CASE STUDIES

Access to Land - From Bottleneck to Breakthrough

CASE STUDY 1:

Formalising a Secured Land Lease

The access to land intervention implemented by GFA Consulting Group in partnership with Pamoja for Transformation (P4T) in the framework of the GIZ Agri-Jobs **4 You**th Initiative, addresses barriers to accessing agricultural land through a Transformative Intergenerational Dialogue approach. This approach promotes inclusive engagement between landowners and farmers, strengthens mutual understanding, and facilitates practical, community-driven solutions such as formalising land leasing, improved land governance, and conflict transformation.

Location:

Mumias East Sub-County, Kakamega County

Target Group:

Youth Agricultural Entrepreneur

The Challenge

For young farmers in Western Kenya, accessing agricultural land has traditionally relied on receiving ancestral land from immediate family members. Over time, land sizes have significantly reduced or land isn't available at all due to subdivisions to allocate to members down the family tree. Thus, young persons and women resort to leasing land using informal verbal agreements with older landowners. These verbal arrangements are highly volatile: Without written proof, landowners frequently invoke arbitrary rule changes once crops mature or when they observe a profitable harvest. A young youth beneficiary in Mumias East Sub-County previously faced this exact vulnerability when a landowner attempted to repossess leased land and offer an unfair refund after a successful initial harvest.



Belinda Kalahi Kidagisa from Vihiga County had a delayed succession case. As result of the intervention on improving access to land, succession process was initiated

The Intervention

Through the GIZ Agri-Jobs **4 Youth** initiative, implemented by Pamoja for Transformation (P4T) in partnership with GFA Consulting Group, the youth beneficiary participated in community awareness and sensitisation forums and engaged with a trained paralegal and local administration officer (Assistant Chief). The intervention equipped the beneficiary with the *Community Land Rights Paralegal Guidelines* and a standardised written lease agreement format. With active facilitation from the local assistant chief, the youth and the landowner negotiated clear terms, verified boundaries, and signed a formal, witnessed land lease agreement.

The Outcome & Impact

- **Tenure Security Established:** The formal lease agreement legally protected the youth from arbitrary eviction and sudden rent hikes.
- **Commercial Expansion:** With assured access to land, the youth successfully scaled production into commercial African Leafy Vegetables (ALVs), generating steady household income.

TESTIMONIAL QUOTE

> *The training and the support of the assistant chief enabled me to formalise a land lease agreement and securely lease land for cultivation. As a result, I am now able to grow vegetables for sale and generate income to support my household.*
>
> *– Youth beneficiary, Mumias East Sub-County*

CASE STUDY 2:

Resolving Inheritance Disputes and Advancing Estate Planning

Location:

Bokoli Location, Webuye West Sub-County, Bungoma County

Key Stakeholders:

Local Administration Officers (Chiefs/ Assistant Chiefs) and Community Paralegals

The Challenge

Following the death of a family patriarch, land disputes, boundary conflicts among siblings, and the unlawful marginalisation of widows and daughters frequently destabilise rural households. Historically, families attempted informal, unrecorded land subdivisions that lacked legal recognition, triggering protracted family breakdowns and court backlogs. Furthermore, local administrators lacked fully fledged structured frameworks to mediate family land cases effectively.

The Intervention

Under the intervention's capacity-building pillar, local administrators and Community Change Advocates (CCAs) were trained as community paralegals to administer Alternative Justice Systems (AJS) and guide families through statutory succession under Kenyan law (incorporating Articles 27, 40, and 60 of the Constitution of Kenya 2010). Utilising the paralegal guidelines, local chiefs began hosting community paralegal clinics and mediation sessions rather than allowing disputes to escalate.

The Outcome & Impact

- **Reduction in Court Litigation:** Intra-family succession and inheritance cases were systematically diverted to local administrators, who issued proper referral letters and guided heirs through formal letters of administration without conflict.
- **Proactive Estate Planning:** The intervention triggered a major behavioral shift: Landowners embraced estate planning by drafting written wills and voluntarily depositing them with area chiefs for safe custody. During the implementation period, 34 succession processes were initiated, 19 family conflicts were mediated, and 3 written wills were formally deposited.

TESTIMONIAL QUOTE

> *We now conduct community awareness and sensitisation forums on land rights, succession, land leasing procedures, and other legal processes. Through these forums, community members have become more informed and confident in navigating land-related issues. We have also seen a positive shift in attitudes, with many community members now accepting that women have the right to own and inherit land in line with the law.*
>
> *– Local Administrator, Bokoli Location, Webuye West Sub-County, Bungoma County*

Published by

Deutsche Gesellschaft für
Internationale Zusammenarbeit (GIZ) GmbH

Registered offices Bonn and Eschborn, Germany

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As at November 2026

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Design Lugaka Eric, Nairobi

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GIZ is responsible for the content of this publication.

On behalf of Federal Ministry for Economic Cooperation and Development (BMZ)