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28/5/26.

REPUBLIC OF KENYA

THE NATIONAL ASSEMBLY

THIRTEENTH PARLIAMENT – FIFTH SESSION – 2026

PUBLIC PETITIONS COMMITTEE



REPORT ON-

CONSIDERATION OF P/NO.32 OF 2025 REGARDING COMPENSATION OF RESIDENTS AFFECTED BY THE CONSTRUCTION OF THE EMBU RING/CONNECTOR ROAD IN EMBU COUNTY

THE NATIONAL ASSEMBLY PAPERS LAID	
DATE: 28 MAY 2026	DAY: Thursday
TABLED BY:	Hon. Maisori Marwa, MP
CLERK-AT THE-TABLE:	Irene Nduku

Committee

**Directorate of Audit Appropriations &
General Purpose Committees**

Clerk's Chambers

Main Parliament Buildings

NAIROBI

MAY, 2026

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ACRONYMS

KeRRA	Kenya Rural Roads Authority
NLC	National Land Commission
PAPs	Persons Affected by Project

CHAIRPERSON'S FOREWORD

On behalf of the Public Petitions Committee and pursuant to the provisions of Standing Order 227, it is my pleasant privilege and honor to present to this House the Report of the Committee on Public Petition No. 32 of 2025 regarding the compensation of residents affected by the construction of the Embu Ring/Connector road project in Embu County by Mr. Francis Munene.

The petition was presented to the House pursuant to Standing Order No. 225 (2) (a) by the Honorable Speaker on behalf of the Petitioner.

The Committee considered the Petition and observed that the National Land Commission(NLC) is yet to receive the requisite funds from Kenya Rural Roads Authority (KeRRA). KeRRA commenced the valuation process and it is awaiting exchequer release from the National Treasury to complete the payment process.

The Committee undertook this inquiry by listening to the petitioner and receiving submissions from the Ministry of Lands, Public Works, Housing and Urban Development, National Land Commission and the Kenya Rural Roads Authority (KeRRA).

The committee recommends that KeRRA and National Treasury budgets for the compensation in FY 2026/27 estimates and settles within ninety (90) days of the financial year.

The Committee appreciates the Offices of the Speaker and Clerk of the National Assembly for providing guidance and necessary technical support, without which its work would not have been possible. The Chairperson expresses gratitude to the Committee Members for their devotion and commitment to duty during the consideration of the Petition.

On behalf of the Committee and pursuant to the provisions of Standing Order 199, I now wish to lay the Report on the Table of the House.

HON. MUCHANGI KAREMBA, CBS, M.P.

CHAIRPERSON, PUBLIC PETITIONS COMMITTEE

PART ONE

1 PREFACE

1.1 Establishment and Mandate of the Committee

1. The Public Petitions Committee is established under the provisions of Standing Order 208A with the following terms of reference:
 - i) considering all public petitions tabled in the House;
 - ii) making such recommendations as may be appropriate with respect to the prayers sought in the petitions;
 - iii) recommending whether the findings arising from consideration of a petition should be debated; and
 - iv) advising the House and reporting on all public petitions committed to it.

1.2 Committee Membership

2. The Public Petitions Committee was first constituted in October 2022 and reconstituted in March 2025 and comprises the following Members:

Chairperson

Hon. Muchangi Karemba, CBS, M.P.
Runyenjes Constituency
United Democratic Alliance (UDA)

Vice Chairperson

Hon. Janet Jepkemboi Sitienei, M.P.
Turbo Constituency
United Democratic Alliance (UDA)

Hon. Patrick Makau King'ola, M.P.
Mavoko Constituency
Wiper Democratic Movement-Kenya
(WDM-K)

Hon. Edith Vethi Nyenze, M.P.
Kitui West Constituency
Wiper Democratic Movement-Kenya
(WDM-K)

Hon. Joshua Chepyegon Kandie, M.P.
Baringo Central Constituency
United Democratic Alliance (UDA)

Hon. Beatrice Kadeveresia Elachi, CBS, M.P.
Dagoretti North Constituency
Orange Democratic Movement (ODM)

Hon. Maisori Marwa Kitayama, M.P.
Kuria East Constituency
United Democratic Alliance (UDA)

Hon. Paul Biego Kibichiy, M.P.
Chesumei Constituency
United Democratic Alliance (UDA)

Hon. Bernard Muriuki Nebart, M.P.
Mbeere South Constituency
Independent

Hon. Patrick Munene, CBS, M.P.
Chuka Igambang'ombe Constituency
United Democratic Alliance (UDA)

Hon. John Bwire Okano, M.P.
Taveta Constituency
Wiper Democratic Movement-Kenya
(WDM-K)

Hon. Peter Mbogho Shake, M.P.
Mwatate Constituency
Jubilee Party (JP)

Hon. Suzanne Ndunge Kiamba, M.P.
Makueni Constituency
Wiper Democratic Movement-Kenya
(WDM-K)

Hon. Peter Irungu Kihungi, M.P.
Kangema Constituency
United Democratic Alliance (UDA)

Hon. Sloya Clement Logova, M.P.
Sabatia Constituency
United Democratic Alliance (UDA)

1.3 Committee Secretariat

3. The Public Petitions Committee is facilitated by the following members of the secretariat:

Lead Clerk
Mr. Victor Weke
Principal Clerk Assistant II

Ms. Miriam Modo
First Clerk Assistant

Mr. Benard Toroitich
Third Clerk Assistant

Ms. Kafuyai Wamae
Third Clerk Assistant

Mr. Clinton Sindiga
Legal Counsel II

Ms. Nancy Akinyi
Research Officer III

Mr. Arkan Mumin
Research Officer III

Ms. Roselyne Njuki
Principal Serjeant-at-Arms

Mr. Paul Shana
Serjeant-at-Arms

Mr. Pascal Valerian
Hansard Officer III

Mr. Collins Mahamba
Audio Officer III

Ms. Felistus Muiya
Public Communication Officer

Ms. Fridah Ngari
Media Relations Officer III

PART TWO

2 BACKGROUND OF THE PETITION

2.1 Introduction

4. Pursuant to Article 119 of the Constitution, every person has the right to petition parliament to consider any matter that is within its authority. Standing Order 227 of the National Assembly gives the Public Petition Committee mandate to respond by way of a report to the petitioner within ninety calendar days of committal of the petition to the Committee.
5. The Petition was reported to the House by the Speaker, Hon. Dr. Moses Wetangula on behalf of the Petitioner.
6. The Petitioner is representing residents and land owners affected by the construction of the Embu-Hospital- Kathangariri-Kianjokoma- Kanja- Runyenjes- Siakago (Embu Ring/ Connector) Road Project in Embu County.
7. The Kenya Rural Roads Authority (KeRRA) and the National Land Commission (NLC) compulsorily acquired private land pursuant to Article 40(3) of the Constitution and the Land Act, 2012 for the construction of the 63-kilometer Embu Ring/ Connector Road.
8. The petitioners indicate that implementation of the project adversely affected numerous households, farms and business premises along the project corridor resulting in economic hardship, disruption of livelihoods and displacement of families.
9. The issues in respect of which this Petition is raised are not pending before any Court of law or any constitutional or legal body.

2.2 Prayers

10. The Petitioners prayed that the National Assembly, through the Public Petitions Committee-
 - i) Investigate the status of compensation for all PAPs along Embu Hospital-Kathangariri-Kianjokoma-Kanja-Runyenjes-Siakago Road including the reasons for the delay or non-payment, the accuracy and fairness of the valuation reports and the legal status of the compulsory acquisition;
 - ii) Recommends prompt and fair compensation for all PAPs in accordance with Article 40(3) of the Constitution and the Land Act; and

iii) Makes any other recommendations or takes any actions it deems appropriate to address the plight of the petitioners.

PART THREE

3 STAKEHOLDERS' SUBMISSIONS

3.1 The Petitioners

The Petitioners appeared before the Committee on Wednesday, 11th March, 2026 and submitted as follows -

11. The Government of Kenya through KeNHA and NLC compulsorily acquired private land pursuant to Article 40(3) of the Constitution and the Land Act, 2012 for the construction of 63 kilometers Embu Ring/ Connector Road.
12. In the course of implementing the project, numerous households, farms and business premises along the project corridor have been affected, resulting in economic hardship, disruption of livelihoods, and displacement of families.
13. The Committee was informed that on 23rd February 2024, a Gazette Notice was issued confirming the compulsory acquisition and listing of all affected parcels of land for the purposes of compensation. The petitioner avers that the Gazette Notice thereby created a legitimate, lawful expectation that compensation would be promptly, adequately and timely paid as required under the Constitution and the Land Act.
14. Further the Committee was informed that despite the continued construction and advancement of works on the project, many Project-Affected Persons (PAPs) remain uncompensated to date.
15. The lack of compensation has resulted to loss of homes, agricultural land and livelihood sources; inability to relocate or rebuild due to lack of funds; chronic financial distress, including the inability to service loans tied to the affected properties; emotional and psychological stress among affected families; and disruption of community stability and economic activity along the corridor.
16. The petitioner informed the committee that repeated follow-ups with KERRA, NLC and local administrative offices have not yielded clear timelines, reasons for delays, or definitive action, leaving residents frustrated and without a remedy.

3.2 National Land Commission

The CEO, National Land Commission, Mr. Kabale Tache Aero, vide a letter REF: NLC/NA/PPC/2026/03(1) dated 9th March, 2026 presented written submissions to the committee. He submitted as follows -

17. On the legal status of the compulsory acquisition: The compulsory acquisition process was undertaken in compliance with the Land Act No. 6 of 2012. The subject project was duly gazette for intention to acquire vide Gazette Notice No. 4387 dated 4th April, 2023. Inquiries were subsequently gazette vide Gazette Notices Nos. 4387 (2023) and 2069 (2024) and conducted at the gazette venues and dates. Accordingly, the acquisition process is legally and procedurally compliant.
18. On the valuation and fairness of reports: Inspections were carried out for valuation purposes, after which valuation reports and compensation schedules were prepared. These valuations adhered to established professional standards and principles of fairness, ensuring that PAPs were accorded just and equitable consideration in line with the law.
19. On the reasons for delay or non-payment: Upon completion of the valuation report and compensation schedule, the Commission requested compensation funds from the acquiring authority. The Commission is yet to receive the requisite funds from Kenya Rural Roads Authority (KeRRA). Consequently, processing and payment to the affected PAPs has not commenced. The delay is therefore attributable to the pending release of funds by the acquiring authority.
20. Once the Commission receives the compensation funds from KeRRA, payments to the PAPs will be processed without undue delay.

3.3 Kenya Rural Roads Authority

The DG, KeRRA, Eng.J.K Magondu, vide a letter REF: KeRRA/02/5/2/VOL.9(20) dated 923rd March, 2026 presented written submissions to the committee. He submitted as follows -

21. The compensation valuation process was completed in March 2025. The Authority is awaiting exchequer release from the National Treasury to complete the payment process. Due process was followed to ensure fairness and accuracy, as follows;
 - i) October 2019: Valuation of Crops was done by the Embu County Director of Agriculture
 - ii) April 2022: Valuation of Trees was done by the Kenya Forest Services, Embu County
 - iii) April 2023: The Gazette Notices were issued, and a physical inspection was undertaken by the National Lands Commission
 - iv) April 2024: Public Inquiries by the National Land Commission
 - v) March 2025: The National Land Commission finalized the valuation process

22. The Ministry confirms that upon release of the exchequer, the compensation funds will be channeled to the National Land Commission, which will then issue respective awards to the Project Affected Persons (PAPs).

3.4 The National Treasury

The Principal Administrative Secretary on behalf of the Principal Secretary/The National Treasury vide letter Ref: DV/ES 091/25/01/B/(35) dated 20th May 2026 submitted as follows:

23. Kenya National Highway (KeNHA) and the National Land Commission (NLC) admitted liability for funds owed to the Project Affected Persons (PAPs) for the private land acquired for construction of the ongoing road project.
24. However, no budgetary provisions were appropriated for Land Compensation and Relocation of Services under the Embu Hsp-Kathangariri - Kianjokoma – Runyenjes - Mbui – Kanja – Siakago Road project in the FY 2025/26 budget and in the previous Financial Years.
25. The National Treasury is not the implementing agency for road projects and therefore is not in a position to prioritize budgetary allocations to road project and associated services including payment of Project Affected Persons (PAPs).
26. However, given the need for smooth implementation of the projects, the State Department for Roads should determine the actual cost of the PAPs and ensure that the necessary allocation is prioritized during implementation of the FY 2026/27 budget.

PART FOUR

4 COMMITTEE OBSERVATIONS

27. Upon reviewing and considering the submissions by the petitioners, NLC and the Ministry of Lands, Public Works, Housing and Urban Development and the Kenya Rural Roads Authority, the Committee observed that—

- i) KeRRA admitted liability and was awaiting exchequer release from the National Treasury to complete the payment process to affected persons. The National Treasury however noted that it was the implementing agency's prerogative to prioritize budget items.
- ii) The valuation of Ksh. 1.5 million per acre approximately ten (10) years ago during the initial project planning stages may have been fair as at the time but the inordinate delay in settling these sums had in essence short changed the residents due to inflation and appreciation of the value of the land.
- iii) Moreover, caveats imposed on the land titles had disenfranchised residents as they were unable to use the title deeds for commercial purposes.

PART FIVE

5 COMMITTEE RECOMMENDATIONS

28. Pursuant to the provisions of Standing Order 227, the Committee responds to the Petition as follows—

- i) Investigate the status of compensation for all PAPs along Embu Hospital-Kathangariri-Kianjokoma-Kanja-Runyenjes-Siakago Road including the reasons for the delay or non-payment, the accuracy and fairness of the valuation reports and the legal status of the compulsory acquisition; **the Committee notes that KeRRA had indeed admitted liability and cited exchequer constraints as the reason for delay. The valuation reports were done as per the law, save for delayed payments.**
- ii) On the prayers that the National Assembly recommends prompt and fair compensation for all PAPs in accordance with Article 40(3) of the Constitution and the Land Act; **the Committee recommends that the National Treasury and KeRRA ensures inclusion of the compensation monies in the FY 2026/27 budget and should settle the outstanding dues within ninety (90) days of the subject financial year, failure to which interest accrues from date of possession as per section 117 of the Land Act.**
- iii) Makes any other recommendations or takes any actions it deems appropriate to address the plight of the petitioners; **the Committee recommends that upon settlement of the compensation, KeRRA must ensure that the caveat placed on portions of title deeds of those affected are lifted immediately.**


Signed: _____



Date: _____

28/05/26

HON. MUCHANGI KAREMBA, CBS, M.P.
CHAIRPERSON, PUBLIC PETITIONS COMMITTEE

 THE NATIONAL ASSEMBLY PAPERS LAID	
DATE: 28 MAY 2026	
DAY: Thursday	
TABLED BY:	Hon. Maisori Marwa, MP Member, Public Petitions Committee
CLERK-AT-THE-TABLE:	Irene Nduku

ANNEXURES

Annexure 1:	Adoption List
Annexure 2:	Public Petition No.32 of 2025 Regarding Compensation of the Embu Ring/Connector Project in Embu County
Annexure 3:	Minutes of Proceedings






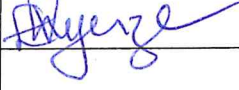
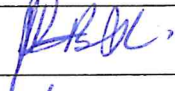


PUBLIC PETITIONS COMMITTEE

ADOPTION LIST

- (i) Consideration and adoption of the P/No. 32/2025 regarding compensation for residents affected by the construction of the Embu Ring/ Connector Road project in Embu County.

We, the undersigned, hereby affix our signatures to this Report to affirm our approval:

DATE: 8/5/2026

	HON. MEMBER	SIGNATURE
1.	Hon. Muchangi Karemba, CBS, M.P. (Chairperson)	
2.	Hon. Janet Jepkemboi Sitienei, CBS, M.P. (Vice Chairperson)	
3.	Hon. Patrick Makau King'ola, M.P.	
4.	Hon. Beatrice Kadeveresia Elachi, CBS, M.P.	
5.	Hon. Joshua Chepyegon Kandie, M.P.	
6.	Hon. Maisori Marwa Kitayama, M.P.	
7.	Hon. Edith Vethi Nyenze, M.P.	
8.	Hon. Patrick Ntwiga Munene, CBS, M.P.	
9.	Hon. Paul Biego Kibichy, M.P.	
10.	Hon. (Eng.) Bernard Muriuki Nebart, M.P.	
11.	Hon. Peter Mbogho Shake, M.P.	
12.	Hon. Suzanne Ndunge Kiamba, M.P.	
13.	Hon. John Bwire Okano, M.P.	
14.	Hon. Sloya Clement Logova, M.P.	
15.	Hon. Peter Irungu Kihungi, M.P.	

