

GAZETTE NOTICE NO. 2709

THE LAND REGISTRATION ACT

(Cap. 300)

CANCELLATION OF A LAND TITLE DEED

WHEREAS Julius Makumi Ndambuki, is registered as proprietor of all that piece of land containing 4.77 hectares or thereabout, known as parcel No. Taita Taveta/Challa Njukini/3905, situate in Taita Taveta County, and whereas in the Chief Magistrates Court at Taveta ELC

Case No. MCECC/14/2019 has directed the land registrar to cancel the original title deed held by Julius Makumi Ndambuki. notice is given that the land title deed held by Julius Makumi Ndambuki shall stand cancelled within thirty (30) from the date hereof.

Dated the 27th February, 2026.

MR/8111242

N. S. MWAGUNI,
Land Registrar, Taita Taveta County.

GAZETTE NOTICE NO. 2710

THE WATER ACT

(Cap. 372)

NAIROBI CITY WATER AND SEWERAGE COMPANY LIMITED

APPROVED TARIFF STRUCTURE FOR THE PERIOD 2025/2026 TO 2028/2029

The Water Services Regulatory Board (WASREB), under the powers granted by section 72 (1) (b) and (2) of the Water Act, 2016, has approved the regular tariff adjustment for the area served by Nairobi City Water and Sewerage Company (NCWSC).

NCWSC applied to the Water Services Regulatory Board (WASREB) for a review of water services tariffs for the period 2025/2026 to 2028/2029 in line with section 72 (1) (b) of the Act. Public consultation on the NCWSC application was carried out as per the requirements of section 139 of the Water Act, 2016.

Having considered the application, the written and oral submissions by all stakeholders and the current data, WASREB has determined that an upward tariff review is justified for NCWSC to improve service delivery, operate sustainably and protect consumer interests by meeting the tariff conditions attached to the tariff.

WASREB hereby gives a one-month notice from the date of this communication to all existing and potential customers of NCWSC that the structure of approved tariffs for water services for the four financial years 2025/2026, 2026/2027, 2027/2028 and 2028/2029 shall be as follows:

1.0 Approved Tariff Structure for the period 2025/2026 to 2028/2029

1.1 Water Tariff

Consumer Categories	Consumption Block (m3)	Approved Tariff (KSh/M3)
Domestic/Residential	1-6	68
	7-20.	85
	21-50	91
	51-100	101
	101-300	109
	>300	117
Multi-Dwelling Units (MDU)/ Gated Communities	Per M3	85
Commercial/Industrial	1-50	91
	51-100	101
	101-300	109
	>300	117
Government/Institutions	1-50	91
	51-100	101
	101-300	109
	>300	117
Public Schools, Colleges and Universities	1-600	78
	601-1200	94
	>1200m3	114
Unique Consumer Categories	Bulk Water Supply to Other Public Utilities	46
	Water Kiosk	44

Customers with non-functional meters shall be billed based on the average of the last three months' bills.

1.2 Sewerage Tariff

1.2.1 Consumers with a Water Connection

(a) Sewerage will be charged at 75% of the water volumes, billed at the tariff for water specified (in 1.1) above for all customer categories.

Consumer Categories	Consumption Block (75% of water consumed) (m3)	Approved Tariff (KSh/M3)
Domestic/Residential	1-6	58
	7-20.	65
	21-50	73
	51-100	81
	101-300	85
	>300	93
Multi-Dwelling Units (MDU)/ Gated Communities	Per M3	65
Commercial/Industrial	1-50	73
	51-100	81
	101-300	85
	>300	93

<i>Consumer Categories</i>	<i>Consumption Block (75% of water consumed) (m3)</i>	<i>Approved Tariff (KSh./M3)</i>
Government/Institutions	1-50	73
	51-100	81
	101-300	85
	>300	93
Public Schools, Colleges and Universities	1-600	62
	601-1200	75
	>1200m3	91
Bulk Sewerage customers (From Public WSPs)	Per M3	43

(b) Disconnected water accounts shall be charged based on the average of the last three months' sewerage charges before the disconnection.

1.2.2 Customer with no water connection

Sewerage consumers without a water connection shall be charged as follows:

- Domestic customers without a metered source of water (Per Single dwelling unit): Ksh. 350 per month
- All other categories: 75% of the volume of water consumed as per the metered source of water including boreholes, at the rates specified below.

<i>Consumption Block (m3)</i>	<i>Current Tariff (KSh./M3)</i>	<i>Consumption Block (m3)</i>	<i>Recommended Tariff (KSh./M3)</i>
1-6	43	1-6	58
7-20.	56	7-20.	65
21-50	63	21-50	73
51-100	65	51-100	81
101-300	68	101-300	85
>300	72	>300	93

1.3 Indexation

The utility's approved tariffs for water and sewerage shall be eligible for annual indexation, as per the regulations of the Water Services Regulatory Board (WASREB). The inflation adjustment shall come into effect every July of the tariff period commencing July 2027.

1.4 Miscellaneous Charges

<i>Item/ Service</i>	<i>Charge (KSh.)</i>
<i>Water Deposit</i>	
<i>Category of Consumer</i>	
Domestic	2500
Multi Dwelling Units (MDU - Small); 4-10 units	5,000
Multi Dwelling Units (MDU - Medium); 11-20 units	10,000
Multi Dwelling Units (MDU - Large); > 21 units	20,000
Retail shops less than 10m3	3000
Retail shops more than 10m3	3,500
Bar, restaurants less than 15 m3	4,000
Bar, restaurants more than 15 m3	6,000
Hotel less than 150 m3	12,000
Hotel more than 150 m3	15,000
Hospitals more than 150 m3	20,000
Health centres less than 150 m ³	12,000
Schools less than 200 m3	10,000
Schools and other institutions more than 200 m3	20,000
Minor construction sites more than 200 m3	15,000
Major construction sites more than 300 m3	50,000
Light industries less than 200 m3	30,000
Medium industrial between 200 m3 and 300 m3	50,000
Heavy industries more than 300 m3	100,000
Water Kiosks	5,000
*Customers with only a sewer connection to be charged a deposit equivalent to a water connection	
<i>Other Charges</i>	
<i>Service</i>	
New water connection fee	2,500
Water Reconnection fee – at meter point	1,000
Water Reconnection fee – at mains	5,000 and double deposit
Tanker – 8000, 16,000 litres	2,500, 5,000, respectively, per tanker within the WSP area for all consumers
Sale of water Per M3 at Bowsing Point (own tanker)	85
Replacement of stolen or damaged meters	100% of the market cost of the meter
Meter testing on request	500
Leak detection services - non-customers	3,700 for Non-Customers and Free for Customers
Sewer Connection- Residential/ Domestic	2,500
Sewer Connection- Commercial, Government, schools, Universities and Colleges	5,000
Sewer Connection- Industrial	15,000
Private sewer unblocking	5,000 for private and zero for public

Item/ Service	Charge (KSh.)
Sewer Reconnection fee (At mains)	15,000
For cutting off the supply at the request of the consumer	200
For turning on the supply otherwise than in respect of a first connection	200
Exhauster Services (Company Exhauster)	6,000 for other customers and 4,000 for informal settlements (within the NCWSC service area)
Private Exhausters (Dumping into the company's sewer system)	5,000 per Truck per month
Hiring of flushing unit services by private entities, including other WSPs	15,000 per hour
Sales of sludge	300 per ton
Dishonored payment	3,000 per Dishonoured payment
Polluter pays principle fees	As per WASREB's Sanitation Levy and Trade Effluent Guidelines
Penalties	
Illegal water connection -Commercial, Industry, Construction (Fraud)	100,000 plus estimated consumption during the period of the illegality
Illegal water connection (Fraud) – Domestic	30,000 plus estimated consumption during the period of the illegality
Overcharging (fraud) at the water kiosk	15,000
Illegal sewer connection- Commercial, Industry, Construction	100,000
Illegal sewer connection- Domestic, Government, Schools, Universities & Colleges	30,000
Self-reconnection after being cut off for non-payment	5,000, and billing to be backdated from the date of cutoff
Surcharge for tampering with meters (this includes meter removal, reversing of meter, etc)	5,000
Surcharge for direct suction of water from the supply line using a pump	10,000

2.0 Cost Structure

2.1 Cost Summary

Below is the summary of the recommended cost structure that makes up the total costs to be incurred by NCWSC during the tariff period:

Expenditure Item	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Operations	10,892,433,548	11,479,919,982	12,559,333,169	12,918,150,298	13,379,573,837
Maintenance	334,689,489	532,905,148	563,500,405	596,025,426	630,616,697
Regulatory Levy	486,752,627	511,090,258	757,020,779	811,417,034	840,084,131
Total O&M Costs	11,713,875,664	12,523,915,388	13,879,854,354	14,325,592,758	14,850,274,664
Investment Costs	998,381,791	1,512,807,392	3,168,651,230	3,804,355,177	3,611,257,301
Debt Repayment	22,017,990	-	942,004,594	937,338,467	821,648,721
Total Costs	12,734,275,445	14,036,722,780	17,990,510,177	19,067,286,401	19,283,180,686
Total Billing (KSh.)	12,146,675,189	14,787,409,209	18,925,519,481	20,285,425,851	21,002,103,267
Collection Efficiency (%)	95%	95%	95%	95%	95%
Projected Revenue	11,539,341,430	14,048,038,749	17,979,243,507	19,271,154,558	19,951,998,104
O&M Cost Coverage	99%	112%	130%	135%	134%
Total Cost Coverage	91%	100%	100%	101%	103%

3.0 Conditions attached to the tariff approval.

The conditions attached to this approval, which shall form part of the license conditions of NCWSC, are:

3.1 Service Delivery Conditions attached to the tariff.

Target	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Water Coverage (%)	79%	81%	83%	85%	87%
Sewerage Coverage (%)	52%	55%	58%	61%	64%
Water quality standards (%)	92%	100% Compliance with Standards			
Personnel Expenditure as % of O&M	55%	55%	51%	51%	51%
Non-Revenue Water	54%	50%	47%	42%	39%
Hours of Supply (Hrs.)	9	10	11	11	12
Staff per 1000 connections	6	6	5	5	5
Metering ratio (%)	100%	100%	100%	100%	100%
Collection Efficiency (%)	95%	95%	95%	95%	95%
Resale at Kiosk	Regulate resale by kiosk vendors at KSh. 4/= per 20 Litres Jerrycan at manned Kiosks, KSh. 2/= per 20 Litres Jerrycan at ATM Water Dispenser. Tariffs at kiosks must be displayed at strategic points for public awareness				

3.2 Other Conditions

3.2.1 Annual budgets

The WSP shall adhere to the budgetary levels set in the tariff.

3.2.2 Surpluses

The surpluses realised during the tariff period shall ONLY be used to implement priority service delivery capital projects approved by WASREB.

3.2.3 Repayment of Loans

NCWSC shall remit monthly loan repayments to AWWDA in accordance with the schedule detailed below:

Financing (KSh.)	2026/2027	2027/2028	2028/2029
AFD Loan CKE 3005	9,918,386	9,918,386	664,624
AFD Loan CKE 1049 on lent @ 2.3%	10,790,040	10,790,040	10,790,040

Financing (KSh.)	2026/2027	2027/2028	2028/2029
World Bank Loan IDA 4376 KE on lent @ 1.5%	36,870,547	36,870,547	36,870,547
AfDB Loan on lent @ 3%	20,921,410	20,532,566	20,145,516
Total	78,500,383	78,111,539	68,470,727

Evidence of loan repayment to AWWDA shall be submitted to WASREB monthly by the 10th day of the following month

3.2.4 Personnel Expenditure as a % of O&M

NCWSC to work towards sector benchmarks.

3.2.5 Customer re-categorization for billing

NCWSC shall bill all MDU / Gated communities at the Recommended MDU/ Gated Community tariff for Water, Sewerage, and other Miscellaneous charges specified in this tariff.

3.2.6 Reporting

The utility shall submit quarterly performance reports to WASREB in the prescribed format.

3.2.7 Utilization of stakeholder budget fund activities outside the county, despite the approved tariff limits

NCWSC shall ensure that all stakeholders engagements are conducted locally and remain within the approved budget ceilings. Management must ensure that funds intended for stakeholder activities are strictly confined to local engagements and that there is full compliance with the tariff provisions going forward.

3.2.8 Regulatory Levy

The utility is to pay a monthly regulatory levy based on 4% of turnover, which is inclusive of billing for other services and interest income earned.

3.2.9 Tariff Self-Assessment

WASREB will carry out a tariff implementation review within the first 12 months of approval and implementation, during which a joint assessment with the utility on the trend in Billing (Ksh) shall be carried out, and the status of implementation of the tariff evaluated.

Additionally, an assessment will be carried out on the progress of the separation of the water and sewer cost centres and maintenance of distinct records.

3.2.10 Investments

The utility shall undertake the investments in Table 1: -

4.0 Penalty Notice

4.1 Take note that failure of an Accounting Officer to administer this tariff and the conditions attached to it is an offence subject to section 196 (2) of the Public Finance Management Act 2012, 117 (1) (aa) of the County Governments Act 2012, Sections 147 and 158 of the Water Act 2016, and Regulations 46 (1), 101 and 105 of the Water Services Regulations 2025.

4.2 Failure to comply with the tariff and conditions attached to it amounts to a breach of licence conditions and shall attract sanctions pursuant to section 92 of the Water Act 2016, including:

- (i) Payment of a penalty
- (ii) Suspension or cancellation of the licence
- (iii) Placement of the utility under Special Regulatory Regime
- (iv) Prosecution.

Table 1- Recommended Investments for the Period 2025/2026 to 2028/2029

1. NRW Reduction Plan

(a) Pipe replacement

2025/2026

Pipe Replacement Areas					
S/No.	Description	Unit	Qty	Unit Cost (KSh)	Amount (KSh)
	Rehabilitation / Upgrading of 39 Kms of aged network in South C and Kilimani-Kileleshwa				
1	Preliminary and General items	Item	1	34,064,606	34,064,606
2	Measured Works				
2.1	Setting Out and Ground Investigation	M	39,000	128	4,976,400
	Site Clearance	M	39,000	128	4,976,400
2.2	Pipework's (Replacing of Existing Old pipeline) ranging from (2" - 12")	M	39,000	6,635	258,772,800
2.3	Fittings/ Appurtenance	LS			25,877,280
2.4	Auxiliary Works/ Reinstatement works	LS			7,763,184
2.5	Customer sensitization/ NRW Intervention measures inc. transfer of connections	LS	1	38,280,000	38,280,000
	Sub-Total 1				374,710,670

2026/2027

<i>Asbestos Pipe Replacement</i>					
No.	Description	Unit	Qty	Unit Cost (KSh)	Amount (KSh)
Replacement of 75km of AC Pipes in Westland, Langata, and Dagoretti Regions					
1	Preliminary and General items	Item	1	61,975,320	61,975,320
2	Measured Works				
2.1	Setting Out and Ground Investigation	M	75,000	128	9,570,000
	Site Clearance	M	75,000	128	9,570,000
2.2	pipework (Replacing of Existing Old pipeline) ranging from (2" - 12")	M	75,000	6,635	497,640,000
2.3	Fittings/ Appurtenance	LS			49,764,000
2.4	Auxiliary Works/ Reinstatement works	LS			14,929,200
2.5	Decommission existing pipeline and transport to a yard as directed by the Engineer in Consultation with NEMA	LS	1	38,280,000	38,280,000
	Sub-Total 1				681,728,520

2027/2028

<i>Pipe Replacement Areas</i>					
No.	Description	Unit	Qty	Unit Cost (KSh)	Amount (KSh)
Rehabilitation / Upgrading of 36 kms of aged network in Westland-Parklands and Pangani-Ngara					
1	Preliminary and General items	Item	1	32,933,050	32,933,050
2	Measured Works				
2.1	Setting Out and Ground Investigation	M	36,000	128	4,593,600
	Site Clearance	M	36,000	128	4,593,600
2.2	pipework (Replacing of Existing Old pipeline) ranging from (2" - 12")	M	36,000	6,635	238,867,200
2.3	Fittings/ Appurtenance	LS			35,830,080
2.4	Auxiliary Works/ Reinstatement works	LS			7,166,016
2.5	Customer sensitization/ NRW Intervention measures inc. transfer of connections	LS	1	38,280,000	38,280,000
	Sub-Total 1				362,263,546

2028/2029

<i>Pipe Replacement Areas</i>					
S/No.	Description	Unit	Qty	Unit Cost (KSh)	Amount (KSh)
Rehabilitation / Upgrading of 32 kms of aged network in Eastleigh and Eastern Industrial Area					
1	Preliminary and General items	Item	1	29,699,155	29,699,155
2	Measured Works				
2.1	Setting Out and Ground Investigation	M	32,000	128	4,083,200
	Site Clearance	M	32,000	128	4,083,200
2.2	Pipework's (Replacing of Existing Old pipeline) ranging from (2" - 12")	M	32,000	6,635	212,326,400
2.3	Fittings/ Appurtenance	LS			31,848,960
2.4	Auxiliary Works/ Reinstatement works	LS			6,369,792
2.5	Customer sensitization/ NRW Intervention measures inc. transfer of connections	LS	1	38,280,000	38,280,000
	Sub-Total 1				326,690,707

(b) Metering

<i>Metering</i>										
Item	Description	Unit	Quantity	Rate (KSh.)	Amount (KSh.)	Implemen- tation Year	2025/2026	2026/ 2027	2027/2028	2028/2029
1. HIGH CONSUMER, BULK DISTRIBUTION, BOUNDARY, AND ACCURACY VERIFICATION METERS										
A	Smart Meters for High Consumers (>100m ³ per month)									
	Supply and delivery of battery-powered IP68 R800 U0D0 Ultrasonic flow meters, complete with real-time data capture, analysis, and transmission protocols									
A1	DN 50	No.	500	214,500.00	107,250,000.00		107,250,000.00			
A2	DN 75	No.	200	267,410.00	53,482,000.00		53,482,000.00			
A3	DN 100	No.	150	277,415.16	41,612,274.00		41,612,274.00			
A4	DN 150	No.	30	495,464.42	14,863,932.60		14,863,932.60			
A5	DN 200	No.	10	617,929.80	6,179,297.96		6,179,297.96			

Item	Description	Unit	Quantity	Rate (KSh.)	Amount (KSh.)	Metering				
						Implementa-tion Year	2025/2026	2026/2027	2027/2028	2028/2029
B	Inline Ultrasonic Flow Meters Complete With Ancillary Fittings For Bulk And Distribution Lines						-			
	Supply and delivery of battery-operated inline ultrasonic flow meters with detached electronic interface units and with real-time data capture, analysis, and transmission protocols. Each meter to be supplied complete with 2 No. flange adapters, rubber gaskets of equal diameter to the meter, stainless steel bolts, and nuts. Meter sizes;					FY 2025/26	-			
B1	DN 75 inline USFM	No.	80	294,151.00	23,532,080.00		23,532,080.00			
B2	DN 100 inline USFM	No.	120	305,156.68	36,618,801.12		36,618,801.12			
B3	DN 150 inline USFM	No.	80	545,010.86	43,600,868.96		43,600,868.96			
B4	DN 200 inline USFM	No.	40	679,722.78	27,188,911.02		27,188,911.02			
B5	DN 250 inline USFM	No.	20	710,642.68	14,212,853.60		14,212,853.60			
B6	DN 300 inline USFM	No.	20	741,732.42	14,834,648.40		14,834,648.40			
B7	DN 350 inline USFM	No.	5	865,136.93	4,325,684.66		4,325,684.66			
B8	DN 400 inline USFM	No.	10	992,204.84	9,922,048.40		9,922,048.40			
B9	DN 450 inline USFM	No.	6	1,125,308.23	6,751,849.37		6,751,849.37			
B10	DN 500 inline USFM	No.	10	1,237,830.00	12,378,300.00		12,378,300.00			
B11	DN 600 inline USFM	No.	15	1,482,201.60	22,233,024.00		22,233,024.00			
B12	DN 900 inline USFM	No.	5	2,226,390.32	11,131,951.60		11,131,951.60			
B13	DN 1000 inline USFM	No.	5	2,480,498.06	12,402,490.32		12,402,490.32			
							-			
C	INSERTION ELECTROMAGNETIC FLOW METERS COMPLETE WITH REAL-TIME DATA TRANSMISSION PROTOCOLS						-			
	Supply and delivery of medium-sized insertion electromagnetic flow meters (meter installable on pipe size ranging from DN 200 to DN 1500)						-			
C1	Insertion Meters	No.	10	1,084,600.00	10,846,000.00		10,846,000.00			
D	CLAMP-ON ULTRASONIC FLOW METERS (ASSORTED PIPE SIZES MEASUREMENT)						-			
	Supply and delivery of ultrasonic clamp-on meters with sensor range DN 50 to DN 1000						-			
D1	Clamp-on meters	No.	10	1,339,800.00	13,398,000.00		13,398,000.00			
	Sub-Total 1				486,765,016.01		486,765,016.01	-	-	-
2. AGING METERS OVER THE PROPOSED TARIFF PERIOD										
C	NEW CUSTOMER AND REPLACEMENT OF MALFUNCTIONING CUSTOMER METERS									
	Supply and delivery of R400 and above UOD0 Volumetric water meters									
C1	DN 15	No.	98,332	5,958.07	585,868,873.69	FY 2026/27,		195,289,624.56	195,289,624.56	195,289,624.56
C2	DN 20	No.	1,876	7,739.37	14,519,049.37	27/28 &		4,839,683.12	4,839,683.12	4,839,683.12
C3	DN 25	No.	1,774	21,239.45	37,678,776.02	28/29		12,559,592.01	12,559,592.01	12,559,592.01
C4	DN 40		460	38,188.13	17,566,538.88			5,855,512.96	5,855,512.96	5,855,512.96
C5	DN 50	No.	359	42,702.62	15,330,239.14			5,110,079.71	5,110,079.71	5,110,079.71
D	Supply, delivery, and							-	-	-

Metering										
Item	Description	Unit	Quantity	Rate (KSh.)	Amount (KSh.)	Implementa- tion Year	2025/2026	2026/ 2027	2027/2028	2028/2029
	installation of prepaid water dispensers									
D1	PPDs	No.	300	319,000.00	95,700,000.00			31,900,000.00	31,900,000.00	31,900,000.00
	Sub-Total 2				766,663,477.10		-	255,554,492.37	255,554,492.37	255,554,492.37
3. CUSTOMER METER REPLACEMENT										
	REPLACEMENT OF MALFUNCTIONING CUSTOMER METERS									
	Supply and delivery of R400 and above UOD0 Volumetric water meters									
E1	DN 15	No.	31,500	5,958.07	187,679,184.00	FY 2025/26,	46,919,796.00	46,919,796.00	46,919,796.00	46,919,796.00
E2	DN 20	No.	600	7,739.37	4,643,619.20	26/27,27/28	1,160,904.80	1,160,904.80	1,160,904.80	1,160,904.80
E3	DN 25	No.	570	21,239.45	12,106,483.84	& 28/29	3,026,620.96	3,026,620.96	3,026,620.96	3,026,620.96
E4	DN 40	No.	150	38,188.13	5,728,219.20		1,432,054.80	1,432,054.80	1,432,054.80	1,432,054.80
E5	DN 50	No.	120	42,702.62	5,124,313.92		1,281,078.48	1,281,078.48	1,281,078.48	1,281,078.48
	Sub-Total 3				215,281,820.16		53,820,455.04	53,820,455.04	53,820,455.04	53,820,455.04
4. PRE-PAID WATER METERS										
	Supply and delivery of R400 and above UOD0 Pre-paid Ultrasonic flow water meters, including real-time data communication protocols									
E6	DN 15	No.	40,000	25,520.00	1,020,800,000	FY		340,266,666.67	340,266,666.67	340,266,666.67
	Sub-Total 4				1,020,800,000	2026/27,27/28 & 28/29	-	340,266,666.67	340,266,666.67	340,266,666.67
5. SMART METERS FOR PRODUCTION, RESERVOIRS, AND TRANSMISSION OFFTAKES										
	SMART METERS FOR PRODUCTION AND RESERVOIRS									
G	Supply, delivery, and installation of smart meters for real-time data capture, transmission, and analysis of treated water and inflow into distribution volumes	No.	64.00	1,084,600	69,414,400.00	FY 2025/26	69,414,400.00			
	SMART METERS FOR TRANSMISSION OFFTAKES						-			
H	Install in-line R800 IP68 ultrasonic flow meters for WSPs along Ngethu and Sasumua Transmission Mains, Sizes DN 75 to DN 150	No.	60.00	346,763	20,805,792.48		20,805,792.48			
	Sub-Total 5				90,220,192.48		90,220,192.48	-	-	-
	Sub-Total 6				2,579,730,505.75		630,805,663.53	649,641,614.07	649,641,614.07	649,641,614.07

(c) Other NRW reduction activities

Other NRW reduction activities										
Item	Description	Unit	Quantity	Rate (KSh)	Amount (KSh)	Implementati- on Year	2025/2026	2026/2027	2027/2028	2028/2029
	ILLEGAL CONNECTIONS DISCONNECTION									
A1	Identification, disconnections, and/or regularization of illegal connections through engagement of NYS	No.	12,000	16,252.41	195,028,944	FY 2026/27 and 27/28		97,514,472	97,514,472	
	AUTOMATIC TEST BENCHES									
B1	Procure a 2-line automatic test bench for DN 15 to DN 50	No.	1	95,700,000	95,700,000	FY 2025/26	95,700,000			

Other NRW reduction activities										
Item	Description	Unit	Quantity	Rate (KSh)	Amount (KSh)	Implementation Year	2025/2026	2026/2027	2027/2028	2028/2029
B2	Procure a 2-line automatic test bench for DN 75 to DN 300, including expansion of the existing test bench shed	LS	1	191,400,000	191,400,000	FY 2027/28			191,400,000	
	Sub-Total				287,100,000	-	95,700,000	-	191,400,000	-
	C METER REINSTALLATION									
C1	Right-sizing of customer meters		30,000	6,380	191,400,000	FY 2026/27, 27/28 & 28/29		63,800,000	63,800,000	63,800,000
	D METER SEALING									
D1	Procurement and installation of serialized meter seals	No.	250,000	765.60	191,400,000	FY 2025/26, 26/27, 27/28 and 28/29	47,850,000	47,850,000.00	47,850,000	47,850,000
	E DEPLOYMENT OF IN-LINE PIPELINE INSPECTION DEVICE									
E1	Procure and deploy an in-line smart ball pipeline inspection device	No.	1	153,120,000	153,120,000	FY 2026/27		153,120,000		
	GRAND TOTAL				1,018,048,944		143,550,000	362,284,472	400,564,472	111,650,000

2. ICT PROJECT INVESTMENT

ICT Project Investment									
No.	Project & Sub items	Unit	Qty	Unit Price	2025/2026	2026/2027	2027/2028	2028/2029	Total Amount
1	Modernization/Upgrade of ICT Data Centre equipment								
	Supply, Delivery, and Installation of Cisco Blade Servers	No	20	4,500,000.00	-	-	60,000,000.00	30,000,000.00	90,000,000.00
	Supply, Delivery, and Installation of NetApp Storage Controllers	No	6	5,000,000.00	-	-	15,000,000.00	15,000,000.00	30,000,000.00
	Supply and Delivery of NetApp Disk Shelves	No	4	5,000,000.00	-	-	10,000,000.00	10,000,000.00	20,000,000.00
	Supply and Delivery of NetApp Disks 2TB	No	100	150,000.00	-	-	5,000,000.00	10,000,000.00	15,000,000.00
	Virtualization Software Licences - VMware Support and Licences	No	20	2,500,000.00	-	-	25,000,000.00	25,000,000.00	50,000,000.00
	Subtotal				-	-	115,000,000.00	90,000,000.00	205,000,000.00
2	Implementing lifecycle management for ICT hardware (Acquisition and replacement of obsolete ICT Hardware PCs, laptops, printers)								
	Core i7 Laptops 1TB Storage 16GB Memory	No	700	114,285.71	10,000,000.00	-	35,000,000.00	35,000,000.00	80,000,000.00
	Core i7 Desktops _ Monitors, 1TB Storage, 16GB Memory	No	700	114,285.71	10,000,000.00	-	35,000,000.00	35,000,000.00	80,000,000.00
	Kyocera Multifunctional Printers/Copiers	No	60	583,333.33	5,000,000.00	-	15,000,000.00	15,000,000.00	35,000,000.00
	Sub Total				25,000,000.00	-	85,000,000.00	85,000,000.00	195,000,000.00
3	Upgrade of Data Center Fire Suppression and Smoke Detectors								
	Installation, testing, and commissioning of the full system - cabling and mechanical works	No	2	2,500,000.00	-	-	5,000,000.00	-	5,000,000.00

ICT Project Investment									
No.	Project & Sub items	Unit	Qty	Unit Price	2025/2026	2026/2027	2027/2028	2028/2029	Total Amount
	Supply and installation of a clean agent fire suppression system with cylinders, nozzles, piping, and control panel	No	2	2,500,000.00	-	-	5,000,000.00	-	5,000,000.00
	Smoke Detection Apparatus	No	40	50,000.00	-	-	2,000,000.00	-	2,000,000.00
	Sub Total				-	-	12,000,000.00	-	12,000,000.00
4	ICT Security - Access controls and Monitoring tools								
	Installation, configuration, and Testing of Network Access Control Software	Project	1	5,000,000.00	-	-	-	5,000,000.00	5,000,000.00
	Installation, configuration and Testing of a Security Information and event management tool	Project	1	2,000,000.00	-	-	-	2,000,000.00	2,000,000.00
	High-definition cameras for monitoring entry points and sensitive ICT areas, with NVR, storage, and remote viewing capabilities.	No	10	500,000.00	-	-	-	5,000,000.00	5,000,000.00
	Supply and installation of biometric readers (fingerprint/face recognition), access control panels, and integrated card readers at key ICT entry points.		4	500,000.00	-	-	-	2,000,000.00	2,000,000.00
	Sub Total				-	-	-	14,000,000.00	14,000,000.00
5	Develop and implement a Data Warehouse and Business Intelligence System to enhance data mining, warehousing, visualization, and reporting for improved decision-making.								
	Dashboard and Visualization Development	No	1	5,000,000.00	1,000,000.00	-	2,000,000.00	2,000,000.00	5,000,000.00
	Data Cleansing and Migration Services	No	1	2,000,000.00	1,000,000.00	-	1,000,000.00	-	2,000,000.00
	User Access & Security Configuration (Role-based Access Controls)	No	1	4,000,000.00	-	-	2,000,000.00	2,000,000.00	4,000,000.00
	Integration with Existing Systems (ERP, Billing, CRM, etc.)	No	1	4,000,000.00	-	-	2,000,000.00	2,000,000.00	4,000,000.00
	Training for Users, Analysts, and Admins	No	1	1,000,000.00	1,000,000.00	-	-	-	1,000,000.00
	Support, Maintenance & Licensing	No	300	106,666.67	8,000,000.00	-	12,000,000.00	12,000,000.00	32,000,000.00
	Sub Total				11,000,000.00	-	19,000,000.00	18,000,000.00	48,000,000.00
6	Acquisition and implementation of Unified Threat Management systems, monitoring tools, Threat intelligence platforms, and Zero Trust Architecture on Data Center Infrastructure								

ICT Project Investment									
No.	Project & Sub items	Unit	Qty	Unit Price	2025/2026	2026/2027	2027/2028	2028/2029	Total Amount
	Supply and deployment of a next-generation firewall with UTM features (IPS, antivirus, web filtering, application control (VPN).	No	1	10,000,000.00	5,000,000.00	-	5,000,000.00	-	10,000,000.00
	Centralized log collection, threat correlation, real-time alerting, compliance reporting	No	1	10,000,000.00	5,000,000.00	-	5,000,000.00	-	10,000,000.00
	Installation of a Threat intelligence Platform for ingesting threat feeds, automating analysis, and providing actionable insights for SOC operations.	No	1	15,000,000.00	5,000,000.00	-	10,000,000.00	-	15,000,000.00
	Design and deployment of Zero Trust framework, including identity-based access controls, micro-segmentation, MFA, and policy enforcement.	No	1	15,000,000.00	5,000,000.00	-	10,000,000.00	-	15,000,000.00
	Licenses, software updates, vendor support, and threat feed subscriptions.	No	1000	60,000.00	10,000,000.00	-	25,000,000.00	25,000,000.00	60,000,000.00
	Sub Total				30,000,000.00	-	55,000,000.00	25,000,000.00	110,000,000.00
7	Replacement of Data centre Cooling system								
	Supply and installation of precision cooling units for temperature and humidity control in server room.	No	4	3,750,000.00	-	-	15,000,000.00	-	15,000,000.00
	Installation of Ductwork, airflow diffusers, grills, and return air systems to support proper air circulation.	No	1	2,000,000.00	-	-	2,000,000.00	-	2,000,000.00
	Power cabling, panels, a changeover switch, and UPS integration to support cooling unit operation during power outages.	No	1	2,000,000.00	-	-	2,000,000.00	-	2,000,000.00
	Full installation, performance testing, commissioning, and handover documentation of the cooling system.	No	1	2,000,000.00	-	-	2,000,000.00	-	2,000,000.00

ICT Project Investment									
No.	Project & Sub items	Unit	Qty	Unit Price	2025/2026	2026/2027	2027/2028	2028/2029	Total Amount
	Sub total				-	-	21,000,000.00	-	21,000,000.00
8	Acquisition of Audit Management System								
	Core license for a web-based or cloud-hosted audit management system with modules for audit planning, checklists, execution, workflow, risk assessment, and reporting.	No	80	125,000.00	10,000,000.00	-	10,000,000.00	10,000,000.00	30,000,000.00
	Customization - Tailoring of the system to align with the organization's internal audit process, risk frameworks, reporting formats, and user roles.	No	1	3,000,000.00	3,000,000.00	-	-	-	3,000,000.00
	API/interface development to link with ERP, document management systems, HRMS, or risk registers.	No	1	2,000,000.00	2,000,000.00	-	-	-	2,000,000.00
	Deployment, system testing, training for auditors and administrators, and post-go-live support	No	1	2,000,000.00	2,000,000.00	-	-	-	2,000,000.00
	Sub Total				17,000,000.00	-	10,000,000.00	10,000,000.00	37,000,000.00
9	MAP kit System Licences								
	Supply and installation of Map Kit Licences	No	80	125,000.00	-	-	10,000,000.00	10,000,000.00	20,000,000.00
	Customization of Layers	No	1		-	-	-	-	-
	Sub Total				-	-	10,000,000.00	10,000,000.00	20,000,000.00
10	Deployment of Enterprise Onsite/Offsite and cloud backup systems								
	High-capacity NAS or backup server with RAID-protected storage, configured for incremental and full backups.	Project	1	10,000,000.00	10,000,000.00	-	20,000,000.00	10,000,000.00	40,000,000.00
	Setup of a secondary backup server in a remote location or DR site with secure replication from the primary site.		1	10,000,000.00	10,000,000.00	-	10,000,000.00	-	20,000,000.00
	Cloud-based backup storage subscription		100	100,000.00	5,000,000.00	-	10,000,000.00	10,000,000.00	25,000,000.00
	Supply and installation of Enterprise-grade backup software		100	100,000.00	5,000,000.00	-	10,000,000.00	10,000,000.00	25,000,000.00

ICT Project Investment									
No.	Project & Sub items	Unit	Qty	Unit Price	2025/2026	2026/2027	2027/2028	2028/2029	Total Amount
	Supply and delivery of Switches, power backup (UPS), racks, surge protection, and cabling for all backup hardware.		1	5,000,000.00	-	-	15,000,000.00	5,000,000.00	20,000,000.00
	Configuration of Dashboard for real-time backup status, alerts, success/failure logs, retention policy compliance, and audit trail.		1	5,000,000.00	-	-	5,000,000.00	5,000,000.00	10,000,000.00
	Sub Total				30,000,000.00	-	70,000,000.00	40,000,000.00	140,000,000.00
11	Acquire, renew, and manage software licenses to ensure compliance with vendor agreements, cybersecurity regulations, and operational requirements								
	Microsoft Office Licences	No	1000	30,000.00	20,000,000.00	-	30,000,000.00	30,000,000.00	80,000,000.00
	Microsoft Windows Licences	No	1000	40,000.00	20,000,000.00	-	40,000,000.00	40,000,000.00	100,000,000.00
	Microsoft Windows Server Licences	No	150	200,000.00	15,000,000.00	-	30,000,000.00	30,000,000.00	75,000,000.00
	Microsoft Exchange Licences	No	3000	10,000.00	20,000,000.00	-	30,000,000.00	30,000,000.00	80,000,000.00
	Antivirus End User Device Licences	No	1000	15,000.00	15,000,000.00	-	15,000,000.00	15,000,000.00	45,000,000.00
	Supply and installation of AutoCAD licenses	No	40	375,000.00	-	-	15,000,000.00	15,000,000.00	30,000,000.00
	Supply and installation of Water Flow licences	No	40	375,000.00	-	-	15,000,000.00	15,000,000.00	30,000,000.00
	Oracle ERP licences		400	75,000.00	20,000,000.00	-	30,000,000.00	30,000,000.00	80,000,000.00
	Sub Total				110,000,000.00	-	205,000,000.00	205,000,000.00	520,000,000.00
12	Establishment of an I - Water hub and Excellence Centre								
	Facility renovation (offices, labs, HVAC, lighting)	Unit	1	10,000,000.00	-	-	10,000,000.00	-	10,000,000.00
	ICT infrastructure (LAN, Wi-Fi, cabling)	Unit	1	5,000,000.00	-	-	5,000,000.00	-	5,000,000.00
	Server & data intelligence environment	No	1	10,000,000.00	-	-	5,000,000.00	5,000,000.00	10,000,000.00
	Smart display & collaboration tools	Unit	1	20,000,000.00	-	-	10,000,000.00	10,000,000.00	20,000,000.00
	Lab setup – IoT, AI & smart water tech	Unit	1	10,000,000.00	-	-	8,000,000.00	2,000,000.00	10,000,000.00
	Branding & knowledge resource center	unit	1	2,000,000.00	-	-	2,000,000.00	-	2,000,000.00
	Sub Total				-	-	40,000,000.00	17,000,000.00	57,000,000.00
13	Solarization of Data Center Power System/UPS								
	Supply and installation of high-efficiency solar photovoltaic panels to generate clean energy for data center operations.	No	50	200,000.00	-	-	10,000,000.00	-	10,000,000.00
	Supply and Installation of Smart inverters to convert DC to AC and manage power flow between solar, grid, and battery/UPS.	No	20	350,000.00	-	-	7,000,000.00	-	7,000,000.00

ICT Project Investment									
No.	Project & Sub items	Unit	Qty	Unit Price	2025/2026	2026/2027	2027/2028	2028/2029	Total Amount
	Supply and installation of an Energy storage system (Battery Bank) to provide backup power and buffer for solar energy storage.	No	50	460,000.00	-	-	15,000,000.00	8,000,000.00	23,000,000.00
	Electrical Works and Integration	Unit	1	5,000,000.00	-	-	5,000,000.00	-	5,000,000.00
	Installation, Testing and Commissioning	Project	1	3,000,000.00	-	-	3,000,000.00	-	3,000,000.00
	Sub Total				-	-	40,000,000.00	8,000,000.00	48,000,000.00
14	Acquisition and implementation of analytics and AI systems in Leak detection and Monitoring.								
	Supply and installation of IoT-enabled pressure sensors at key nodes	No	2000	17,500.00	-	-	20,000,000.00	15,000,000.00	35,000,000.00
	Supply and Installation of Devices to collect sensor data and transmit securely via GSM, LoRaWAN, or NB-IoT to the analytics platform.	No	2000	17,500.00	-	-	20,000,000.00	15,000,000.00	35,000,000.00
	Supply and Installation of on-prem software to process sensor data using AI/ML for anomaly detection, leak localization, and predictive analytics.	No	1	20,000,000.00	-	-	10,000,000.00	10,000,000.00	20,000,000.00
	Design and configuration of a Real-time visualization platform with GIS interface, alert configuration, and mobile accessibility.	No	5	4,000,000.00	-	-	10,000,000.00	10,000,000.00	20,000,000.00
	Development of interfaces/APIs to connect leak analytics with existing systems	No	5	2,000,000.00	-	-	5,000,000.00	5,000,000.00	10,000,000.00
	Sub Total				-	-	65,000,000.00	55,000,000.00	120,000,000.00
15	Acquisition and implementation of additional ERP Modules. (Asset management/Maintenance, i-sourcing)								
	Customization and Configuration of the Modules	Project	1	10,000,000.00	-	-	10,000,000.00	5,000,000.00	15,000,000.00
	Oracle Licences for the Modules	No	300	116,666.67	-	-	35,000,000.00	35,000,000.00	70,000,000.00
	Training	No	300	33,333.33	-	-	10,000,000.00	10,000,000.00	20,000,000.00
	Sub Total				-	-	55,000,000.00	50,000,000.00	105,000,000.00
16	Acquisition and Implementation of Time and Attendance System, Biometric								
	Installation & Configuration of the Time & Attendance System	Project	1	5,000,000.00	-	-	5,000,000.00	-	5,000,000.00
	Procurement of Biometric Scanners	No	50	200,000.00	-	-	10,000,000.00	-	10,000,000.00
	Installation of the biometric scanners - cabling, electrical works	No	1	5,000,000.00	-	-	5,000,000.00	-	5,000,000.00
	Integration with HR system	Project	1	5,000,000.00	-	-	5,000,000.00	-	5,000,000.00
	Sub Total				-	-	25,000,000.00	-	25,000,000.00

ICT Project Investment									
No.	Project & Sub items	Unit	Qty	Unit Price	2025/2026	2026/2027	2027/2028	2028/2029	Total Amount
	Grand Total				223,000,000.00	-	827,000,000.00	627,000,000.00	1,677,000,000.00

3. Water Supply Management – (Extension of water pipeline in Mihangó, Utawala, Ruai and Kamulu (426 km))

a) Water Extension

Water Extension									
No.	Description	Unit	Qty	Unit Cost KSh	Amount (KSh)	2025/2026	2026/2027	2027/2028	2028/2029
	Extension of water pipeline in Mihangó, Utawala, Ruai & Kamulu (426 km)								
1	Preliminary and General items		1	127,600,000	127,600,000	63,800,000	63,800,000.00		
2	Measured Works								
2.1	Site clearance	Ha	10	510,400	5,104,000		5,104,000.00		
2.2	Site setting out	M	426000	127.60	54,357,600		54,357,600.00		
2.3	Trench excavation works	m3	511200	765.60	391,374,720		391,374,720.00		
2.4	Supply and installation of assorted pipes (50mm Dia - 200mm Dia)	M	426000	3,190.00	1,358,940,000		364,250,383.41	497,344,808.29	497,344,808.29
2.5	Installation of appurtenances (valves & valve chambers.	Item	1	13,589,400.00	13,589,400			6,794,700.00	6,794,700.00
2.6	Surface Restoration: Reinstating roads, pavements, or landscapes disturbed during works.	m	426000	255.20	108,715,200			54,357,600.00	54,357,600.00
2.7	Testing and commissioning	m	426000	127.60	54,357,600			27,178,800.00	27,178,800.00
2.8	Last Mile Connections	Nr	10000	15,950.00	159,500,000			79,750,000.00	79,750,000.00
	Total - Water Supply Management – (Extension of water pipeline in Mihangó, Utawala, Ruai & Kamulu (426 km))				2,273,538,520	63,800,000	878,886,703.41	665,425,908.29	665,425,908.29

(d) Sewer Extension- Extension of sewer lines in Mihangó, Utawala & Ruai (100 km)

Sewer Extension									
	Description	Unit	Quantity	Rate	Amount	2025/2026	2026/2027	2027/2028	2028/2029
	Extension of sewer lines in Mihangó, Utawala & Ruai (100 km)								
1	Preliminary and General items	Ls	1	153,120,000.00	153,120,000	76,560,000	76,560,000		
2	Testing of Works	m	100000	127.60	12,760,000				12,760,000
3	Site investigation	Nr	1000	1,276.00	1,276,000		1,276,000		
4	Demolition and Site Clearance	m	11500	102.08	1,173,920		1,173,920		
5	Excavation, laying of pipes & Backfilling (DN375&300mm) inclusive of Installation of manholes & Ancillaries	m	100000	19,140.00	1,914,000,000		517,100,000	698,450,000	698,450,000
7	Reinstatements	Ls	1	19,140,000	19,140,000			9,570,000	9,570,000
8	Support and Protection	Ls	1	19,140,000	19,140,000			9,570,000	9,570,000
10	Bedding and Haunching	m	100000	1,914.00	191,400,000			95,700,000	95,700,000
11	Tie-in Works	Ls	1	3,828,000	3,828,000			1,914,000	1,914,000
12	Last Mile Connections	Nr	8000	21,054.00	168,432,000			84,216,000	84,216,000
	Total- Sewer Extension- Extension of sewer lines in Mihangó, Utawala & Ruai (100 km)				2,484,269,920	76,560,000	596,109,920	899,420,000	912,180,000

Dated the 12th February, 2026.

MR/8099492

RICHARD CHERUIYOT,
Ag. Chief Executive Officer, Water Services Regulatory Board.