



## CASE STUDY

# The important relationship between landlords and tenants in improving sanitation

A case study of Keko Machungwa settlement, Dar es Salaam



### Acknowledgments

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In the informal settlements of Tanzania, particularly in Dar es Salaam, traditional pit latrines are commonly used for sanitation purposes. Many of these are poorly designed and constructed, and lack the necessary maintenance and formal arrangements for waste disposal. This is the case in Keko Machungwa, which is one of the informal settlements in Miburani ward, located in Temeke municipality. The settlement has a population of 15,644, distributed across 5,180 households.

The relationship between landlords and tenants was highlighted by Keko Machungwa community members as a critical challenge in improving sanitation standards<sup>i</sup>. This is because they are responsible for the decision-making and investment around the choice and improvement of sanitation solutions, and most houses in Tanzanian

informal settlements are owned by landlords. However, despite their responsibility in this area, most landlords do not pay much attention to the improvement and construction of good latrines within the houses they own.

The Tanzania Urban Poor Federation (TUPF) and Centre for Community Initiatives) have been exploring ways of improving the relationship between landlords and tenants, with a view to improving sanitation in informal settlements. Consultation with local leaders brought out joint mobilisation of landlords and tenants as a key strategy for achieving this goal and thereby improving toilet provision within the community. This mobilisation can take the following forms:

### **1. Community meetings**

Meetings held by the community Councillor, where tenants and landlords are brought together. This provides a platform through which deeper discussions on sanitation can happen at a community level.

### **2. Visits to individual households**

These visits enable specific landlords and tenants to discuss their particular case in more detail with the support of the mobilisation team. This visit can be generated through landlord or tenant demand. The SHARE-funded sanitation mapping provides very useful data on households where the greatest need for intervention lies. The federation technicians residing in the settlement have also been useful drivers for mobilisation, because the more households that are mobilised, the more income they can generate.

### **3. Using key events**

Events such as those that mark the handing over of toilet construction equipment to beneficiaries are great opportunities for mobilising more landlords and tenants

## **Voices from Keko Machungwa**

In September 2013, 17 loan applications were submitted by landlords, and about 510 people expected to benefit from the new sanitation facilities that these loans could afford. Here are a few:

**Zaituni Mohamed**, a 30 year old resident, lived without a toilet for a time after it collapsed in the house that she shares with 10 other people. The landlord said he did not have money to repair the toilet, so Zaituni and the other tenants shared the neighbour's toilet during the day and used tins to relieve themselves at night, for fear of going out at night and also because of the distance. The tenants were concerned that looking for a different affordable house to rent might only bring them the same difficulties. Zaituni knew about the provision of loans for toilet construction provided by the federation. By organising her fellow tenants and



drawing on the TUPF/CCI mobilisation team, Zaitnui was able to convince the landlord to take the loan and put in an Ecological sanitation toilet.



**Secilia Selemani Mbwana**, a 57 year old landlord and resident also had a collapsed toilet, into which a relative of her tenant fell. Secilia had no money to repair the toilet, and she knew that this might lose her her tenants. She, too, was informed about the loan provided by TUPF, and quickly applied.

The cases of Zaituni and Secilia bring to life the different roles that tenants and landlords can play in ensuring the improvement of sanitation facilities in Keko Machunwa. For example, tenants can provide landlords with information on available loans and finance for improving sanitation. However, it is important that landlords do not increase the cost of rent when toilet facilities are improved. Furthermore, all interested parties must be involved throughout the process to ensure that a good landlord-tenant relationship is nurtured.

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<sup>i</sup> This was during a study conducted by the Tanzania Urban Poor Federation (TUPF) and Centre for Community Initiatives (CCI) in 2012.