



NAIROBI CITY COUNTY ASSEMBLY

OFFICIAL REPORT

Third County Assembly – Fifth Session

Tuesday 21st July 2026

The House met at 2.30 p.m.

[The Speaker (Hon. Kennedy Ng'ondi) in the Chair]

PRAYERS

Hon. Speaker: Hon. Members, you may be seated. Hon Emily, kindly take your position.

COMMUNICATION FROM THE CHAIR

WELCOME FROM RECESS

Hon. Speaker: Hon Members, good afternoon, I have got a very short welcoming note.

Hon. Members, I take this opportunity to welcome you back from the recess. It is my hope that you have had time to interact with your constituents over the break and that the Committees have had opportunity to consider and conclude crucial business for reporting to the Assembly. In accordance with the Calendar of the Assembly adopted on 12th February 2026, this part will see the Assembly transact business until 13th August 2026.

MEMORANDUM ON THE NAIROBI CITY COUNTY CIVIC EDUCATION BILL, 2026

Hon. Speaker: Hon. Members, I have a further communication to relay. This being a Message from the Governor, under Standing Order 45 (1), which provides that; -

“The Speaker shall read to the County Assembly any message from the Governor or the Senator of the County delivered to the Speaker for communication to the County Assembly.”

In this regard, Hon. Members, I wish to report that the Office of the Speaker is in receipt of a Message on 30th June 2026, from His Excellency the Governor of the Nairobi City County vide a letter signed on 29th day of June 2026.

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Hon. Members, the message regards the memorandum on the Nairobi City County Civic Education Bill, 2026.

I now wish to convey the following Message: -

Hon. Members, you may recall that on Tuesday 9th June 2026, the County Assembly passed the Nairobi City County Civic Education Bill, 2026. Thereafter, I presented the Bill for assent to His Excellency the Governor on Thursday 18th June 2026 in accordance with the provisions of Section 24 of the County Governments Act, 2012 and Standing Order 149.

However, on Tuesday, 30th June 2026, His Excellency the Governor, by a way of memorandum, referred the Bill back to the Assembly for reconsideration, pursuant to the provisions of Section 24 (2) (b) of the County Governments Act, 2012 and Standing Order 149 (2) (b).

It is worth noting that the Memorandum was received while the Assembly had adjourned for the short recess.

Hon. Members, Standing Order 149 (3) provides that; -

"If the Governor refers a Bill back to the County Assembly, the County Assembly may, following the appropriate procedures under this section:

- (a) Amend the Bill taking into account the issues raised by the governor; or*
- (b) pass the Bill without amendment."*

Further, Standing Order 149 (4) provides that; -

"If the County Assembly amends the Bill taking into consideration the issues raised by the Governor, the Speaker shall within fourteen days submit the Bill to the Governor for assent."

Hon. Members, Standing Order 150 (1) provides that; -

"Whenever the Governor refers a Bill back to the County Assembly under Section 24(3) of the County Governments Act, 2012 and Standing Order 149(3), the Speaker shall convey to the Assembly a Message on the Memorandum pursuant to Standing Order 45 on 'Messages from the Governor' and where applicable, give any special guidelines."

Further Standing Order 150 (2) (a) states that; -

"The Message, together with the Memoranda shall stand committed to the relevant Assembly Committee for consideration and the Clerk shall circulate copies of the said memorandum to the Committee and all Members."

Hon. Members, Standing Order 150 (5) provides that; -

"If the County Assembly passes the Bill a second time, without amendment, or with amendments which do not accommodate the Governor's concerns by a vote supported by two-thirds of members of the county assembly, the Speaker shall within seven days re-submit the Bill to the Governor and the Governor shall within seven days' assent to the Bill. If the Governor does not assent to the Bill or refer it back within the period referred to under this section, the Bill shall be taken to have been assented to on the expiry of that period."

Hon. Members, I now direct that the memorandum be committed to the Sectoral Committee on Culture and Community Services for consideration. The Committee is expected to table its report on the Memorandum on or before Tuesday 11th August 2026 at 2:30 p.m.

You so stand guided. Hon Members, kindly proceed and take your positions.

(Several Hon. Members entered the Chamber)

DIRECTIONS ON OBJECTIONS TO APPROVAL OF NAIROBI
CITY COUNTY DEVELOPMENT CONTROL POLICY, 2026

Hon. Speaker: Hon. Members, I have a further communication to make.

Hon. Members, I wish to report to the House that I have received two letters dated 15th July 2026 and 20th July 2026 from Hon. Anthony K. Kiragu, MCA, and Hon. Fuad Hussein, MCA, respectively, objecting to the approval of the Nairobi City County Development Control Policy, 2026.

(Applause)

The Members allege, among other things, that the Policy was passed in haste, that stakeholder memoranda were not adequately considered, that Members were denied sufficient opportunity to deliberate on the final document, and that the Policy is inconsistent with the decision of the Court of Appeal in *Clair Kubochi Anami & Others v County Executive Committee Member for Built Environment and Urban Planning & Others* (Civil Appeal No. E160 of 2025).

They consequently seek the withdrawal and reconsideration of the Policy. Hon. Fuad Hussein further requests the dissolution and reconstitution of the Sectoral Committee on Planning and Housing which considered the policy. Notably, both Hon. Members are Members of the Sectoral Committee on Planning and Housing.

Hon. Members, having considered the objections, I wish to remind the House that although the Standing Orders do not prescribe a standalone procedure for the consideration of County Policy Papers, such papers are processed through the Assembly's established legislative procedures, read together with the Constitution of Kenya, 2010 and the County Governments Act, 2012. For avoidance of doubt, the procedure entails: -

1. Submission of the draft Policy Paper by the County Executive and allocation of a Sessional Paper number by the Clerk;
2. Laying of the Sessional Paper before the Assembly pursuant to Standing Order 43;
3. Referral of the Paper by the Speaker to the relevant Sectoral Committee for consideration;
4. Committee scrutiny, stakeholder engagement and public participation in accordance with Article 196 of the Constitution, followed by preparation and adoption of a committee report;
5. Tabling of the Committee Report before the Assembly, debate and determination by the House through a Motion moved by the Committee Chairperson; and

6. Communication of the Assembly's resolution to the County Executive for implementation.

Hon. Members, the records of the Assembly confirm that the Nairobi City County Development Control Policy, 2026 underwent each of the foregoing stages. The Policy was submitted by the County Executive, allocated Sessional Paper No. 1 of 2023, committed to the Sectoral Committee on Planning and Housing, subjected to two rounds of stakeholder engagement and public participation, revised following consideration of stakeholder views, adopted by the Committee, debated by the Assembly and approved by resolution on 17th June 2026, before being communicated to the County Executive for implementation. I am therefore satisfied that the Committee and the Assembly substantially complied with Articles 10, 185 and 196 of the Constitution, the County Governments Act, 2012 and the applicable Standing Orders in considering and approving the Policy.

Hon. Members, with regard to the objections raised, I find that they do not disclose any procedural impropriety capable of invalidating the Assembly's resolution. To the extent that concerns have been raised regarding the substantive contents of the Policy or its consistency with the decision of the Court of Appeal, those are matters that are properly determinable by a court of competent jurisdiction and do not, by themselves, invalidate the legislative process undertaken by this Assembly.

Hon. Members, it should be noted that once the Assembly resolved to approve the Policy on 17th June 2026, that resolution became the decision of the House and cannot be withdrawn administratively by the Speaker. The Standing Orders provide the proper mechanism for revisiting such a decision. In particular, Standing Order 56 permits a Member, with the leave of the Speaker, to move a Motion to rescind an earlier resolution of the Assembly. That procedure exists to balance the need for accountability with the equally important principle of finality in the decisions of the House, and permission to invoke it will only be granted where sufficient and exceptional grounds are demonstrated. And for that reason, I advise the disgruntled Members to consider the requirements of the Standing Orders.

Hon. Members, on the request for dissolution or reconstitution of the Sectoral Committee on Planning and Housing, I note that Standing Order 209 (3) requires Sectoral Committees constituted at the commencement of the Assembly to serve for three Sessions before being reconstituted for the remainder of the Assembly's term. This has not happened. The relevant organs of the House are therefore hereby directed to undertake the overdue reconstitution of all Assembly Committees in compliance with the Standing Orders within seven days from the date of this Communication.

However, in order to safeguard the discharge of the Assembly's constitutional and statutory budget mandate, the reconstitution of the current Finance, Budget and Appropriations Committee shall be deferred until it concludes the pending consideration of the Budget Estimates for the Financial Year 2026/2027, whereupon it shall be reconstituted without further delay in accordance with the Standing Orders. Hon. Members, all the Committees stand dissolved.

(Applause)

Accordingly, Hon. Members, having found that the Nairobi City County Development Control Policy, 2026 was considered and approved in substantial compliance with the Constitution, the Physical and Land Use Planning Act, 2019, the County Governments Act, 2012 and the Standing Orders, and that the objections raised disclose no procedural impropriety capable of invalidating the Assembly's resolution, the requests for the withdrawal of the Policy, in the manner proposed by the two Hon. Members, are hereby declined. Nevertheless, any Member who wishes to revisit the Assembly's decision may only do so in accordance with Standing Order 56 by seeking the leave of the Speaker to move a Motion to rescind the Assembly's earlier resolution, the grant of such leave being subject to the requirements and safeguards prescribed under the Standing Orders. It is so directed.

Thank you, Hon. Members. You may proceed and take your positions.

(Several Hon. Members entered the Chamber)

PAPER

Hon. Speaker: Yes, Hon. Majority Leader. And welcome back.

Hon. Peter Imwatok: Hon. Speaker, allow me also to ride on the communication to substantively say this House sits without any chair or vice chair. It is always said, it is time the chicken has come home to roost. That is procedural, parliamentary and administrative, and nothing ill or fault about it. We are following the law.

Hon. Speaker, before I table this particular Papers before this House, I also want to welcome all of you from the short recess. More importantly, now walk to your Whip of your respective party and discuss with them. Subsequently, it will come to Selection Committee. Hon. Speaker, I want to assure you that we will work as quick as possible to make sure this House achieves a reconstitution of all committees.

Hon. Speaker, on the same note, allow me to bring to the attention of this House that this morning, albeit the Chair for Education is not substantive in office, the Executive communicated, through my Office and that of the Chair for Education, that from tomorrow all elected Members are beginning to be issued with the bursary forms.

(Applause)

Kindly take note and walk to the Chief Officer of Education for proper channeling of the bursary forms.

COUNTY GOVERNMENTS BUDGET IMPLEMENTATION REVIEW FOR FIRST HALF OF FY 2025-2026

Hon. Peter Imwatok: Hon. Speaker, allow me to Table the following Paper before this House.

Pursuant to Article 228 of the Constitution of Kenya, 2010, I beg to lay the following Paper on the Table of the Assembly, today, Tuesday 21st July 2026:

The Report of the Office of the Controller of Budget on County Governments Budget Implementation Review for the first half of the financial year 2025-2026.

(The Paper was laid on the Table)

Hon. Speaker: Thank you, Leader of Majority. the Paper laid is now committed to the Budget and Appropriation Committee for consideration.

Point of Order

Hon. Speaker: Hon. Oyugi?

Hon. Kennedy Oyugi: Thank you, Hon. Speaker. You have just directed that all the committees stand disbanded, bearing in mind that their time has elapsed. However, I want to remind you that Water and Sanitation Committee and Public Accounts Committee were just disbanded some time back. Therefore, they are live. I am kindly asking you to rescind your decision and clarify on the same thank you.

(Applause)

Hon. Speaker: Hon. Oyugi, the Chair has just highlighted and cited the requirement by the Standing Order, on the lifespan of a committee as constituted at the beginning of every Assembly. On the other note, Hon. Members, you may remember I have just communicated the need of all, but we have the House Business Committee which is normally reconstructed after every Session of the Assembly. So, with the case of the House Business Committee, it is exceptional. As I have mentioned, the Members of the Budget Committee have Business lined before the Assembly which need to be dispensed off with. You know we have not read the budget. Thank you.

Point of Order

Hon. Speaker: Hon. Minority Leader, please.

Hon. Anthony Karanja: Thank you, Hon. Speaker. I do not want to put your communication into any debate. However, I think that we need to be very clear. I have not seen the communication from my colleague Hon. Fuad Hussein about the zoning policy. Hon. Speaker, I want to be clear that...

Hon. Speaker: It is not a communication but a petition.

Hon. Anthony Karanja: Yes. We are not denying a document that we have. We are disowning a document that was tabled and appeared at the website of the Executive. Hon Speaker, the first zero draft that came to this House was in 2023, and we have been looking at it as a House and as a Committee...

Hon. Speaker: Hon. Minority Leader, I hope you don't need to anticipate the debate because you have indicated that you are going to bring a Motion on this subject matter.

Hon. Anthony Karanja: Yes, but just to clarify that the document that appeared with the Executive is not the document that we have seen as a Committee. The document they brought in 2023 had, for example, Dagoreti South as a mixed use dwelling and industrial area. However, the final document that the CEC member has put on the website classifies Dagoreti South as an agricultural area. What it means as an agricultural area, is that if you want to do any development, then you have to apply for a change of use.

Hon. Speaker, also, when you go to areas like Eastleigh, Huruma and Mathare, they have given Mlango Kubwa, Huruma and Mathare a total of eight floors yet they have given Eastleigh twenty floors. Hon. Speaker, this is the same area with the same infrastructure in the same vicinity. I wonder what...

Hon. Speaker: That is why I am reminding you to not anticipate debate. Those are the basis upon which you need to build your case when we introduce the Motion.

Hon. Anthony Karanja: I stand guided, but I would want to clarify that the document that was purportedly passed in this House is not the document...

Hon. Speaker: That is very much in order.

Hon. Anthony Karanja: Thank you, Hon. Speaker.

(Hon. Peter Imwatok spoke off the record)

Hon. Speaker: Is it in line with what the Member has just...

Hon. Peter Imwatok: Hon. Speaker, what is before the Executive is not what was passed by this Assembly. Based on your communication, Hon. Speaker, on behalf of the Government, I would want who alleges has time to prove. You have communicated very well that my counterpart, the Leader of Minority, has to bring a substantive Motion before this House, that spells out reason as to why this particular policy has to be reconstituted and recalled before this House. Therefore, I beg the House not to go to the merits and demerits of the debate at this particular moment, to save the image of the Government.

Hon. Speaker: Thank you. I have actually persuaded the House to desist from any further engagement on the issue until such a time that the substantive Motion shall be sponsored by any Member. Let us rest that case. Clerk, let's proceed. Mheshimiwa for Kileleshwa Ward?

Hon. Robert Alai: Hon. Speaker, with all due respect to the Majority leader, I think it is wrong for us to be the custodians of the image of the Executive. We are not here to save the image of the Executive. That is their problem. We are here to serve the people who elected us to this County. So, I would urge the Majority Leader to understand that his loyalty is first with the people, not the Executive. Thank you.

(Applause)

(Hon. Peter Imwatok spoke off the record)

Hon. Speaker: Hon. Majority Leader, let us rest this issue. I have made a ruling on this.

Hon. Peter Imwatok: *(Off the record)* ...what is on the website is not equivalent to what you have communicated. Hon. Speaker. The chronology of events that culminated in the passing of the zoning policy, so that we see what my counterpart is saying it is true and what to amend. It is not about casting aspersions. And I will defend the government of the day because I serve it.

Hon. Speaker: Hon. Majority Leader, you have actually invited yourself into the whole thing by way of saying you need to protect the image of the Executive, which should not be the case. Let us leave this for the very day that we will be having discussion on this. Thank you Hon. Members, let us proceed.

NOTICE OF MOTION

NEED FOR COUNTY EXECUTIVE TO SETTLE ACCRUED PENDING BILLS OWED TO SUPPLIERS AND CONTRACTORS

Hon. Speaker: Hon. DNG?

Hon. Davidson Ngibuini: Thank you, Hon. Speaker, I wish to give notice of the following motion:

AWARE THAT Article 201 (a) of the Constitution of Kenya, 2010 dictates that the principles that guide on all aspects of Public Finance in the republic, which included inter alia openness, accountability, prudence and the responsible use of public funds;

FURTHER AWARE THAT Section 104 of the Public Finance Management Act, 2012 and Regulation 55 (2) (b) of the County Public Finance Management Regulations made there under, requires County Governments to prioritize the settlement of all eligible trade payables, being the pending bills as a first charge on the budget of a County Government in its subsequent fiscal year which the liability is recognized;

DEEPLY CONCERNED THAT according to the report of the Office of the Controller of Budget for the first nine months of financial year 2025/2026, the Nairobi City County led in trade payables aging, also referred to as pending Bills, as at Kshs.81.79 billion, accounting to 53% of all County Government payables. And notably Kshs. 61.61 billion, out of the payables, are debt that is over three years old, therefore constituting 75% of the total trade payables aging;

GREATLY DISTURBED THAT the unresolved pending Bills owed to contractors, suppliers and service providers by the County government of Nairobi has continued to accumulate over successive fiscal years, consequently exposing the County regulation penalties, interest charge, auction and undermining the confidence of the private sector in doing business with the county;

FURTHER DISTURBED THAT the delayed payables have adversely affected contractors, suppliers and service providers many of whom are small and medium enterprises, leading to cash flow constraints, business closure, loss of employment and irreversible financial distress in some cases;

COGNISANT THAT the County Government ought to empress and work towards the zero pending Bills Policy direction enforced by the National Treasury towards eliminating outstanding government arrears;

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NOW THEREFORE, this Assembly resolves that the County government of Nairobi;

1. Undertakes immediate and comprehensive verification and validation of all pending Bills owed to contractors, suppliers and other service providers and where necessary with independent auditors to ascertain the authenticity, accuracy and the amount claimed;
2. Prioritises and treat the various pending bills as a first charge against the County budget for the current and subsequent fiscal years, and in adherence strictly to the Public Finance Management Act, 2012 and its Regulations;
3. Develops and publishes a clear payment plans and timelines within 90 days of adoption of this substantive Motion and a copy of the plan shared with the County Assembly;
4. Submits quarterly reports to the Assembly of Nairobi through the County Executive Committee Member for Finance and Economic Planning Sector on the status of the pending bills, amount settled and outstanding and reasons thereof; and
5. Administrative controls to be instituted including disciplinary measures against any officers found to have contributed to the irregular accumulation of pending bills and non-adherence to the laid down procurement procedure and processes.

Thank you, Hon Speaker.

Hon. Speaker: Hon Members just for noting, the hammer has fallen to the several offices affecting the operations of the committees. You know almost all the committee chairpersons' positions has fallen vacant, for that reason, we don't have any chair to give undertaking on the request. I am just trying to persuade the Members who are about to make requests for Statements that we don't have chairs to give undertakings on the time frame upon which they are supposed to... So, I will direct the Chairperson of the Committee of the Whole Assembly to be taking responsibility in making sure that the businesses of the House are well secured on concerns of Members. I direct every Member to direct the concerns to the Chairperson of all Committees, being the Deputy Speaker, until such a time we will have a substantive chairs of various committees. Kindly proceed. Thank you, Hon Deputy Speaker

The notice, as requested by Hon DNG, stands given. Hon. Fiunifiu? I am made to understand that your Motion is not ready. I direct that you give the notice tomorrow. Thank you. Clerk, let us proceed.

QUESTIONS AND STATEMENTS

Hon. Speaker: Hon. Sospeter Mumbi? We are under Order No. 7. We have Hon. Geophrey Majiwa, Hon. Majiwa again, Hon Davidson, Hon Nicholas Juma, Hon Redson Onyango, and Redson again. Kindly proceed.

Hon. Sospeter Mumbi: Hon Speaker, I think I need your guidance because mine was a Bill for the Second Reading, not the Statement.

Hon. Speaker: I have seen your desire to make a request for Statement directed to the Sectoral Committee on Lands.

REQUEST FOR STATEMENT REGARDING
OWNERSHIP OF LAND LR No. 20528/LR 66365 IN GARDEN ESTATE

Hon. Sospeter Mumbi: Thank you, Hon Speaker, I have been served with the right document. So, with your permission, I wish to proceed.

Hon. Speaker, pursuant to the provisions of Standing Order 47 (2) (c), I wish to request a Statement from the Chairperson of the Sectoral Committee on and Lands, Planning and Housing regarding ownership of parcel of land Reference No. 20528/LR 66365 in Garden Estate, Roysambu Ward.

Hon. Speaker, Articles 62 (2) of the Constitution of Kenya, 2010 provides that land shall be vested in and be held by the county government in trust for the people resident in the county.

Hon. Speaker, it is alleged that the parcels of land Reference No. 20528/LR 66365 in Garden Estate, Roysambu Ward is a public land which should be in of trust by the Nairobi City County Government.

This land was for development of essential amenities for the betterment of the residents of Roysambu Ward and Nairobi County at large. However, recent past, developments have been witnessed by a private developer who allege they own the property, leaving the residents in question as to what is happening because one side of the property which is partitioned by a road is being used by a public school while the other side is the one being developed by the private developer:

Hon. Speaker, grabbing the said land deprives the residents of the Roysambu and Nairobians at large an opportunity to enjoy public amenities which are supposed to be done on the same parcel of land by the Government.

Hon. Speaker, in the Statement, the Chairperson should inquire into and report on the following:

1. Current ownership of parcel of land Reference No. 20528/LR 66365 in Garden Estate, Roysambu Ward and provide ownership documents;
2. Whether the said land is a public or private and proof of the same;
3. Whether the public road that trespasses through the said land was approved;
4. Whether there was compensation for the said road;
5. Whether there was an approval for the activities happening on the said land especially cutting down of the trees and digging of the drainage; and
6. Measures taken by the County Executive to curb the said problem of land grabbing by private developers.

Thank you, Hon Speaker.

Hon. Speaker: Thank you. Kindly share with the Deputy Speaker your copy.

Hon. Paul Kados: Hon. Speaker, is it supposed to come to me?

Hon. Speaker: Yes. You got the responsibility.

Hon. Paul Kados: I take the responsibility?

Hon. Speaker: Yes. But you will handle him when the meetings are...

Hon. Paul Kados: Hon. Speaker, I take the responsibility that after the committees have been constituted, I am going to forward to the relevant committee.

Hon. Speaker: Thank you. Hon. Nicholas Juma?

REQUEST FOR STATEMENT REGARDING DELAYS IN
DISBURSEMENT OF RETIREMENT BENEFITS TO FORMER COUNTY EMPLOYEES

Hon. Nicholas Okwacho: Thank you, Mr. Speaker. First, I want to take this opportunity to thank you for taking the great decision of disbanding the committees. The committee chairs had taken the committees like their personal properties, making decisions without consulting Members.

(Applause)

I want to urge my fellow Members to make the right decisions when electing new chairs. We should replace them in totality. Thank you, Mr. Speaker.

(Applause)

My Statement subject is delayed payment to retirees under LAPFUND and status of remittance of statutory deductions.

Hon. Nicholas Okwacho: Hon. Speaker, pursuant to Standing Order 47 (2) (c), I wish to request a Statement from the Chairperson of the Sectoral Committee on Labour and Social Welfare regarding the persistent delays in the disbursement of retirement benefits to former County employees managed by the Local Authorities Pensions Fund (LAPFUND).

Hon. Speaker, Article 43 (1) (e) of the Constitution of Kenya, 2010, guarantees every person the right to social security. Furthermore, the Retirement Benefits Act No. 3 of 1997 establishes the regulatory framework to safeguard the interests of members of retirement schemes and mandates the efficient management of these funds to ensure that retirees receive their dues in a timely and dignified manner.

While the Pensions (Amendment) Bill, 2024 has sought to introduce progressive measures including automatic cost-of-living adjustments for public service pensioners, it remains imperative that the existing legal and contractual obligations to the current retirees are met with the urgency they deserve.

Hon. Speaker, it is a matter of profound concern that many retirees who have served this County with distinction are currently enduring significant financial hardship due to these systemic delays.

Hon. Speaker, in the statement, the Chairperson should inquire into and report on:

1. Whether LAPFUND is currently ensuring the timely disbursement of retirement benefits to all eligible retirees, and if not, the specific operational or administrative challenges causing these delays;
2. The total number of retirees who have exited the service but are yet to receive their terminal dues;

3. The total outstanding monetary liability currently owed by the County Government to LAPFUND on behalf of these retirees; and
4. The total number of current County workers whose statutory contributions are actively being remitted to LAPFUND to ensure their future retirement security.

Thank you, Hon. Speaker.

Hon. Speaker: Kindly share the copy with the Chair of Chairs. Thank you.

Hon. Paul Kados: Hon. Speaker, I take the responsibility that after the constitution of committees, I am going to direct that the committee take up the matter.

Hon. Speaker: Thank you. Let us proceed. Hon. Mayor?

REQUEST FOR STATEMENT REGARDING ONGOING
CABRO PAVING WORKS BEING UNDERTAKEN IN THE CBD

Hon. Geophrey Majiwa: Thank you, Hon. Speaker. Pursuant to Standing Order No.47 (2) (c), I wish to request for a Statement from the Chairperson for the Sectoral Committee on Transport and Public Works on the ongoing cabro paving works being undertaken within the Nairobi Central Business District.

Hon. Speaker, the County Government has undertaken the rehabilitation, improvement of roads, pedestrian walkways, public spaces within the Central Business District through the installation of cabro paving blocks. While the project is expected to improve the environment and facilitate economic activities, there is public interest regarding the procurement process, scope of work, project timelines and value of the money.

Hon. Speaker, it is imperative that the County Assembly exercises its oversight role to ensure that public resources are utilized prudently, that the project is implemented in accordance with the approved specifications, timelines and applicable laws.

Hon. Speaker, in the Statement, the Chairperson should inquire into and report on:

1. A detailed report of the name of the contractor undertaking the cabro paving works within the Nairobi Central Business District, and the procurement method used in awarding the contract;
2. A comprehensive report on the scope of work under the contract including the roads, streets, pedestrian walkways covered, including showing the approved contract sum and the source of the funding for the project;
3. A report on the commencement date and the expected completion date, and the current implementation status of the project; and
4. The measures being undertaken by the County Executive to ensure that the timeline completion of the project with minimum disruptions to business and public activities.

Thank you. I have a second Statement. Can I continue?

Hon. Speaker: You have two requests?

Hon. Geophrey Majiwa: Yes, for the same chairman.

Hon. Speaker: Proceed.

REQUEST FOR STATEMENT REGARDING ALLOCATION OF
BUS STOPS AND OF LOADING ZONES IN BABA DOGO WARD

Hon. Geophrey Majiwa: Hon. Speaker, pursuant to the provisions of Standing Order No.47 (2) (c), I wish to request for a statement from the Chairperson for the Sectoral Committee on Transport and Public Works regarding the gazettement of bus stops and allocation of loading zones within Nairobi City County especially in Baba Dogo Ward.

Hon. Speaker, Part II of the Fourth Schedule of the Constitution of Kenya, 2010, presupposes that there shall be efficient management of public transport and infrastructure which is crucial function of the County Government. The designation of stops and loading zones is planned to promote public transport operations and improve traffic flow. However, concerns have been raised regarding the allocation and management of gazetted bus stops and loading zones across the city.

Hon. Speaker, there is also public concerns regarding the criteria used to allocate loading zones, the fees payable by the operators and whether the existing facilities meets the standards recommended by the National Transport and Safety Authority and other applicable regulations.

Hon. Speaker, in the statement, the Chairperson should inquire into and report on:

1. A detailed report on the total number of gazetted bus stops currently designated within Nairobi City County indicating their respective locations;
2. Whether the gazetted bus stops comply with the standards and recommendations issued by the National Transport and Safety Authority and the Nairobi City County Transport Act 2020;
3. A comprehensive report on the total number of approved loading zones currently allocated within the Nairobi City County indicating their locations;
4. A report on fees, annual charges and any other cost payable for the allocation, a renewal of loading zones within the Nairobi City County;
5. A detailed report on the number and location of gazetted bus stops and approved loading zones within Baba Dogo Ward; and
6. The measures being undertaken by the County Executive to improve the planning management and enforcement of bus stops and loading zones across the City.

Thank you.

Hon. Speaker: Kindly share the copy with the Liaison Chairperson.

Hon. Paul Kados: Thank you, Hon. Speaker, we are going to take the responsibility as the Liaison Committee.

Hon. Speaker: As the Chair of the Liaison Committee? Right now we don't have the Liaison Committee.

Hon. Paul Kados: Thank you, Hon. Speaker for your direction.

Hon. Speaker: Thank you. Hon. Redson?

REQUEST FOR STATEMENT REGARDING
DEVELOPMENT STATUS OF PLOT IN DONHOLM

Hon. Redson Onyango: Thank you. Hon. Speaker, pursuant to Standing Order 47 (2) (c), I wish to request a Statement from the Chairperson of the Sectoral Committee on Planning and Housing regarding the planning, zoning, and development status of Plot No. ELA/PSL/37366 located in Donholm within Upper Savanna Ward.

Hon. Speaker, Article 66 (1) of the Constitution of Kenya, 2010 provides for the regulation of land use in the interest of public health, public safety, and proper land use planning, while the Fourth Schedule assigns county governments the mandate over county planning, development, and building control. Additionally, the Physical and Land Use Planning Act No. 13 of 2019 empowers County planning authorities to enforce zoning bylaws, regulate developments, and ensure adherence to approved physical development plans.

Hon. Speaker, concerns have been raised by residents regarding developments taking place on Plot No. ELA/PSL/37366 in Donholm, Upper Savanna Ward, particularly concerning adherence to zoning guidelines, density limits, and infrastructural capacity.

Hon. Speaker, in the Statement, the Chairperson should inquire into and report on:

1. The approved zoning status and permissible land use for Plot No. ELA/PSL/37366 in Upper Savanna Ward, Donholm;
2. Whether the ongoing developments on the said plot comply with the laid-down physical planning regulations, building codes, and safety standards of Nairobi City County; and
3. The details of the approvals issued for the plot, including the individuals or authorities responsible for granting the development permissions.

Hon. Speaker, I have two other Statements.

REQUEST FOR STATEMENT REGARDING BUILDING CONSTRUCTION IN DONHOLM

Hon. Redson Onyango: Hon. Speaker, pursuant to Standing Order 47(2) (c). I wish to request a Statement from the Chairperson of the Sectoral Committee on Planning and Housing regarding the building construction located on Plot LR. Number 82/7370 and 7371 in Donholm, Nairobi County.

Hon. Speaker, Article 66 (1) of the Constitution of Kenya, 2010 provides for the regulation of the use of land in the interest of public health, public safety, and proper land use planning, while the Fourth Schedule assigns County Governments the responsibility for county planning, development, and building control. Additionally, under the Physical and Land Use Planning Act No. 13 of 2019. County planning authorities are mandated to regulate development and enforce zoning bylaws.

Hon. Speaker, concerns have been raised regarding the height of the building under construction on the aforementioned plots in Donholm, which has notably gone up to 15th floor. Questions remain regarding the designated floor limit permitted for plots in Donholm, as this current height may pose a health and safety risk.

Hon. Speaker, in the Statement, the Chairperson should inquire into and report on:

1. Who approved the building's construction;
2. The maximum permissible floor limit for plots within the Donholm area;
3. Whether the building on Plot LR. Number 82/7370 & 7371 complies with zoning regulations, physical planning laws, and safety standards, given that it has reached 15th floor, which may constitute a health risk; and
4. The individuals, committees, or authorities responsible for granting the approvals for the building.

REQUEST FOR STATEMENT REGARDING UNLAWFUL COMMERCIALIZATION
OF PUBLIC PARKING OPPOSITE MARBLE HOTEL, ODION AREA

Hon. Redson Onyango: The last one, Hon. Speaker, Hon. Speaker, pursuant to Standing Order 47 (2) (c), I wish to request a Statement from the Chairperson of the Sectoral Committee on Lands, Planning and Housing regarding the unlawful fencing and commercialization of public parking land in Nairobi County, and specifically opposite Marble Hotel around the Odion area.

Hon. Speaker, Article 62 and Article 66 (1) of the Constitution of Kenya, 2010 protects public land for the use and benefit of the public and provide for the regulation of land use in the interest of public safety, order, and planning. Furthermore, the Fourth Schedule assigns county governments the mandate over county planning and development, while the Land Act No. 6 of 2012, and the Physical and Land Use Planning Act No. 13 of 2019 safeguards public utility spaces against unlawful alienation or private capture.

Hon. Speaker, deep concern has been raised by members of the public and motorists regarding a private developer who has fenced off a parcel of land located opposite Marble Hotel around the Odion area. The said property is designated as a public parking area meant to serve the community however, the private developer has unlawfully taken over the space, restricting public access and forcefully charging motorists parking fees for personal gain.

Hon. Speaker, in the Statement, the Chairperson should inquire into and report on:

1. The official land status and designation of the parcel of land located opposite Marble Hotel around the Odion area, including whether it is gazetted or recorded as public utility or public parking land in county records;
2. The legal basis under which a private developer has fenced off the property and is currently collecting unauthorized parking fees from unsuspecting motorists;
3. Whether any legal allocation, change of user, or development permission was lawfully sought and granted to the private developer; and
4. The immediate action the County Executive is taking to halt this illegal commercialization, removal of the fence, recovery of any revenues illegally collected from the public, and full restoration of the land to its intended public parking use.

Hon. Speaker: Thank you. The same is committed to the Chair of Liaison.

Hon. Paul Kados: Hon. Speaker, I take the responsibility that the Member is going to be answered ten days after the constitution of the Planning Committee. Thank you.

Hon. Speaker: Hon. DNG.

REQUEST FOR STATEMENT REGARDING REVENUE UTILIZATION,
BUDGET ABSORPTION AND STATUS OF PENDING BILLS

Hon. Davidson Ngibuini: Thank you, Hon. Speaker. I rise to request for a statement on the utilization of the record Kshs. 15.4 billion revenue collection, low budget absorption, and stalled county projects.

Hon. Speaker, pursuant to Standing Order 47 (2) (c), I wish to request for a Statement from the Chairperson of the Select Committee on Finance, Budget and Economic Planning regarding the implementation of the Governor's official directives on revenue utilization, budget absorption metrics, and the status of pending bills to contractors and utility providers across Nairobi City County.

Hon. Speaker, the County Government is legally mandated to ensure prudent financial management, optimal budget execution, and uninterrupted public service delivery pursuant to Article 201 of the Constitution of Kenya, 2010. Furthermore, Section 12 (1) (e) and Section 107 of the Public Finance Management (PFM) Act, 2012, bind the County Executive to maintain a transparent financial management system, provide standard financial reporting, and manage public resources predictably and responsibly.

Hon. Speaker, in an official public brief on the County's financial status, His Excellency the Governor announced that Nairobi City County recorded its highest-ever own-source revenue collection, raising a landmark Kshs. 15.4 billion during the 2025/2026 financial year. During this announcement, the Governor explicitly stated that *"Every shilling collected will go back into improving roads, health services, markets, drainage, street lighting and other essential services that Nairobi residents deserve."*

Hon. Speaker, while the Assembly commends this historic milestone driven by the Nairobi Pay platform, there is an administrative contradiction between the Governor's stated fiscal policy and the physical realities on the ground. Despite the declaration that hospital revenue collection was strengthened to yield Kshs. 2.73 billion, critical County hospitals are currently experiencing severe operational disruptions, including the disconnection of electricity power due to outstanding utility pending bills. Additionally, contractors on vital Ward Development Projects have left their sites due to prolonged non-payment, indicating an inexplicably low development absorption rate that goes against the intent of the Governor's public pronouncement.

Hon. Speaker, in the Statement, the Chairperson should inquire into and report on: -

1. The structural and accounting frameworks utilized by the County Executive to reconcile the Governor's explicit policy directive that "every shilling collected goes back into essential public services" with the ongoing non-payment of contractors and utility providers;

2. The specific bottlenecks causing a low development budget absorption rate in the 2025/2026 financial year despite the verified Kshs. 15.4 billion revenue performance;
3. A detailed status report on all outstanding utility bills owed by county health facilities, explaining why electricity power is being switched off despite the health sector generating Kshs. 2.73 billion in own-source revenue;
4. A comprehensive list of all ward development projects currently stalled or abandoned by contractors due to non-payment, alongside an official, transparent timeline of when these specific public pending bills will be settled in line with the transparency provisions of the Public Finance Management (PFM) Act, 2012;
5. Whether there is a clear criteria governing how contractors and suppliers are prioritized for payment, the amounts disbursed, and the timelines for settling these obligations;
6. The specific authorities, Committees, or officers responsible for deciding and approving payments;
7. The total amount of payments disbursed to various sectors, including the criteria used for payment allocation expressed as percentages of total payments made;
8. Whether there is an equitable balance in payments across various sectors relative to their respective budgeted appropriations; and
9. The last time Ward Development Projects were paid, specifying the exact amounts disbursed per ward during the current administration.

Thank you, Hon. Speaker.

Hon. Speaker: The Chairperson of Committees.

Hon. Paul Kados: Hon. Speaker, as you know, the Budget Committee is still sitting...

Hon. Speaker: They are not sitting to consider any business apart from the report of the Budget for the financial year 2026/2027. So, they are not considering any new business. I hope that should be clear.

Hon. Paul Kados: Okay, Hon. Speaker, I ask him to give the Committee four weeks, please.

Hon. Speaker: I hope, Hon. Members, I am clear. The Committee on Budget and Appropriation is still existing to consider the report of the financial year 2026/2027, and that is the sole business.

Hon. Paul Kados: The Member is comfortable with four weeks.

Hon. Speaker: He is comfortable. Clerk, let us proceed.

BILLS

Second Readings

NAIROBI CITY COUNTY WARD DEVELOPMENT PROGRAM BILL, 2026

Hon. Speaker: Hon. Sospeter.

Hon. Sospeter Mumbi: Mr. Speaker, I beg to move that the Nairobi City-County Ward Development Program Bill, 2026, be read a Second Time.

Mr. Speaker, 12 years ago, the County Assembly passed a Bill that was enacted into law as the Nairobi City County Ward Development Fund, Act 2014. Over the years, the Act has been amended four times to address the gaps that have been identified. However, all these efforts to amend these acts proved futile and necessitated the need to repeal and enact a new law that addresses the emerging issues regarding implementation of ward programs and resonates fully with the advisory of the Controller of Budget.

Mr. Speaker, in the foregoing, the draft Nairobi City County Ward Development Program Bill, 2026 was developed and committed to the Select Committee on Ward Development Fund for consideration and reporting in line with Standing Order 135.

Mr. Speaker, this Bill aims to ring fence 5% of ordinary County revenues, which will go a long way to ensure equitable development of programs across the 85 wards.

Mr. Speaker, I wish to urge Members to support this Bill and give the County the go-ahead to ring fence funds for Ward Development Projects and other lines of expenditure for the Sub-sector.

Hon. Speaker, I beg to move and request Hon. Hamisi to second this Second Reading.

Hon. Hamisi Maleya: Thank you, Hon. Speaker. I rise to second the Bill.

Hon. Speaker: Thank you.

(Question proposed)

Hon. Speaker: Plenary please. Hon. DNG.

Hon. Davidson Ngibuini: Hon. Speaker, I could hear people whispering Mover, but for those of us elected Members who have votes, there is nothing more important than the Ward Development Program. In fact, if there is something that we should ensure it works in this City, it is the Ward Development Program for the various reasons. Specifically, the Ward Development Program is an equalization fund. It is a program that allows each and every ward in Nairobi to have the same amount of development budget allocated every financial year.

Hon. Speaker, sadly to say in this tenure that we are serving in, the Ward Development Program has collapsed. That is why this Bill is extremely important. We are currently at the mercy of the County Executive. Without the correct legislation to ring fence this money that we are demanding be allocated for us every financial year, we will always be on our knees begging the County Executive to support. Sad to say, Hon. Speaker, there is no goodwill from the County Executive of Nairobi in regards to the Ward Development Program. That is why in the last financial year 2025/2026, there was no tendering of the Ward Development Program.

I am serving my first term, but I do not know whether there has ever been a situation where the MCAs do not have anything that they can do in their wards in regards to development for an entire financial year, despite this County Assembly appropriating and passing the budget on time.

The Ward Development Program has collapsed and we need it to work. We demand it to work and the only way to do so is to support this legislation to ring fence this amount so that it is in law.

Hon. Speaker, beyond the tendering and the performance by contractors, the next big question is, as we are ring fencing this money, as has been proposed by the Mover, how do we ensure that the County Executive actually pays the contractors who do the work? Because we are having a situation where there is performance of contracts, contractors have come to ground, they have done the work, they raise certificates, the certificates go through evaluation, validation, invoicing etc. but are never paid. So, that is what we need to ensure is done so that we can ensure that our wards feel development.

Hon. Speaker, we are coming to an election period and one of the biggest platforms in my opinion is the work we have done. So, mine is to encourage the Mover and to show my support and to encourage the House to support this.

Hon. Speaker, as I end my submission. I wish to say that another evidence of why the Ward Development Program is not working is because when the Budget Estimates are being prepared by the Executive and submitted to the County Assembly of Nairobi, they could not find any place for the 30% threshold required by the PFM Act, which is a sad state of affairs in the capital city of the Republic of Kenya. Thank you, Hon. Speaker.

Hon. Speaker: Hon. Isalambo.

Hon. Emmy Isalambo: Thank you, Hon. Speaker. I stand in support of this Bill. It is quite prudent in legislation and is long overdue. I might not be having a ward but my party nominated me to stand in for Nairobi. This Bill will help Nairobi. I think it is important for this Bill to go through, and even if I do not come back or get reelected, then there will be smooth sailing within the city in terms of projects. Hon. Speaker, I stand to support the Bill. Thank you.

Hon. Speaker: I direct the mover of the Motion to give a reply. Do we have Hon. Karanja Karis? Ooh, the Member is not even in the House. Kindly proceed.

Hon. Sospeter Mumbi: Thank you, Hon. Speaker. I wish to take this opportunity to thank the seconder, Hon. DNG and Hon. Isalambo. They are much welcome. With that regard, I don't have much to say other than to move.

Hon. Speaker: To reply.

Hon. Sospeter Mumbi: Sorry, I beg to reply.

Hon. Speaker: Thank you.

(Question put and agreed to)

(The Bill was read a Second Time and committed to a Committee of the Whole House)

NAIROBI CITY COUNTY ALCOHOLIC DRINKS
CONTROL AND LICENSING (REPEAL) BILL, 2026

Hon. Paul Kados: Hon. Speaker, I request the House to give the Chair three weeks from the day of the constitution of committees, because there is some work that was done and the public was not consulted.

Hon. Speaker: Hon. Members, as you go through the Order Paper, under Order No. 9, it requires that the Chairperson of Committee on Culture and Community Services moves the said Motion. Given the current status of the chairmanship of various committees, I direct that the subject Motion be deferred back to the House Business Committee for reallocation and subsequently consideration at a later date.

(Bill deferred)

MOTIONS

ESTABLISHMENT OF A FRAMEWORK FOR DEVELOPMENT OF CARBON CREDIT PROJECTS

Hon. Speaker: Hon. Oyugi, are you ready?

Hon. Kennedy Oyugi: Mr. Speaker, I have been ready for this Motion for the last two months. However, I have just received information that my car has been clamped outside, opposite Ashaki Grill. So, my level of concentration is wanting. Mr. Speaker, I do not know whether to proceed with the Motion or go outside to pursue how my car can be released. Kindly intervene and advise.

Hon. Speaker: Hon. Oyugi, your concern as raised can be well taken care of by our able Sergeant-at-Arms. Kindly facilitate them with the registration number as you proceed with the business of the House

Hon. Kennedy Oyugi: Thank you, Mr. Speaker.

AWARE THAT climate change continues to pose significant threat to sustainable development, urban resilience, environmental protection and public health, particularly within rapidly growing cities such as Nairobi City County;

FURTHER AWARE THAT greenhouse gas emissions under its Nationally Determined Contributions (NDCs), thereby requiring coordinated action across both national and county government;

NOTING THAT Climate Change Act, 2016, the Nairobi City County Climate Change Act, 2024, and the Environmental Management and Coordination Act (EMCA), mandate collaboration between the two levels of government in implementing climate change mitigation and adaptation strategies;

APPRECIATING THAT the County Government of Nairobi developed the Nairobi City County Climate Change Action Plan 2020-2050, which targets carbon neutrality by 2050 by aiming a 66% emissions reduction below business as usual scenarios;

ACKNOWLEDGING THAT carbon credit mechanism and climate finance frameworks provide an opportunity for government to generate revenue through verified energy, afforestation, sustainable transport and energy efficiency;

COGNIZANT THAT effective participation in carbon credit markets requires structured collaboration with national government agencies, including the ministry responsible for Environment and Climate Change, the National Environment Management Authority (NEMA) and other regulatory and technical institutions;

FURTHER NOTING THAT Nairobi City County continues to experience increasing greenhouse gas emissions driven by urbanization, traffic congestion, waste management challenges and energy consumption patterns;

RECOGNIZING THAT the establishment of a coordinated climate change mitigation program will not only contribute to emission reduction but also enable the County Government to access carbon credit markets, generate sustainable revenue and reinvest such proceeds into development programs for the benefit of residents;

NOW THEREFORE, this Assembly resolves that the County Government in collaboration with the national government institutions:

1. Establishes a clear framework for the identification, development, validation, verification, certification and registration of carbon credit projects across key sectors, including waste management, renewable energy, urban forestry, sustainable transport and energy efficiency;
2. The County Executive formally partners with National Government agencies such as the ministry responsible for environment and climate change, the National Environment Management Authority NEMA and other relevant bodies to ensure compliance with national laws, international standards and carbon market protocols;
3. The County Government mobilizes partnerships with private sector actors, development partners and climate finance institutions to access technical expertise, funding and market linkages necessary for carbon credit generation and trading; and
4. Revenue generated from carbon credit initiatives be reinforced and utilized to finance climate action programs and other priority county development projects that promote sustainable development.

Mr. Speaker, this Motion ought to have been seconded by Hon. Robert Alai, whom I just realized has vanished. So, allow me also to ambush my brother here, Hon. Wa Iria, to second it.

Hon. Paul Kariuki: Thank you, Hon. Speaker...

Hon. Speaker: Kindly, Hon. Oyugi, switch off your mic.

Hon. Paul Kariuki: Thank you, Hon. Speaker, I wish to second. Thank you.

(Question proposed)

Hon. Speaker: Hon. Members, plenary. Any contribution on this Motion? Hon. Members, my screen is clear, allowing me to call upon the mover of the Motion to make a point of reply.

Hon. Kennedy Oyugi: Thank you, Mr. Speaker, you know silence is also one way of participation. I want to thank the Members for not objecting to this Motion. However, Mr. Speaker, I want to give a word of caution to the Members of Executive. A number of motions have been moved in this House, but when it comes to implementation, it is almost zero. So, Mr. Speaker, I only want to implore when the committees will be reconstituted, as you directed, the Implementation Committee must ensure that the Petitions, Bills and Motions that have been passed in this House, are implemented. Otherwise, thank you, Members.

Hon. Speaker: Thank you.

(Question put and agreed)

DESIGNATION AND IMPLEMENTATION OF PROGRAMS FOR
SENSITIZING YOUTH ON DANGERS OF DRUG AND SUBSTANCE ABUSE

Hon. Speaker: On this Motion No. 11, I would request the mover of the Motion to consider moving it to the next sitting day. I do not know whether you are okay?

Hon. Kennedy Oyugi: Mr. Speaker, you know, in this House, your words are tantamount to law.

Hon. Speaker: But if you are ready to proceed, it is okay.

Hon. Kennedy Oyugi: Of course, I am ready.

Hon. Speaker: Kindly proceed.

Hon. Kennedy Oyugi: If it will inconvenience you in any way...

Hon. Speaker: Kindly proceed.

QUORUM

Hon. Paul Kariuki: Hon. Speaker, I rise pursuant to Standing Order No.38 to bring to your attention the lack of quorum in the Assembly

Hon. Speaker: Can the Clerk, through the Sergeant-at-Arms, confirm?

(The Clerk-at-the-Table consulted the Speaker)

It has been confirmed by the Clerk and the Sergeant-at-Arms that we do not have a quorum, and it is a requirement under Standing Order Number 38 on the hours of the meeting, that whenever the House falls short on quorum, then I direct the Sergeant-at-Arms to leave the door wide open as they ring the Bell for a record of ten minutes. Thank you.

(Quorum bell was rung)

Hon. Members, after the Bell has been rung under requirement of Standing Order Number 38, we still lack quorum to allow the House to transact any business.

(Motion deferred)

ADJOURNMENT

Hon. Speaker: Under Standing Order 38 (2) (a), I direct that the Assembly stands adjourned to the next day, being Wednesday 22nd July 2026 at 2.30 p.m.

I direct the sitting of the House Business Committee be held tomorrow, Wednesday 22nd July 2026 at 11.30, both physically and hybrid. Thank you, Hon. Members, and have a peaceful evening.

The House rose at 4:33 p.m.