



A WIN FOR RESIDENTS

Court settles Northern Block case on commercial activity in our neighbourhood

Environment and Land Court, Milimani | Case No. ELCEPCC/E009/2025 | 18 June 2026
Northern Block Residents Limited vs Andrew Smith and Casa de Sonia & Co. Ltd and 2 others

Why we went to court

Residents raised concerns about commercial activity taking place on a property in a residential neighbourhood. Northern Block filed suit on behalf of residents to protect the peace, safety and planning of our neighbourhood, and to make sure that any business operating next to homes has the approvals the law requires.

The outcome

On 18 June 2026, Lady Justice T. Murigi recorded a consent settlement between Northern Block and the owners of the property. It is now an order of the court. Under it:

- **Neighbours must be told first.** Before any other business is operated on the property, the owners must give the immediate neighbours written notice of their intent.
- **Approvals must come first.** All change of use, permits and licences must be duly and legally obtained from the relevant authorities, including the County Government and NEMA.
- **It binds everyone involved.** The commitment covers the owners and their employees, agents, representatives, lessees and assigns.
- **Penalties apply.** The order carries a penal notice: disobeying it has penal consequences.
- **The case is closed.** The suit against the other two defendants was withdrawn, each party bears its own costs, and the file is closed.

WHAT THIS MEANS FOR YOU

Our neighbourhood now has a legally enforceable safeguard. No new business can start on this property without neighbours being told and every permit being in place first.

Seeing something in your neighbourhood that does not look right?

Northern Block is an alliance of residents' associations. Speak to your residents' association or contact Northern Block directly.

Together we protect the neighbourhoods we call home.

NORTHERN BLOCK RESIDENTS LIMITED | SUPPORTING NEIGHBOURHOODS