privately owned Land)
Housing Structures	Approx. 210 structures

Table 4: Summary of Masese 1 settlement

LOCATION

Masese 1 settlement is one of the seven slum settlements in JMC. It is located in the Eastern suburbs of JMC Walukuba Division, Masese Parish; on the bank of Lake Victoria.

BRIEF HISTORY

- By 1950 – 1965 people were very few here owning approximately 100 acres of land in Masese 1. Among the few people who were owning this land were Mulyamboli, Kajjiko, Wakadala, Mikairi and Karimiri.
- After some period of time, many people started joining the area. They were coming as fishermen, farmers, hunters, trades, industrial workers among other activities.
- It is the original people who were subdividing the land to the new entrants. As a result the population grew rapidly.
- Some people came after they had been evicted from Kirinya where the prison was constructed in the early 1940s.
- During this time Masese 1 was still under Bugembe local administration. It was after sometime that Jinja municipal council (JMC) extended its boundaries to masese 1 and it became part of the urban management. The land was gazette for the developments of the JMC but the owners were not compensated meaning that the community continued owning the land.

LAND AND TENURE SYSTEM

- Masese 1 has an approximate land area of about 100 acres. The land is customary owned. It was owned by few individuals like Mulyambali, Wakadala, Kajjiko, Mikayiri, Kazimiri. However, many have now subdivided their land and sold it to new entrants. Everyone in the settlement believes they own the land until they get their due compensation as to put into effect the new JMC boundaries.

- Jinja Municipal Council has, in the past, evicted people and the land was given to factories such as BIDCO, STEEL CO-OPERATION, and the FISH FACTORY. The municipality is still threatening to evict the current occupants of Masese 1 so as to bring new investors/developers. It is for this reason that the JMC has not allowed the current residents to construct permanent houses with the claim that the compensation cost will be very high in case a new investor is given the land.

POPULATION

- Masese 1 settlement is highly populated with an approximate population of 10,000 residents. It has almost 1420 households. It has an adult to children ratio of 1:4.

HOUSING INFORMATION

- Masese 1, being an unplanned settlement, the structures are mushrooming with almost 210 structures most of which serving the residential function and few others as social places and only business structures.
- Materials used for construction include; timber, tin, iron sheets, mud and wattle.



Figure 3: Some of the houses used by people in the settlement

BASIC SERVICES (UTILITIES)

- Masese 1 settlement being on the banks of the Lake Victoria, it sources its water mainly from the Lake. However, the National water service has its connection in the area. There are more than 35 water points in the settlement. The price of water is about Ushs 50 – 100 per 20 litre jerrican. All the water points are privately owned but all connected to the National water mains for commercial reasons.
- There is a natural drainage channel that is only used when it rains. This



Figure4: A drainage channel in this settlement

explains why the settlement never experiences floods. The maintenance of this channel is done by the Jinja Municipal Council.

- There is no sewer system in the Masese 1 settlement. The entire settlement uses pit latrines and at times, the bush or the lake both of which do not require a sewerage system.
- Electricity is available in some parts of the settlement to few individuals who afford to pay for the service; however there are illegal connections especially at the landing site. The community uses firewood and charcoal for cooking and paraffin candles for lighting.
- Masese 1 is accessed through Kigenyi- Naluwayilo road which is the main tarmac road.
- There is also Kate road and Mukibi road within the settlement and another small road such as Sam Odaka within the settlement.
- As far as waste disposal is concerned, the garbage is collected in a community pit and burnt.



Figure 5: One of the roads in the settlement

SOCIAL SERVICES

- There are 7 clinics in Masese 1 settlement six of which are privately owned while 1 is owned by the Jinja Municipal Council/Government aided. The services in the government aided clinic are free but drugs are not usually sufficient a reason the patients have to source for more from medical shops
- There are a number of school in the area; Lake Site primary school located in Masese village 1 aided by the government where each child pays Ushs 15000 – 25000 per term. Glory Nursery and Primary school privately owned and located in Masese 1 Village; students pay Ushs 70,000 per term. Masese Girls secondary school which is privately owned. Fees paid are between 150,000 and 300,000 per term however this is too expensive to benefit the residents of Masese 1.
- The social spaces in this settlement comprise of the 8 Pentecostal churches in Soweto and 1 mosque in DANIDA.

COMMUNITY PRIORITIES

- The community pointed out the need to improve on hygiene and sanitation proper disposal of wastes; the need to provide support to orphans and vulnerable people. Fighting the sell of medicinal drugs that are meant for free distribution in the area and sensitisation of the community on unplanned pregnancy.

ECONOMIC ACTIVITIES



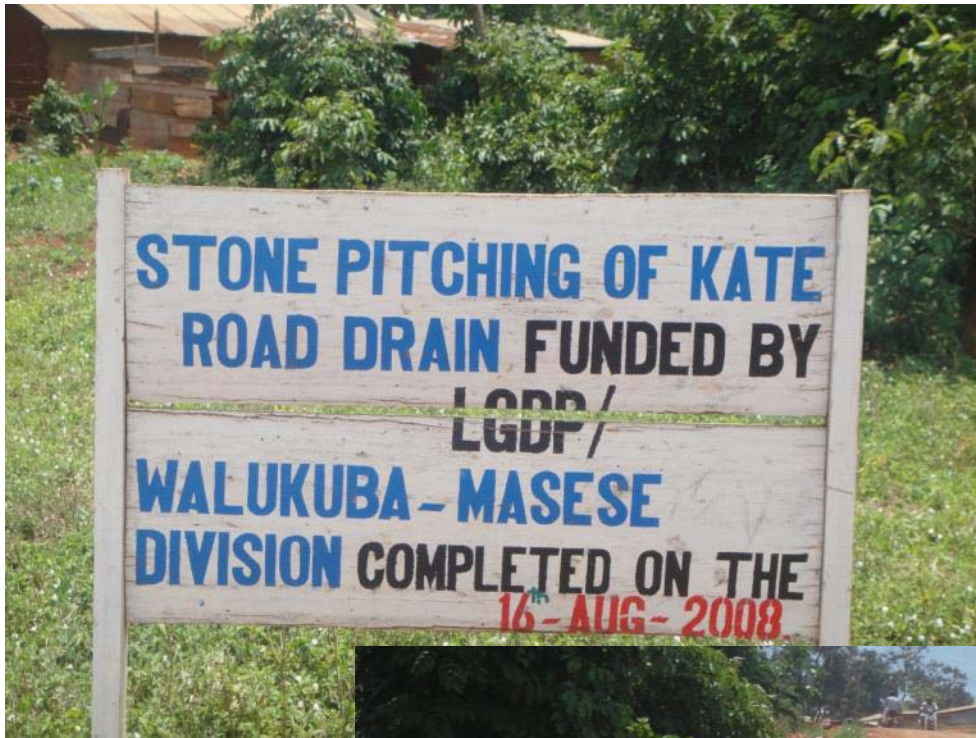
Figure 6: Fishing, one of the major economic activities carried out in the settlement

- Most of the people in Masese 1 are Fishermen and workers at the landing site others with businesses
- Currently most activities place in the area include; Fishing, Framing, Hunting, Small trade and Waragi distilling by Nubian population.

GOVERNANCE AND COMMUNITY PARTICIPATION IN DEVELOPMENT

Development Intervention

- There are a number community based organisations in Masese and these include among others; Masese Transporters Association formed by Masese bodaboda cyclists (Motor riders); Kyebaja Kobona general traders association; Masese Munomukabi Development Association and SACO BOSOSA saving and credit cooperatives Ltd.
- NGOs in Masese include; HEALTH CHILD which is aimed at uplifting the health services and general sanitation in Masese village. It also trains IT for the residents. They have started a school for E.C.D.E Early Childhood Development Education. The NGO also gives farmers planting seeds; FEED THE CHILDREN – this organization feeds the children in the settlement who are in dire need. They come and cook for the children twice a week in one communal space in the settlement; TASO Uganda and AIDS Information Centre provide counselling have constructed a centre for the people living with HIV.



- The funds available to this area include; LGDP for road construction and drainage maintenances and SFG for construction of classrooms in government school.



MPUMUDDE MARKET ZONE A

MPUMUDDE MARKET ZONE A	
Population	Approx. 900 residents
Area size	23 acres
Land ownership	Privately owned Land leased from Jinja Municipal council
Housing Structures	Approx. 50 structures

Table 5: Summary of Mpumudde settlement

LOCATION

This settlement is located in Jinja municipality, Mpumudde division.

BRIEF HISTORY

- In the 1920s Kabalega the king of Bunyoro here on his way back from exile back to Bunyoro kingdom and when he reached here he sighed "oh mpumwere" literally meaning "I can now rest" hence the name Mpummudde which is a translation. Kabalega after resting here he died and was taken and buried in Bunyoro.
- Mainly people have settled in Mpumudde market zone for employment and to do business at the Mpumudde market zone. People settled here since 1940.

LAND AND TENURE SYSTEM

- The land is owned by private landlords; however there is a threat of eviction from the Jinja municipal council because at this point in time, they want permanent houses built in the area.

POPULATION

- The area has a population of about 900 people living in 150 households. The child to adult ratio is about 1:5 implying that there are more children than adults.

HOUSING INFORMATION

- There are 50 structures with about 500 residential rooms. These are made of material like; bricks, iron sheets, and mud plus local poles. The structures owner to

tenant ratio is 1:10 and the current rate of letting a structure is about Ushs 25000 per room per month.

BASIC SERVICES (UTILITIES)

- The settlement uses piped water which is collected from the 6 individually owned water points. The price of water at these points is Ushs 100 per 20 litre Jerrican.
- There is a natural drainage channel that is only used when it rains. This explains why the settlement never experiences floods. The maintenance of this channel is done by the Jinja Municipal Council.
- Pit latrines system is the most popularly used; there are about 50 latrines constructed by structure owners, and they are free to be used by both tenants and structure owners.
- Only less than 1% of the population is connected to electricity and therefore the rest of the residents use charcoal and firewood for cooking, local paraffin candles (tadooba) for lighting. There are minimal illegal connections as there is stern action taken against any one is caught red-handed.
- The access road to this community is through council road which is the only tarmac road in this settlement. Inside the settlement, there is another murrum road called DANIDA road. This passes through the DANIDA project area. The lower part of Soweto has no road and is only accessed through small paths.
- As far as waste disposal is concerned, the garbage is collected in a community pit and burnt.

SOCIAL SERVICES

- There are no health facilities in the settlement which means that residents have to trek to the neighbour settlement to gain access to health services. There are also no schools in this settlement basically because the area was dedicated as a purely market area. However, people have built residential structures hence raising the need for a school.

COMMUNITY PRIORITIES

- The community pointed out the need to improve on hygiene and sanitation proper disposal of wastes; the need to provide support to orphans and vulnerable people. Fighting the sell of medicinal drugs that are meant for free distribution in the area and sensitisation of the community on unplanned pregnancy.

ECONOMIC ACTIVITIES

- Most residents are peasant farmers and as such the income levels are very low; even though, most residents are farmers, there are others who are engaged in small business enterprises that are dealing in agricultural produce and also grocery shops in Mpumudde market.

GOVERNANCE AND COMMUNITY PARTICIPATION IN DEVELOPMENT

Governance

- The leadership in the settlement is by the LC1 who receives some funds for opening drainages and clearing the edges along the road
- We only get funds from the government through the LC1 which are mainly for carrying out rehabilitation works on roads and drainage channels.

SOWETO

SOWETO	
Population	Approx. 4,000 residents
Area size	10 acres
Land ownership	Jinja Municipal council leases to Private individuals
Housing Structures	Approx. 150 structures

Table 6: Summary of Soweto settlement

LOCATION

This settlement is located in Jinja municipality, Walukuba division, Soweto

BRIEF HISTORY

- Formally the entire area was called Buzaama. This was named after the payment of a big piece of land that by an individual called Zaiba. Most occupants of this area used to be factory workers in industrial areas of Jinja. When the DANIDA housing project came, the upper part was named "DANIDA" after the project; and the lower part was named Soweto because it was left with poor houses.
- The name Soweto started in 2003 when the SDI members from South Africa and India referred to this area to be similar to the Soweto slum of South Africa.

LAND AND TENURE SYSTEM

- Soweto is covers a total area of about 10 acres and this land is owned customarily; the residents do not have land titles.
- The tenants are the most threaten by evictions from the land lords who are selling off their blocks of land to private investors who in turn evict the tenants. In 1995 a community member in the names of Kiwanuka threaten to evict this community by claiming that he had land title for all the Soweto land, however he was stopped by the area LC1 chairman because he had lived in this place for long and he was aware of the details of this community. The only group that is threatened by eviction in this community is tenants.

POPULATION

- Soweto is a very densely populated settlement with an average population of 4000 people of whom the majority is from northern Uganda. The households in this settlement are about 1450.

HOUSING INFORMATION

- Soweto settlement is divided into two parts that is Soweto and DANIDA project; however in total, approximately there are 150 housing structures.
- Most of the houses in the Soweto are tenements (multi-roomed structures) made of mud and wattle thatched with grass and some structures are roofed with corrugated iron sheets. Tenants are more than land lords.

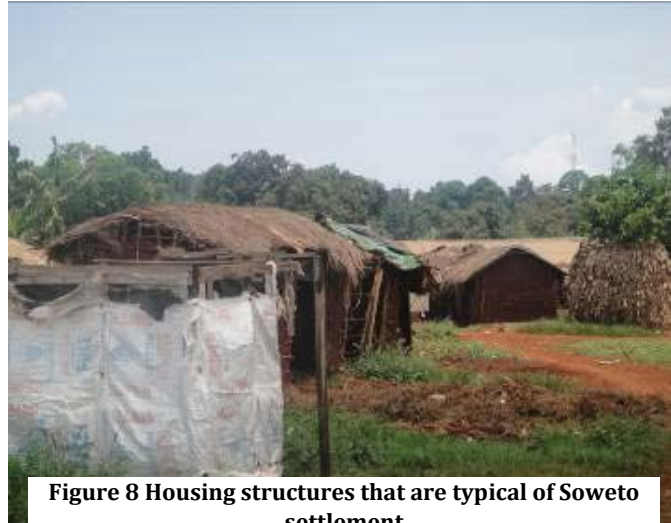


Figure 8 Housing structures that are typical of Soweto settlement

BASIC SERVICES (UTILITIES)

- The area has piped water which is sold at Ushs 100. The water points are owned by national water and sewerage cooperation but maintained by the community members.
- There is a natural drainage channel that is only used when it rains. This explains why the settlement never experiences floods. The maintenance of this channel is done by the Jinja Municipal Council.
- Pit latrines are the most commonly used, but the sewerage system is restricted to schools and the community centre. The entire community has 230 toilets which are individually owned and used at no cost.
- The community uses fire wood, charcoal for cooking and the electricity is only used for security lighting. Electricity in this



Figure 9: A tap that provides water to members of the settlement

- community is not party to illegal connections.
- The access road to this community is through council road which is the only tarmac road in this settlement. Inside the settlement, there is another murrum road called DANIDA road. This passes through the DANIDA project area. The lower part of Soweto has no road and is only accessed through small paths.
- As far as waste disposal is concerned, the garbage is collected in a community pit and burnt.

SOCIAL SERVICES

- There are no health centres in this community. There is only one drug shop in this settlement that has very few drugs and one private clinic. We pay Ushs 5000 per visit as consultation fee in private clinics.
- There are no schools in this settlement. The children attend to Nabingi Village School which is near this settlement as well as St. Kizito nursery and primary school which is owned by the clinic sisters. The children in this community study in town far away from the settlement.
- The social spaces in this settlement comprise of the 8 Pentecostal churches in Soweto and 1 mosque in DANIDA.

COMMUNITY PRIORITIES

- The community pointed out the need to improve on hygiene and sanitation proper disposal of wastes; the need to provide support to orphans and vulnerable people. Fighting the sell of medicinal drugs that are meant for free distribution in the area and sensitisation of the community on unplanned pregnancy.

ECONOMIC ACTIVITIES

- Brewing and distilling alcohol is one of the major activities carried out in this settlement. However, income of majority of the people in this community so very low that people have one meal per day.

GOVERNANCE AND COMMUNITY PARTICIPATION IN DEVELOPMENT

Governance

- The area is governed under the LC system which is led by chairperson LC1. The LC 1 committee has 9 members and the community is divided into four blocks. These blocks include Soweto 1, 2, 3, 4. Every after six months the division releases money to the area chairman who uses it for opening up the storm water drainage.

Development interventions

- There is DANIDA which constructed low cost houses in this community in 1993 – 2003. This project constructed 350 houses. Each house has 2 bedrooms and a sitting room. These houses

were given at loan if only one finished the payment of 240000 shillings. There are CBOs and NGOs, churches that give support to this community.



WALUKUBA – Zabef zone

WALUKUBA – Zabef zone	
Population	Approx. 1,500 residents
Area size	16 acres
Land ownership	120 private individuals
Housing Structures	Approx. 80 structures

Table 7: Summary of Walukuba - Zabef zone

LOCATION

This settlement is located in Jinja municipality, Walukuba/ Masese division, Walukuba west Zabef zone

LAND AND TENURE SYSTEM

- Walukuba covers a total land size of 16 acres; this land is owned by 120 people as well as the municipal council. The residents are faced with eviction threats from the municipal council of Jinja.

POPULATION

- The total number of people living in this area is about 1500 of which 700 are adults and the rest are children. These are living in 230 households.

HOUSING INFORMATION

- There are about 58 housing structures with nearly 307 rooms, however of these about 77 rooms are for business.
- The houses are made of bricks, iron sheets, timber. The rooms are about 8 by 14 feet and all these are owned by Jinja municipal council though in the recent past they have started selling these houses to the sitting tenant.



Figure 10: An example of housing found in the settlement

- These houses are sold at the range of Ushs 2.5million – 4million depending on the size, building materials used and the plot size.

BASIC SERVICES (UTILITIES)

- The community has tapped water with 20 stand water points which are owned by national water and sewerage cooperation. The water at these points is sold at Ushs 75 per 20 litre jerrican.
- There is a natural drainage channel that is only used when it rains. This explains why the settlement never experiences floods. The maintenance of this channel is done by the Jinja Municipal Council.
- Pit latrines are the most commonly used, but the sewerage system is restricted to schools and the community centre. The entire community has 230 toilets which are individually owned and used at no cost.
- The community uses fire wood, charcoal for cooking and the electricity is only used for security lighting. Electricity in this community is not party to illegal connections.
- There are internal roads made of murrum such as Ziboondo road, Mijelleko road and Sunday Akozeko road; these connect to the tarmac road called Bukesa road and the main one, Walukuba – Masese road.
- As far as waste disposal is concerned, the garbage is collected in a community pit and burnt.

SOCIAL SERVICES

- People living in this settlement use the services Walukuba health centre, this is government owned and the services are rendered free of charge.
- The settlement has 1 nursery school, 1 primary school, 1 secondary school and 1 university i.e. St. Mary, Walukuba Primary school and IQRA Secondary, Fairland University respectively. It is only Walukuba primary school that is owned government; the rest are privately owned.
- There are 5 churches, one mosque and 2 play fields as the major social spaces in the area

COMMUNITY PRIORITIES

- The community pointed out the need to improve on hygiene and sanitation proper disposal of wastes; the need to provide support to orphans and vulnerable

people. Fighting the sell of medicinal drugs that are meant for free distribution in the area and sensitisation of the community on unplanned pregnancy.

ECONOMIC ACTIVITIES

- Most of the people in this settlement are workers in the industrial area and the houses are owned by the companies. Small business enterprises like market vending and Farming are among the other activities that people living here are engaged in to earn a living.
- The average household income is about 2000 per day

GOVERNANCE AND COMMUNITY PARTICIPATION IN DEVELOPMENT

Governance

The community is governed under the LC system and town agent that coordinate the communities.

Development interventions

There are CBOs and NGOs, churches that give support to this community.

WALUKUBA – BABU PATEL ZONE

WALUKUBA – Babu Patel zone	
Population	Approx. 400 residents
Area size	20 acres
Land ownership	Private individuals and Jinja Municipal Council
Housing Structures	Approx. 58 structures

Table 8: Summary of Walukuba - Babu Patel zone

LOCATION

- This settlement is located in Jinja municipality, Walukuba west.

BRIEF HISTORY

- The name of the settlement is derived from the land owners, Babu and Patel who own a sizable part of the settlement.

LAND AND TENURE SYSTEM

- Walukuba settlement is on area of about 20 acres which land is owned by three parties' namely; municipal council 12 acres, Babu 6 acres and Patel 2 acres.
- The dwellers of this settlement are threatened to be evicted by Jinja district land board.

POPULATION

- The zone has a total population of about 400 people of which about 150 are adults and 250 of these are children in this settlement; and there are about 118 house holds.

HOUSING INFORMATION

- There are about 77 housing structures which are mainly made of bricks, iron sheets, timber. All of these are owned by Jinja municipal council though in the recent past they have started selling these houses to the sitting tenants. These houses are sold at the range of Ushs 2.5million – 4million depending on the size, building materials used and the plot size.

BASIC SERVICES (UTILITIES)

- The community has tapped water and there are 2 taps which are privately owned, but used by the whole community. Members pay USh75 per 20 litre jerrican.
- There is one drainage channel though it's in bad condition. There are other small drainages that connect to the main drainage channel. The community experiences floods.
- The community has 34 pit latrines, 3 flush toilets and 3 bucket toilets. These toilets are used free of charge community members pay UShs 800 as maintenance fee per month.
- The community uses fire wood, charcoal for cooking and the electricity is only used for security lighting. Electricity in this community is not party to illegal connections.
- The settlement has a number of internal roads however Menya road is the only internal road with a name; the other internal roads are not named. All these roads connect to the main Walukuba-Masese road.
- As far as waste disposal is concerned, each house hold keeps its rubbish in a rubbish pit that is later burnt.

SOCIAL SERVICES

- There is Walukuba health centre which is a government owned facility and the only health facility in the settlement; services are received free of charge. Prescriptions are done at this facility but medicine being inadequate most of the medicine is got from private clinics.
- The community has a 4 nursery schools and 1 primary school. All schools are privately owned and the school fees range from UShs 17,000 – 25,000 per term.

COMMUNITY PRIORITIES

- The community pointed out the need to improve on hygiene and sanitation proper disposal of wastes; the need to provide support to orphans and vulnerable people. Fighting the sell of medicinal drugs that are meant for free distribution in the area and sensitisation of the community on unplanned pregnancy.

ECONOMIC ACTIVITIES

- Most of the people in this settlement are workers in the industrial area and the houses are owned by the companies.
- Main sources of income include; working at the factory, Brewing and selling local brew, Casual labour, Petty business and Charcoal selling.



Figure 11: Petty business in agricultural produce one the major economic activities in the settlement

- The average household income is about 3000 per day

GOVERNANCE AND COMMUNITY PARTICIPATION IN DEVELOPMENT

Development interventions

- There are a number of community micro finance institutions; CBO churches that assist the community in different ways. Compassion international provides support in form of school fees, uniforms and personnel effects for school going children. There is also the Common Development Fund from the area MP.

KIMAKA SETTLEMENT

KIMAKA	
Population	Approx. 2,500 residents
Area size	42 acres
Land ownership	Private individuals, Government of Uganda and Jinja Municipal council
Housing Structures	Approx. 473 structures

Table 9: Summary of Kimaka settlement

LOCATION

- This settlement is located in Kimaka parish on either side of Budondo road near Jinja airfield. This settlement is divided into Kimaka A and B villages.

BRIEF HISTORY

- There used to be insects in this area that came from the river commonly known as “mbya” river flies which used to bite people and caused skin rushes, fevers and even death in extreme cases. This chased away the Basoga from this area. Later the Jalu from Kenya came and inhabited in this community. The people who were living in this community were black smith, other worked on local breweries, fish mongers. In the 1960s the Jalu started selling their land to the current dwellers of the place. As the municipality extended its boundaries up to katabawala, Kimaka was designed for an industrial area, dwellers were stopped from constructing permanent houses thus the present slum. Later the council changed the plan and made this place residential area but members were not allowed to put up permanent structures.

LAND AND TENURE SYSTEM

- Kimaka settlement is on area of about 500 acres which land is owned by the private individuals, government and the municipal council.

POPULATION

- The total population of this area is estimated to be about 2500 people living in 350 households; most of the households are comprised of 2 adults and an average of 5 children.

HOUSING INFORMATION

- The total number of structures is estimated to be 156 with 746 rooms of which 721 of these are residential rooms and 25 are business rooms. The average size of the room is 8 by 8 ft. Most of these structures are made of materials which include grass, mud and wattle, burnt bricks, plastic.
- There are many tenants compared to structure owners and therefore rent is paid ranging between Ushs 15000 – 50,000 per month on average.



Figure 12: A house, typical of housing structures found in Kimaka

BASIC SERVICES (UTILITIES)

- There are 19 water points (taps) which are individually owned; however, sometimes water is also got from a borehole, the swamp and at a local spring. Water is bought at Ushs 150 per 20 litre jerrican at the water points, but is free at the borehole.
- There are no drainage channels in this settlement and because of this, the area experiences floods especially during the rainy season.
- There is no sewerage system in the settlement, however each land lord has a personal toilet and there are 33 toilets in this village. Latrines are owned and



Figure 13: The only borehole in the settlement

maintained by the community. The latrine usage is free. People who do not have toilets or have access to non dig holes in the garden and use them as toilets.

- This settlement has an electricity connection but the residents also have illegal connections. Charcoal and firewood are used for cooking while paraffin lanterns, paraffin candles (locally known as TADOBA) and electricity are used for lighting individual rooms.
- Kimaka settlement is accessed through Budondo Road and Kimaka by pass. A number of unnamed small murrum lanes that provide access within the settlement.

SOCIAL SERVICES

- There is Kimaka health centre in the settlement which gives free medical services because it owned by government, however the drugs in the facility are very few.
- There are 2 primary schools namely; Guardian Primary School, which is privately owned and Kiira road primary school which is government owned. Our children pay Ushs 50,000 in the private school however it has no examination numbers an in the government school we pay 13400 per term.

COMMUNITY PRIORITIES

- The community pointed out the need to improve on hygiene and sanitation proper disposal of wastes; the need to provide support to orphans and vulnerable people. Fighting the sell of medicinal drugs that are meant for free distribution in the area and sensitisation of the community on unplanned pregnancy.

ECONOMIC ACTIVITIES

- Main sources of income include; working at the factory, Brewing and selling local brew, Casual labour, Petty business and Charcoal selling.
- The average household income in this settlement is about Ushs 3000 per day

GOVERNANCE AND COMMUNITY PARTICIPATION IN DEVELOPMENT

- There are three leadership structures; Local Council – an established constitutional government unit for administration of the villages. The community has a committee that oversees all the land lords; this committee has 10 members.
- 25% Funds come from the local council and the division are available to us for; Bush clearing, road edge trimming, rubbish pit digging and maintain FIDA roads

and the drainage system. Funds for major road repairs are paid by the central Division (Local government)



KIKARAMOJA SETTLEMENT

KIKARAMOJA	
Population	Approx. 2164 residents
Area size	4 acres
Land ownership	Jinja Municipal council
Housing Structures	Approx. 505 structures

LOCATION

Kikaramoja settlement is located in masese 3, walukuba division in Jinja municipal council.

BRIEF HISTORY

The settlement is mainly a residential area with some few small scale commercial activities taking place. The area is among the biggest slums in JMC characterized with high poverty level, very high population growth, lack of adequate health facilities and lack of adequate shelter and lack of water.

LAND AND TENURE SYSTEM

The land on which the settlement sits is owned by the municipality although some of the residents have been living on this land for more than 12 years and so claim to have ownership but have no supporting documents.

POPULATION

The information gathered revealed that there are approximately 2,164 men, women and children living on this land. 40% of the households are female headed.

HOUSING INFORMATION

- Most of the households in Kikaramoja area are tenants. 92 % (505) of the respondents claimed that they are tenants, while the remaining 8% are either structure owners or relatives to the structure owner.

- According to the survey results, majority of the people living in Kikaramoja live in Temporary or semi-permanent structures and the average size of the rooms is 6ft by 8ft.
- The survey revealed that 97% of the respondents in Kikaramoja lived in temporary or semi-permanent structures.
- Most of these structures are made of materials which include grass, mud and wattle, burnt bricks, plastic.



BASIC SERVICES (UTILITIES)

The survey revealed that the main source of water used in this community by all homes is bought from the water points installed by national water at 50-100 shillings per 20 litres Jerri can of and each home uses an average 4-6 Jerri cans per day. It was revealed that 99.3% of residents buy water from the taps however there is an open well at the borders of this area. This well has dirty water and it's normally used by the brewers. Due to the high population density in this area, unemployment, poverty, and the high cost of buying water, some family are forced to use water from the open well.

The survey also looked at the most used toilets facility in the area. The findings revealed that commonly used toilets in Kikaramoja communal/shared pit latrine kind of toilet facility i.e. 79.7 %. Shared toilets are those used by more than one household while 12.9 % use public toilets. Most of these toilets are in a very bad shape thus exposing the community to illness

SOCIAL SERVICES

The survey also focused on the education facilities available in this settlement. It was realized that there is no education facility such as primary, secondary school or a tertiary facility in this settlement.

COMMUNITY PRIORITIES

ECONOMIC ACTIVITIES

GOVERNANCE AND COMMUNITY PARTICIPATION IN DEVELOPMENT

Through interaction with this community, it was realized that the biggest percentage of people in this community are Karamajongs who left their original homes due to social and political conflicts. Due to this people in this community especially women and children are very vulnerable. It's against this background that some Non Governmental Organizations came in to intervene and support this community. The most common operating NGO in this community was found to be Child Restoration Outreach (CRO) which supports mainly children got from the streets and their families, pays school fees, and provides shelter, health services among others. If this community is evicted, homes that were supported will be left with no option but to go on streets or relocate to another place where another unplanned settlement will crop up.

APPENDIX

SUMMARY OF JINJA PROFILES

Name of Settlement	Location	Area of settlement	Land Ownership	Eviction threats?	Total Population	No. of Households	No. of Buildings	Building materials used
KIMAKA	Kimaka parish on either side of Budondo road near Jinja airfield	42acres	Private Individuals, Government of Uganda and Jinja Municial Council	None	2500	350	473	Mud and Wattle, Grass, plastic materials and Burnt bricks
LOCO	Central division, Old Boma Parish	24 acres	Uganda Railway Corporation	YES! From the Uganda Railway Corporation	1000	240	20	Mud & Wattle, Timber and Grass. Cement blocks
MASESE 1	Lake Victoria shores in Walukuba Division, Masese Parish	100 acres	Individuals like Mulyambali, Wakadala, Kajjiko, Mikayiri, Kazimiri	Yes! From Jinja Municipal Council	10000	1420	210	Timber, tin, iron sheets, mud and wattle
MPUMUDDE MARKET ZONE	Mpumudde division	23 acres	Private Individuals and Jinja Municipal Council	YES! From Jinja Municipal Council	900	150	50	Bricks, iron sheets, and mud plus local

								poles
RIPPON MARKET	Old Boma Parish	2 acres	Jinja Municipal Council	Jinja Municipal council to give private developer [Madhivani]	500	230	80	Timber, Corrugated Iron sheets and cement
SOWETO	Walukuba division	10 acres	Private Individuals	Yes... Landlords sell the land leaving tenants prone to eviction	4000	1450	150	Mud and wattle grass and corrugated iron sheets
WALUKUBA - BABU PATEL	Masese division, Walukuba parish	20 acres	Municipal council, Babu and Patel	Yes.. From Jinja District Land Board	400	110	77	bricks, iron sheets, timber
WALUKUBA - ZABEF	Masese division, Walukuba parish	16 acres	Private Individuals and Jinja Municipal council	Yes.. From Jinja Municipal Council	1500	230	80	bricks, iron sheets, timber

INVENTORY DATA COLLECTION FORMAT

LOCATION

Administrative Zone

Location

Exact Physical Location

LAND

Size of Land

Ownership (Highlight evidence of ownership were possible)

Threat of eviction (If any, by who, when, and current status of threat)

POPULATION DETAILS

Total population

Number of households

Adult/ children ratio where possible

HOUSING

Total number of structures

Total number of rooms

Number of residential rooms

Building materials

Structure/ Room size

Occupant status ratio (structure owners/tenants)

Structure ownership patterns

Rent structures

SERVICES

Water:

Source of water

Number of stand-points (if applicable)

Price (if applicable)

Ownership of water points

Toilets and sewer:

Description of sewer system, and maintenance

Number of toilets

Ownership of toilets

Price of usage

Drainage:

Type of drains and maintenance

Threat of flooding

Energy

Forms of energy:

Availability of electricity

Existence of informal connections

Communication:

Nearest telephone facility and its ownership

Road Access:

Description of internal and external road access

Waste disposal:

Description of systems of waste disposal

Social spaces: Identification of community centers, churches, mosques, playing field etc.

EDUCATION:

Identify schools which the settlement's children attend.

- i. Name of school
- ii. Location
- iii. Ownership of school
- iv. Formal or informal
- v. Fees structures

HEALTH CARE:

Identify health services

Location

Ownership

Cost

Prevalent medical needs

ECONOMIC ACTIVITIES:

Main sources of income/employment

Income levels

GOVERNANCE:

Leadership structures

Funds available to community and for what purposes

DEVELOPMENT INTERVENTIONS:

Identification of CBO

Identification of NGO's and description of their interventions

Experiences of CDF or other local government funds

HISTORY OF THE SETTLEMENT (NARRATIVE):