



REPUBLIC OF KENYA

# MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT

STATE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## SECOND KENYA INFORMAL SETTLEMENTS IMPROVEMENT PROJECT (KISIP2)

Credit No: 6759-KE

Project ID No: P167814

**ASSIGNMENT TITLE: CONSULTING SERVICES FOR UNDERTAKING A STUDY ON THE IMPACT OF KISIP 1 INTERVENTIONS AND INTEGRATION OF THE UPGRADED SETTLEMENTS INTO THE FORMAL URBAN FABRIC**  
REFERENCE NO: - KE-MOTI-502487-CS-QCBS

### REQUEST FOR EXPRESSIONS OF INTEREST (CONSULTANCY SERVICES-FIRM SELECTION)

- i. The Government of Kenya (GoK) has received financing from the World Bank towards the cost of the Second Kenya Informal Settlements Improvement Project (KISIP2) and intends to apply part of the proceeds for consulting services.
- ii. The consulting services (the Services) include:
- Conducting a comprehensive analysis of the KISIP 1 project**, focusing on its objectives, target areas, and the scope of tenure regularization and infrastructure improvement achieved.
  - Undertaking beneficiary Analysis** to assess the number of title deeds issued, assess the extent of land transfer by original beneficiaries to individuals other than their known next of kin in the selected settlements.
  - Identification, verification and confirmation of perimeter boundaries** and preparation of base maps of each informal settlement;
  - Infrastructure Operation and Maintenance Assessment** by Conducting an evaluation of the current status of the upgraded infrastructure facilities.
  - Evaluate the environmental sustainability impacted on the national and county institutions involved in slum upgrading and prevention
  - Employment of Digital Public Works (DPW) model for data collection**; DPW will supply key data from seven settlements across four counties, aiding in the evaluation of intervention outcomes.
  - Integration of the upgraded Settlements with the Formal Urban Fabric
  - Assess the impact of KISIP 1 on the creation of economic opportunities within and around the upgraded informal settlements.
  - Evaluate the environmental sustainability of the upgraded settlements.
  - Identify key stakeholders** who could play a significant role in the ongoing upgrading and integration of informal settlements into the formal urban fabric.
  - Provide targeted recommendations** based on the analysis, focusing on strategies to improve the success of current and future tenure regularization and infrastructure improvement initiatives in Kenya's informal settlements.
  - Proposing concrete measures** to ensure the long-term sustainability of the upgraded informal settlements.

The assignment is expected to take **Nine (9) calendar months**

- iii. The detailed Terms of Reference (TORs) for the assignment can be found at the following website:  
[www.housingandurban.go.ke/tenders](http://www.housingandurban.go.ke/tenders) or can be obtained at the address given below;

State Department for Housing and Urban Development,  
**KISIP2 Supply Chain Management Office**,  
P.O. Box 30119-00100  
19<sup>th</sup> Floor, PRISM Tower,  
3<sup>rd</sup> Ngong Avenue  
Nairobi, Kenya  
**Tel: +254-0202-2729200**  
Email: [kisipprocurement@gmail.com](mailto:kisipprocurement@gmail.com)

- iv. The Ministry of Lands, Public Works, Housing and Urban Development, State Department for Housing and Urban Development (the Client) through its Project Implementation Team, now invites **eligible consulting firms ("Consultants")** to indicate their interest in providing the services. Interested Consultants should provide Clear and precise information demonstrating that they have the required qualifications and relevant experience to perform the Services. The shortlisting criteria are:
- Core Business and Years of Operation:** The firm must be legally registered or incorporated as a consulting firm specializing in research, socio-economic impact assessment and project evaluation in urban development, monitoring and evaluation, or related fields. The firm must have been in business for a minimum of Eight (8) years.
  - Relevant Experience:** The firm must demonstrate successful completion of at least two assignments of similar nature and scope within the last five (5) years, in comparable operating environments. Since this is an impact study, firms with expertise in Monitoring and Evaluation (M&E), will be particularly well-suited. Details of similar assignments, including the client's name and address, scope, value, and project duration, should be submitted as part of the Expression of Interest (EOI).
  - Technical and Managerial Capacity:** The firm must demonstrate adequate technical capacity (including relevant equipment, tools, software, etc.) and managerial capability to carry out the assignment. This should be reflected in the submitted company profile(s). *Evaluation of key experts will not be conducted at the shortlisting stage.*
  - Experience in Urban Development Solutions:** The firm must demonstrate successful execution of at least two (2) project evaluation and socio-economic impact assessments related to housing and urban development solutions through research, policy, and strategy development in urban environments over the last five (5) years. Details of these assignments, including the client's name and address, scope, value, and project period, should also be provided. Given the urban sector focus, including M&E experts and housing/urban development specialists within the team is recommended.

**Key Experts will not be evaluated at the shortlisting stage.**

- v. The Consultant(s) will be selected in accordance with the World Bank's Procurement Regulations for IPF Borrowers, July 2016, revised November 2017, revised July 2018 and revised November 2020 which can be found at the following website:  
[www.worldbank.org/procurement](http://www.worldbank.org/procurement).
- vi. The attention of interested Consultants is drawn to Section III, paragraph, 3.14, 3.16, and 3.17 of the World Bank's "Procurement Regulations for IPF Borrowers" July 2016, revised November 2017, revised July 2018 and revised November 2020 ("Procurement Regulations") setting forth the World Bank's policy on conflict of interest.
- vii. Consultants may associate with other firms to enhance their qualifications, but should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected. However, the experience of a sub-consultant will not be considered while short-listing.
- viii. A Consultant will be selected in accordance with the Quality and Cost Based Selection (QCBS) method set out in the Procurement Regulations.

- ix. Further information can be obtained at the address below during office hours i.e., 0900 to 1700 hours East African Time (EAT).

State Department for Housing and Urban Development,  
**KISIP2 Supply Chain Management Office**,  
P.O. Box 30119-00100  
19<sup>th</sup> Floor, PRISM Tower,  
3<sup>rd</sup> Ngong Avenue  
Nairobi, Kenya  
**Tel: +254-0202-2729200**  
Email: [kisipprocurement@gmail.com](mailto:kisipprocurement@gmail.com)

- x. **Expression of interest** must be delivered in a written form to the address below either in person, by mail or by email by **12<sup>th</sup> November, 2025 at 1100hrs East African Time (EAT)**.

**Consultants with current ongoing assignments with KISIP2 below 80% progress are not eligible to participate.**

State Department for Housing and Urban Development,  
**Attn: Principal Secretary**  
P.O. Box 30119-00100  
6<sup>th</sup> Floor, Ardhi House  
1<sup>st</sup> Ngong Avenue  
Nairobi, Kenya  
**Tel: +254-0202-2729200**  
Email: [kisip2.procurement@housingandurban.go.ke](mailto:kisip2.procurement@housingandurban.go.ke)  
[kisipprocurement@gmail.com](mailto:kisipprocurement@gmail.com)

**HEAD SUPPLY CHAIN MANAGEMENT SERVICES  
FOR: PRINCIPAL SECRETARY/  
STATE DEPARTMENT OF HOUSING & URBAN DEVELOPMENT**