

# Egerton University - Tegemeo Institute/MSU

## Land Access in Kenya 2012

### (Focus Group Discussions Questionnaire)

“We are part of a team at Egerton University, who are studying options to improve access to land among smallholder farmers. Your participation in answering these questions is very much appreciated. Your responses will be **COMPLETELY CONFIDENTIAL** to the maximum extent allowable by law. If you choose to participate, you may refuse to answer certain questions, or you may stop participating at any time. Your responses will be summed together with those of roughly 200 other households in other districts of Kenya and general averages from analysis will be reported. If you indicate your voluntary consent by participating in this interview, may we begin? If you have any questions or comments about this survey, you may contact the Director, Tegemeo Institute, Egerton University, P.O. Box 20498 (00200), Nairobi; **Tel: 0720 895454**; email: [egerton@tegemeo.org](mailto:egerton@tegemeo.org)”.

#### Identifying Variables:

Province:	PROV	_____
County:	CONT	_____
District:	DIST	_____
Division:	DIV	_____
Location:	LOC	_____
Sub-Location:	SUBLOC	_____
Village:	VIL	_____

Use TAPRA codes

#### A: Production and Market Access

	On a scale of 1-5, how significant are the following factors in terms of limiting agricultural productivity? <i>1=not very important; 2=not important; 3=indifferent; 4=important; 5=very important</i>		
<b>A01</b>	Land access	<b>A01</b>	
<b>A02</b>	Soil quality/degradation	<b>A02</b>	
<b>A03</b>	Lack of access to hybrid seed	<b>A03</b>	
<b>A04</b>	Lack of access to fertilizer	<b>A04</b>	
<b>A05</b>	Lack of access to markets for outputs	<b>A05</b>	
<b>A06</b>	Flooding	<b>A06</b>	
<b>A07</b>	Drought	<b>A07</b>	
<b>A08</b>	Pest damage	<b>A08</b>	
<b>A09</b>	Credit	<b>A09</b>	
<b>A10</b>	Do households prefer to plant hybrid or local maize varieties in this area? <i>1=local; 2=hybrid; 3=not sure</i>	<b>A10</b>	
<b>A11</b>	Why is one preferred over the other?	<b>A11</b>	
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<b>A12</b>	Ever considered planting GMO seeds? <i>1=yes; 2=no (if NO proceed to A14)</i>	<b>A12</b>	
<b>A13</b>	If so why?	<b>A13</b>	

A14	If no, why not?	A14	
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A15	Do many people in this area use draft animals for ploughing? <i>1=yes; 2=no; 3=not sure</i>	A15	
A16	Has the use of draft animals for <b>ploughing</b> in this area increased, decreased, or stayed about the same over the past twenty years? <i>1=increased; 2=decreased; 3=no change</i>	A16	
A17	Why is this happening?	A17	
A18	Has the use of commercial <b>fertilizer</b> in this area increased, decreased, or stayed about the same over the past twenty years? <i>1=increased; 2=decreased; 3=no change</i>	A18	
A19	Why this is happening?	A19	
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A20	How far is the closest input dealer in kilometres?	A20	
A21	Do you feel like the suppliers have the inputs that you need at the right time of the year/season? <i>1=yes; 2=no</i>	A21	
A22	How far is the nearest paved road to this village in kilometres?	A22	
A23	This past year, roughly how many traders came into this village to buy grain from farmers in this area?	A23	
A24	List in order of importance the main economic activities in this area? <i>1=farming; 2=off-farm, 3=business; 4=other (specify)</i>	A24	
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A25	Compared to ten years ago, are there more or less opportunities for off-farm employment in this area? <i>1=more; 2=about the same; 3=less</i>	A25	
A26	List in order of importance the main off farm activities that people engage in in this area? <i>1=ag. labor (others' farms); 2=self-employed (e.g., trading, processing, carpentry, building, etc.); 3=government wage employment; 4=steady private-sector wage employment; other (specify)</i>	A26	
A27	List off-farm activities that have emerged over the last ten years?	A27	
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A28	What is the average daily rate for agricultural labor in this area in KSh?	A28	
A29	Typically for how many hours worked?	A29	
A30	Has that wage rate increased or decreased compared to 5 years ago? <i>1=increased; 2=stayed about the same; 2=decreased</i>	A30	
A31	List the reasons underpinning these trends?	A31	
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<b>A32</b>	Compared to 10-20 years ago, how do you rate the quality of farm land in this area today? 1= <i>very low</i> ; 2= <i>low</i> ; 3= <i>no change</i> ; 4= <i>high</i> ; 5= <i>very high</i>	<b>A32</b>	
<b>A33</b>	What do you see as the main cause of this problem?	<b>A33</b>	
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<b>A34</b>	What do you see as the solution to this problem?	<b>A34</b>	
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<b>A35</b>	Is most of the land flat, slight slope, or very slope? 1= <i>flat</i> ; 2= <i>slight slope</i> ; 3= <i>very slope</i>	<b>A35</b>	

### B Population and Demographics

<b>B01</b>	How does the population density of this area today compare to 10 years? 1= <i>large increase</i> 2= <i>moderate increase; the same</i> ; 4= <i>moderate decline</i> ; 5= <i>large decline</i>	<b>B01</b>	<b>1</b>
<b>B02</b>	Have people been migrating out of this area <i>seasonally</i> over the last ten years? 1= <i>yes</i> ; 2= <i>no (if NO, proceed to B06)</i>	<b>B02</b>	<b>2</b>
<b>B03</b>	If so, where do most of them go when they leave? 1= <i>small urban centers</i> ; 2= <i>large urban centers</i> ; 3= <i>rural areas in the region</i> ; 4= <i>rural areas in other regions</i> ; 5= <i>don't know</i>	<b>B03</b>	
<b>B04</b>	How would describe the <i>seasonal</i> migration trends over the last ten years? 1= <i>been increasing</i> , 2= <i>stayed about the same</i> , 3= <i>declining</i>	<b>B04</b>	
<b>B05</b>	Why do they leave? 1= <i>lack of employment in this area</i> ; 2= <i>lack of access to farm land</i> ; 3= <i>lack of access to education</i> ; 4= <i>lack of access to other services</i> ; 5= <i>other (specify)</i> ; 6= <i>not sure</i>	<b>B05</b>	
<b>B06</b>	Have people been migrating out of this area <i>permanently</i> over the last ten years? 1= <i>yes</i> ; 2= <i>no (if NO, proceed to B10)</i>	<b>B06</b>	
<b>B07</b>	If so, where do most of them go when they leave? 1= <i>small urban centers</i> ; 2= <i>large urban centers</i> ; 3= <i>rural areas in the region</i> ; 4= <i>rural areas in other regions</i> ; 5= <i>don't know</i> ; 6= <i>other (specify)</i> _____	<b>B07</b>	
<b>B08</b>	How would describe the <i>permanent</i> migration trends over the last ten years? 1= <i>been increasing</i> , 2= <i>stayed about the same</i> , 3= <i>declining</i>	<b>B08</b>	
<b>B09</b>	Why do they leave? 1= <i>lack of employment in this area</i> ; 2= <i>lack of access to farm land</i> ; 3= <i>lack of access to education</i> ; 4= <i>lack of access to other services</i> ; 5= <i>other (specify)</i> ; 6= <i>not sure</i>	<b>B09</b>	
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<b>B10</b>	Compared to 10 years ago, are more people in this area considering migrating <i>permanently</i> out of this area? 1=yes; 2=no (if NO proceed to B14)	<b>B10</b>	
<b>B11</b>	If YES, why do they consider leaving? 1=lack of employment in this area; 2=lack of access to farm land; 3=lack of access to education; 4=lack of access to other services; 5=other (specify); 6=not sure	<b>B11</b>	
<b>B12</b>	What are the most important constraints stopping people from migrating? 1=cannot sell land; 2=lack of education; 3=lack of information; 4=lack of support in urban areas; 5=lack of access to land in rural areas; 6=lack of finance; 8=fear of the unknown; 9=cultural/ ethnicity issues; 10=attachments to current areas – relatives; networks, graves; 11=other; 12=not sure	<b>B12</b>	
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<b>B14</b>	Compared to 10 years ago, are more people in this area considering migrating out of this area due to <i>land related constraints</i> ? 1=yes; 2=no (if NO proceed to AQ14)	<b>B14</b>	
<b>B15</b>	To which areas have they been considering migrating to? 1=same region; 2=other regions with abundant land; 3=small urban centers; 4=large urban centers	<b>B15</b>	
<b>B16</b>	Compared to 10 years ago, are more people immigrating into this area? 1=yes; 2=no (if NO proceed to Section C)	<b>B16</b>	
<b>B17</b>	How would describe the <i>immigration</i> trends over the last ten years? 1= increasing; 2=stayed about the same; 3=declining	<b>B17</b>	
<b>B18</b>	Where do most of the immigrants come from? 1=other regions; 2=other land deficit regions; 3=don't know	<b>B18</b>	
<b>B19</b>	Why do most of them consider <i>immigrating</i> into this region? 1=search of land; 2=search of farm employment; 3=other (explain)	<b>B19</b>	
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### C: Land Questions

<b>C01</b>	Compared to other regions of the country, how would describe land holding in this area? 1=land abundant; 2=land abundant but declining; 3=land deficit; 4=other (explain)	<b>C01</b>	
<b>C02</b>	What is the average landholding size in this region per family in hectares?	<b>C02</b>	

<b>C03</b>	Over the last ten years, how have landholding sizes evolved? 1= <i>been gradually declining</i> ; 2= <i>been swiftly declining</i> ; 3= <i>stayed almost the same</i> ; 4= <i>other (explain)</i>	<b>C03</b>	
<b>C04</b>	Why is this so – list the most important reasons? 1= <i>population growth rate has stayed about the same</i> ; 2= <i>gradual population growth increasing</i> ; 3= <i>increasing population growth</i> ; 4= <i>gradual out-migration rates</i> ; 5= <i>increasing out-migration rates</i> ; 6= <i>gradual in-migration from other regions</i> ; 7= <i>increasing in-migration from other regions</i> ; 8= <i>other (specify)</i> .	<b>C04</b>	
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<b>C05</b>	Is there unallocated land suitable for agricultural production in this area? (land controlled by the headman or other local authorities which has not been allocated yet to families/clans in this village but could be) 1= <i>yes</i> ; 2= <i>no (if NO proceed to C09)</i>	<b>C05</b>	
<b>C06</b>	If YES, what type of land/s is/are this/these? 1= <i>abandoned agricultural land</i> ; 2= <i>grassland</i> ; 3= <i>forest land</i> ; 4= <i>state land reserve</i> ; 5= <i>land unsuitable for agriculture</i> ; 5= <i>other (specify)</i>	<b>C06</b>	
<b>C07</b>	Could households in this area obtain more land suitable for agriculture if they wanted it? 1= <i>yes</i> ; 2= <i>no</i>	<b>C07</b>	
<b>C08</b>	If NO, list the main reasons? 1= <i>no available land nearby</i> ; 2= <i>no right because NOT born here</i> ; 3= <i>lack of money</i> ; 4= <i>Government regulations</i> ; 5= <i>other (specify)</i>	<b>C08</b>	
<b>C09</b>	Are many households currently obtaining more land in this area? 1= <i>yes</i> ; 2= <i>no</i>	<b>C09</b>	
<b>C10</b>	If YES, how are they obtaining it? 1= <i>allocation by local authorities</i> ; 2= <i>allocation by the government</i> ; 3= <i>buying land</i> ; 4= <i>just moving into free land</i> ; 5= <i>other (specify)</i>	<b>C10</b>	
<b>C11</b>	If through <i>land allocation</i> , what are the conditions of being allocated land? 1= <i>no conditions</i> ; 2= <i>connections/ networking</i> ; 3= <i>some formal payment</i> ; 5= <i>some informal payment</i> ; 6= <i>other (specify)</i>	<b>C11</b>	
<b>C12</b>	Do you know of some family/ies that sought land in this area and could not obtain it? 1= <i>yes</i> ; 2= <i>no</i>	<b>C12</b>	
<b>C13</b>	Why not? 1= <i>no right because NOT born here</i> ; 2= <i>no connections/ networks</i> ; 3= <i>lack of money to buy</i> ; 4= <i>lack of money to rent</i> ; 5= <i>other (specify)</i> _____	<b>C13</b>	
<b>C14</b>	Is there <i>common land/ grazing land</i> in the area that can be used by all households? 1= <i>yes</i> ; 2= <i>no (if NO proceed to C16)</i>	<b>C14</b>	

<b>C15</b>	If YES, compared to 10 years ago, is there more or less common land? <i>1=more, 2=about the same; 3=less</i>	<b>C15</b>	
<b>C16</b>	Was there a time common land was available in this area? <i>1=yes; 2=no (if NO proceed to C16)</i>	<b>C16</b>	
<b>C17</b>	If YES, when did common land stop being available? <i>year</i>	<b>C17</b>	
<b>C18</b>	Do families devote land to fallow in this area? <i>1=yes; 2=no (if NO proceed to C27)</i>	<b>C18</b>	
<b>C19</b>	On average how long are the fallows?	<b>C19</b>	
<b>C20</b>	Compared to some 10 years ago have fallow periods increased or decreased? <i>1=increased; 2=almost the same; 3=decreased</i>	<b>C20</b>	
<b>C21</b>	Was there a time households in this area devoted land to fallow? <i>1=yes; 2=no (if NO proceed to C29)</i>	<b>C21</b>	
<b>C22</b>	About how many years ago?	<b>C22</b>	
<b>C23</b>	Are people buying and selling land in this village/community? <i>1=yes; 2=no (if NO proceed to C25)</i>	<b>C23</b>	
<b>C24</b>	If yes, since which year have people started buying and selling land in this village/community? <i>(year)</i>	<b>C24</b>	
<b>C25</b>	What is the average price for a hectare of good quality land in this in this area?	<b>C25</b>	
<b>C26</b>	What is the average price for a hectare of low quality land in this in this area?	<b>C26</b>	
<b>C27</b>	Over the last 10 years, how has been the price trend? <i>1=increased; 2=about the same; 3=decreased</i>	<b>C27</b>	
<b>C28</b>	If C27=1 or 3, what has been driving this change? <i>explain</i>	<b>C28</b>	
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<b>C29</b>	Are people from outside this area/community allowed to buy land in this area? <i>1=yes; 2=no (if NO proceed to C38)</i>	<b>C29</b>	
<b>C30</b>	If YES, are there any conditions?	<b>C30</b>	
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<b>C31</b>	If NO, what are the reasons?	<b>C31</b>	
<b>C32</b>	Was there a time people in this area sold and bought land? <i>1=yes; 2=no (if NO proceed to C41)</i>	<b>C32</b>	
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<b>C33</b>	If yes, about how many years ago?	<b>C33</b>	
<b>C34</b>	Why did they stop? <i>1=no more land to sell/ buy; 2=government imposed restrictions; 3=local authorities imposed restrictions; 4=community imposed restrictions; 5=other (explain)</i>	<b>C34</b>	

<b>C35</b>	Are people renting in and renting out land in this village/community? <i>1=yes; 2=no (if NO proceed to C50)</i>	<b>C35</b>	
<b>C36</b>	If yes, since which year have people started renting in and renting out land in this village/community? <i>(year)</i>	<b>C36</b>	
<b>C37</b>	What is the average rental price for a hectare of good quality land in this in this area?	<b>C37</b>	
<b>C38</b>	What is the average rental price for a hectare of low quality land in this in this area?	<b>C38</b>	
<b>C39</b>	Over the last 10 years, how has been the rental price trend? <i>1=increased; 2=about the same; 3=decreased</i>	<b>C39</b>	
<b>C40</b>	If C39=1 or 3, what has been driving this change? <i>explain</i>	<b>C40</b>	
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<b>C41</b>	Are people from outside this area/community allowed to rent in land in this area? <i>1=yes; 2=no (if NO proceed to C49)</i>	<b>C41</b>	
<b>C42</b>	If YES, are there any conditions?	<b>C42</b>	
	•		
<b>C43</b>	If NO, what are the reasons?	<b>C43</b>	
<b>C44</b>	Were there a time people in this area rented in and rented out land? <i>1=yes; 2=no (if NO proceed to C51)</i>	<b>C44</b>	
<b>C45</b>	If yes, about how many years ago?	<b>C45</b>	
<b>C46</b>	Why did they stop? <i>1=no more land available; 2=government imposed restrictions; 3=local authorities imposed restrictions; 4=community imposed restrictions; 5=other (explain)</i>	<b>C46</b>	
<b>C47</b>	What are the most important common ways in which in this area acquire land in this community? List them in order of importance: <i>1=allocated by traditional authorities; 2=allocated by formal/ state authorities; 3=inherit; 4=rent in; 5=loan; 6=simply move in; 7=purchased; 8=other (specify) _____</i>	<b>C47</b>	
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<b>C48</b>	For people coming from OUTSIDE the area, what are the most important common ways in which they acquire land in this community? List them in order of importance: <i>1=allocated by traditional authorities; 2=allocated by formal/ state authorities; 3=inherit; 4=rent in; 5=loan; 6=simply move in; 7=purchased; 8=other (specify) _____</i>	<b>C48</b>	
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<b>C49</b>	Twenty years ago, how was farm land been transferred from one	<b>C49</b>	

	generation to the next?		
	•		
<b>C50</b>	Are there any changes today in the way that farm land is being transferred between generations? <i>1=yes; 2=no; 3=not sure</i>	<b>C50</b>	
<b>C51</b>	If YES, explain	<b>C51</b>	
	•		
<b>C52</b>	What are the future possible avenues of accessing land for children belonging to households owning less than one hectare? <i>1=allocation by traditional authorities; 2=allocation by formal/ state authorities; 3=inherit; 4=rent in; 5=loan; 6=simply move in; 7=purchase; 8=other (specify)</i> _____	<b>C52</b>	
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<b>C53</b>	Are there any large-scale private agricultural investments taking place (or planned) in the land in the area? <i>1=yes; 2=no (If NO proceed to Section C)</i>	<b>C53</b>	
<b>C54</b>	Who are these investors?	<b>C54</b>	
<b>C55</b>	If yes, how was the process of allocation of land to the large scale investors?	<b>C55</b>	
<b>C56</b>	What is the area being covered by those investments?	<b>C56</b>	
<b>C57</b>	Did it (will it) imply the removal of farmers from their land? <i>1=yes; 2=no</i>	<b>C57</b>	
<b>C58</b>	What types of activities/crops are being developed?	<b>C58</b>	
<b>C59</b>	Are those the same crops as those currently produced by smallholders? <i>1=yes; 2=no</i>	<b>C59</b>	
<b>C60</b>	How do these large investment projects relate to the area? <i>1=promoting out-grower relationships; 2=employing local population; 3=other (specify)</i> _____	<b>C60</b>	

#### D: Future Questions

<b>D01</b>	How do you expect that farming practices will change in this area over the next 10-20 years?	<b>D01</b>	
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	Do you expect to see the following changes in agricultural productions conditions in the next 10-20 years? 1=agree; 2=disagree; 3=not sure		
<b>D02</b>	More modern inputs	<b>D02</b>	
<b>D03</b>	More marketable surplus & trade	<b>D03</b>	
<b>D04</b>	More high value crops	<b>D04</b>	
<b>D05</b>	More large state farms	<b>D05</b>	
<b>D06</b>	More large commercial farms	<b>D06</b>	
<b>D07</b>	More paved roads	<b>D07</b>	
<b>D08</b>	Larger land for the poor	<b>D08</b>	
<b>D09</b>	Is it likely that your children will be able to have a livelihood as good as your generation, based on farming? 1=yes; 2=no (if NO proceed to D11)	<b>D09</b>	
<b>D10</b>	If YES, why is this?	<b>D10</b>	
<b>D11</b>	If NO, why not? 1=smaller farms; 2=lack of modern inputs; 3=lack of land; 4=lower yields; 5=lack of markets; 6=others (specify); 7=not sure	<b>D11</b>	
	•		
<b>D12</b>	If NO, what then are the best livelihood options for your children when they become adults? 1=local nonfarm employment; 2=migration to other rural area; 3=migration to urban area; 4=other	<b>D12</b>	
<b>D13</b>	Are there people in this year who have lost some or all of their land in the past 5-10 years? 1=yes; 2=no (if NO proceed to D15)	<b>D13</b>	
<b>D14</b>	If YES, why did this happen?	<b>D14</b>	
<b>D15</b>	Are people's rights to land secure in this area? 1=yes; 2=no (if YES proceed to D20)	<b>D15</b>	
<b>D17</b>	If NO, what is the main reason for this concern?	<b>D17</b>	
<b>D18</b>	What do you think can be done to avoid this concern?	<b>D18</b>	
<b>D19</b>	Who should take action?	<b>D19</b>	
<b>D20</b>	Do many people worry about losing rights to the land they currently have? 1=yes; 2=no (if NO proceed to D24)	<b>D20</b>	

<b>D21</b>	If YES, what would be the main reason for this concern?	<b>D21</b>	
<b>D22</b>	What do you think can be done to avoid this concern?	<b>D22</b>	
<b>D23</b>	Who should take action?	<b>D23</b>	
<b>D24</b>	How important is it to you that your children get an education? <i>1=very important; 2=important; 3=indifferent/ unconcerned; 4=not important; 5=not very important</i>	<b>D24</b>	
<b>D25</b>	Why is that so explain?	<b>D25</b>	
	•		
<b>D26</b>	Does this differ if a child is likely to inherit land or obtain land by other means? <i>1=yes; 2=no</i>	<b>D26</b>	
<b>D26b</b>	What level of schooling do most children in this area obtain? <i>1=primary; 2=secondary; 3=college; 4=university</i>	<b>D26b</b>	
<b>D27</b>	What percentage of primary school age students attend primary school?	<b>D27</b>	
<b>D28</b>	Compared to 20 years ago, has primary school enrollment gone up or declined? <i>1=gone up; 2=stayed the same; 3=declined; 4=not sure</i>	<b>D28</b>	
<b>D29</b>	How many primary schools are in this area?	<b>D29</b>	
<b>D30</b>	Are most of them public or private? <i>1=public; 2=private</i>	<b>D30</b>	
<b>D31</b>	Are you satisfied with the quality of the primary schools? <i>1=yes; 2=no (if YES proceed to D33)</i>	<b>D31</b>	
<b>D32</b>	If not satisfied with the quality of primary education, explain why	<b>D32</b>	
	•		
<b>D33</b>	What percentage of secondary school age students attend secondary school?	<b>D33</b>	
<b>D34</b>	Compared to 20 years ago, has secondary school enrollment gone up or declined? <i>1=gone up; 2=stayed the same; 3=declined; 4=not sure</i>	<b>D34</b>	
<b>D35</b>	How many secondary schools are in this area?	<b>D35</b>	
<b>D36</b>	Are most of them public or private? <i>1=public; 2=private</i>	<b>D36</b>	
<b>D37</b>	Are you satisfied with the quality of the secondary schools? <i>1=yes; 2=no (proceed to D39)</i>	<b>D37</b>	
<b>D38</b>	If not satisfied with the quality of secondary education, explain why	<b>D38</b>	
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<b>D39</b>	Is private schooling more common now than 20 years ago?	<b>D39</b>	
<b>D40</b>	Do people in this area perceive that private schools are better than	<b>D40</b>	

	public schools? 1=yes; 2=no; 3=not sure		
<b>D41</b>	Do people in this area perceive that schooling is more/less or equally important than it was 20 years ago? 1=more important; 2=same; less important; 4=not sure	<b>D41</b>	
<b>D42</b>	If more important, why? 1=less farm opportunities; 2=education is now important for farming; 3=more local nonfarm employment more important; 4=migration opportunities more important; 5=not sure	<b>D42</b>	
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<b>D43</b>	Do people want a better education for their children than they are able to obtain? 1=yes; 2=no (CLOSE INTERVIEW)	<b>D43</b>	
<b>D44</b>	If so, what are the constraints to getting a better education? 1=private schools are too expensive; 2=public schools are not good enough; 3=no schools in the area; 4=other (specify)	<b>D44</b>	
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