



REPUBLIC OF UGANDA

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT (MLHUD)

**EU FINANCING FOR LAND ADMINISTRATION IN UGANDA
(P175732)**

DRAFT

RESETTLEMENT POLICY FRAMEWORK (RPF)

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LIST OF ABBREVIATIONS AND ACRONYMS

AIDS	Acquired Immune Deficiency Syndrome
ALC	Area Land Committee
CAO	Chief Administrative Officer
CCO	Certificate of Customary Ownership
CEDP	Competitiveness and Enterprise Development Project
CLA	Communal Land Association
CSO	Civil Society Organization
DCDO	District Community development Officer
DLB	District Land Board
DLT	District Land Tribunal
DP	Displaced Person
DPC	Data Processing Center
DPG	Development Partners' working Group
ESS	Environment and Social Standard
EU-FLA	European Union Fund for Land Administration
GBV	Gender Based Violence
GRC	Grievance Redress Committee
HC	Health Centre
HIV	Human Immuno-deficiency Virus
IPV	Intimate Partner Violence
LC	Local Council
LGA	Local Government Act
LMI	Land Management Institution
M&E	Monitoring and Evaluation
MLHUD	Ministry of Lands, Housing and Urban Development
MZO	Ministry Zonal Office
NGO	Non-Government Organization
NIN	National Identification Number
NPSV	Non-Partner Sexual Violence
PAP	Project affected Person
PDO	Project Development Objective
RAP	Resettlement Action Plan
RaPPA	Rapid Physical Planning Assessment
RPF	Resettlement Policy Framework
SCA	Survivor Centred Approach
SEA	Sexual Exploitation and Abuse
UBOS	Uganda Bureau of Statistics
UDHS	Uganda Demographic and Health Survey
ULC	Uganda Land Commission
UNHS	Uganda National Household Survey
USMID	Uganda Support to Municipal Infrastructure Development
VAC	Violence Against Children
VAWG	Violence Against Women and Girls
VMG	Vulnerable and Marginalized Group
VMGF	Vulnerable and Marginalized Groups Framework

DEFINITIONS

Unless the context dictates otherwise, the following terms will have the following meanings in this Resettlement Policy Framework:

Census: A field survey carried out to identify and determine the number of Project Affected Persons (PAPs) or Displaced Persons (DPs) as a result of land acquisition and related impacts. The census provides the basic information necessary for determining eligibility for compensation, resettlement and other measures emanating from consultations with affected communities and local government institutions.

Compensation: Payment in kind or cash for the acquisition of land or other assets as well as other impacts resulting from project activities.

Cut-off Date: Is the date of commencement of the census of PAPs or DPs within the project area boundaries. This is the date on and beyond which any person occupying the area or establishing fixed assets will not be eligible for compensation.

Displaced Person(s): A person(s) who, for reasons due to involuntary acquisition or voluntary contribution of their land and other assets, will suffer direct economic and or social adverse risks and impacts, regardless of whether or not the said displaced persons are physically relocated. These people may have their: standard of living adversely affected, whether or not the displaced person will move to another location; lose right, title, interest in any houses, land (including premises, agricultural and grazing land) or any other fixed or movable assets acquired or possessed, lose access to productive assets or any means of livelihood.

Economic Displacement: Loss of income streams or means of livelihood resulting from land acquisition or obstructed access to resources (land, water, or forest), resulting from the construction or operation of a project or its associated facilities.

Gender Based Violence: Is an umbrella term for any harmful act that is perpetrated against a person's will and that is based on socially ascribed (i.e., gender) differences between males and females. It includes acts that inflict physical, sexual, mental, social, or economic harm or suffering, threats of such acts, coercion, and other deprivations of liberty. These acts can occur in public or in private spaces (IASC, 2015).

Involuntary Resettlement: Project-related land acquisition or restrictions on land use may cause physical displacement especially on government land (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, including those that lead to loss of income sources or other means of livelihood), or both. The term "involuntary resettlement" refers to these impacts. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement.

Involuntary Land Acquisition: The repossession of land by government or other government agencies, for the purposes of the project when the affected persons do not have the right to refuse. This includes land for which the owner enjoys uncontested customary rights.

Land: Refers to agricultural and/or non-agricultural land and any structures there on whether temporary or permanent and which may be required for the project.

Land Acquisition: refers to all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible. “Land” includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements, and appurtenant water bodies means the repossession of or alienation of land, buildings or other assets thereon for purposes of the project.

Minimum Package of Services: refers to the very least of services that every survivor of: GBV including sexual violence against children may access depending on their needs as determined by themselves in accordance with principles of the survivor centred approach or in close consultation and agreement with the Probation and Welfare Officer if the survivors are children (minors). The minimum package of services includes: psychosocial support, medical care, safety/security and legal redress/justice.

Physical Displacement: refers to relocation, loss of residential land or shelter resulting from the acquisition of land associated with a project.

Project Affected Household: All members of a household, whether related or not, operating as a single economic unit, who are affected by a project.

Project Affected Person: Any person who, as a result of the implementation of a project, loses the right to own, use or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily. Also includes any person who may lose or be denied an income source or means of livelihood. This person is affected whether or not they will move to another location.

Rehabilitation Assistance: Support provided to people who are physically displaced by a project. Assistance may include transportation, food, shelter, and social services that are provided to affected people during their relocation. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost workdays.

Resettlement Action Plan: A document in which a project sponsor or other responsible entity specifies the procedures that it will follow and the actions that it will take to mitigate adverse effects, compensate losses and provide development benefits to persons and entities affected by an investment project.

Resettlement Assistance: Support provided to people who are physically displaced by a project. Assistance may include transportation, food, shelter, and social services that are provided to affected people during their relocation. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost workdays.

Replacement cost: This is a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Where functioning markets exist, replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs. Where functioning markets do not exist, replacement cost may be determined through alternative means, such as calculation of output value for land or productive assets, or the undepreciated value of replacement material and labor for construction of structures or other fixed assets, plus transaction costs. In all instances where physical displacement results in loss of shelter,

replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable minimum community standards of quality and safety. The valuation method for determining replacement cost should be documented and included in relevant resettlement planning documents. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons. To ensure compensation at replacement cost, planned compensation rates may require updating in project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive

Resettlement Policy Framework: An instrument prepared to be used throughout the project implementation. The RPF will be disclosed to set out the resettlement and compensation policy, organizational arrangements and design criteria to be applied to meet the needs of the people who may be affected by the program.

Sexual Exploitation and Abuse: Any actual or attempted abuse of a position of vulnerability, differential power, or trust, for sexual purposes, including, but not limited to, profiting monetarily, socially, or politically from the sexual exploitation of another. **Sexual abuse** is further defined as “the actual or threatened physical intrusion of a sexual nature, whether by force or under unequal or coercive conditions.” Women, girls, boys and men can experience SEA.

Sexual Harassment: Sexual harassment is a type of harassment involving the use of explicit or implicit sexual overtones, including the unwelcome and inappropriate promises of rewards in exchange for sexual favors. Sexual harassment includes a range of actions from verbal transgressions to sexual abuse or assault.

Survivor Centred Approach: A strategy for supporting GBV/SEA survivors that aims to create a supportive environment in which the survivor’s rights are respected and prioritized, and in which the survivor is treated with dignity and respect. The approach helps to promote the survivor’s recovery and ability to identify and express needs and wishes, as well as to reinforce the survivor’s capacity to make decisions about possible interventions. The other key attribute of the SCA is keeping the identity of the survivors and all information about them confidential and only revealed, if necessary¹, with the informed consent of the survivors.

¹ The main reason for revealing the identity of survivors is access to services as needed and determined by the survivors themselves. Even in such circumstances, confidentiality must, to the extent possible, be maintained.

EXECUTIVE SUMMARY

Background

The EU Financing for Land Administration (EU-FLA) Project in Uganda is a four-year grant of \$ 7.08 million that will be implemented by the Ministry of Lands, Housing and Urban Development/Ministry Zonal Offices (MLHUD/MZOs) with the support from local land institutions and the recruited Consultants. The MLHUD/MZOs will lead the preparation of all guidelines and strategies, procuring consultants where necessary, and liaising with the World Bank team that will coordinate and facilitate the implementation of the Project's operational activities. While Uganda has four forms of land tenure: customary, mailo, freehold and leasehold as per Article 237 (3) of the Constitution, the Project's focus will be to finance systematic registration of land currently in customary and freehold ownerships in selected project area. The benefits of the Project will include regularizing land ownership, increasing security of land rights and strengthening land administration and management systems in 32 selected districts across the country by consolidating the demarcation and documentation of individually and communally owned customary lands. The Project will complement activities implemented under the Land Administration Reform Component of the Competitiveness and Enterprise Development Project (CEDP). The proposed activities will build on national pilots and initiatives and global and regional good practices.

Across the country, efficient utilization of land as an economic and natural asset is hampered by insecure land tenure, out-dated land laws, and dysfunctional institutions of land administration. The poorly developed legal and institutional frameworks constitute a serious constraint to socioeconomic development. The Project addresses this problem by complementing the on-going process of registering and formalizing land ownership that the MLHUD, with the support from the World Bank, has been implementing since 2014 under the Competitiveness and Enterprise Development Project (CEDP) to boost the land administration. The Project will thus promote the regularization of land ownership, providing citizens with access to secure title security and influence their long-term investment decisions.

MLHUD is committed to mitigating attendant risks factors that may arise from the registration and regularization of land ownership under the Project. These risks are bound to be more prevalent in rural and peri-urban areas where freehold and customary tenure systems predominate. The systematic land rights regularization process will require sensitivity to land issues due to the long history of land insecurity, land grabbing and the resultant disputes. The MLHUD will prioritize addressing or mitigating land disputes on the ground in the process of conducting systematic land registration of peri-urban lands in selected municipalities across the country.

The Resettlement Policy Framework has been developed in line with an Environmental and Social Management Framework (ESMF), Stakeholder Engagement Plan (SEP), and the Vulnerable and Marginalized Group's Framework (VMGF) as a set of instruments required to address and manage the environmental and social risks and impacts associated with the EU-FLA Project. Accordingly, this RPF has been prepared to meet the Government of Uganda's and the World Bank's Environmental and Social Framework requirements and will be disclosed as part of the project appraisal process. The Ministry of Lands, Housing and Urban Development will be responsible for implementing the provisions and recommendations outlined in this RPF.

Project Location and Beneficiaries

The Project will be implemented in thirty-two (32) selected districts of Uganda, the majority of which are located in the Eastern, Northern, West Nile and Western parts of the country due to the predominance of customary and leasehold land tenure systems. The districts are: Omoro, Kitgum, Kwanja, Alebtong, Otuke, Kole, Buyende, Kaliro, Bugweri, Bugiri, Tororo, Budaka, Butebo, Kibuku, Pallisa, Busia, Kaberamaido, Yumbe, Zombo, Arua, Koboko, Terego, Madi Okollo, Nebbi, Kalaki, Ngora, Amuria, Kabarole,

Bunyangabu, Kyenjojo, Kyegegwa and Masindi. Project consultations and implementation will be conducted in an inclusive manner, involving the vulnerable people of both genders as well.

Description of Project Activities

The EU-FLA Project will complement activities implemented under the Land Administration Reform Component of the CEDP Project. The funding for this project will be used to finance systematic registration of land currently in customary ownership in the selected project areas. The Project consists of three major activities, namely: Institutional strengthening and training; Systematic adjudication in the selected Project areas; and Project management, and monitoring and evaluation (M&E).

Purpose of this Resettlement Policy Framework

The purpose of this Resettlement Policy Framework (RPF) is to clarify resettlement principles, organizational arrangements, and design criteria to be applied to projects or activities to be prepared during project implementation. Once the project or individual project activities are defined and the necessary information becomes available, such a framework will be expanded into a specific resettlement plan proportionate to potential risks and impacts. Project activities that will cause physical and/or economic displacement will not commence until such precise plans have been finalized and approved by the Bank. Therefore, this RPF will guide the management of social issues associated with infrastructure investments financed under the EU-FLA project and guide the preparation of Resettlement Action Plans (RAPs), to ensure that the resettlement aspects of the project are adequately understood and addressed. This RPF seeks to ensure that in the event that government through the Ministry of Lands, Housing and Urban Development (MLHUD) and seeks to restrict land use or bring about involuntary resettlement for project activities, any possible adverse impacts of proposed project activities are minimized and addressed through appropriate mitigation measures, in particular, against potential impoverishment risks in a manner outlined in this RPF.

Legal Framework

There are a number of national policies and legal frameworks that regulate land relations in Uganda that will be applicable to EU-FLA project. These frameworks define land rights, ownership, procedures and requirements of transfer and acquisition of land between individuals and groups. They also provide procedures for the acquisition of land by the state or a public body for public projects. Among the most important legal instruments in this regard are: The Constitution of the Republic of Uganda (1995), The Land Cap 227, The Land Regulations, (2004) The Local Government Act (1992), and The Land Acquisition Act (1965), The National Land Policy, 2013 and the National Gender Policy, 1997 and The Draft Land and Resettlement Policy.

The World Bank's Environment and Social Standard on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, ESS5, is to be complied with where involuntary resettlement, impacts on livelihoods, acquisition of land or restrictions to access to natural resources, may take place as a result of the project.

In comparison to Ugandan law that defines rights to land ownership and ownership of property *per se*, the World Bank's ESS 5 goes further to highlight the important relationship between property rights, human settlement and the need to maintain people's source of livelihood. It complements existing law in Uganda related to property rights and land ownership by recognizing the socio-economic value this presents to persons affected. The higher of the two standards will be upheld in this policy framework, since that procedure also satisfies the requirements of the lesser standard.

Potential Impacts

This section highlights the potential resettlement risks and impacts that may arise before, during and after the implementation phase of the projects, which include: Loss of Residential Land and Housing; Loss of Other Structures; Loss of Agricultural Land / Pasture Land, Trees and Crops; Loss of or Disruptions to Businesses; and weakening of community institutions and social networks

Mitigation Measures

Provisions are made under this RPF to minimize all impacts associated with land acquisition, restrictions on land use and involuntary resettlement in accordance with the World Bank ESS5. The potential social impacts to be addressed within the context of preparing Resettlement Action Plans have been identified in this RPF. The RPF also gives guiding principle to undertake site-specific social assessment studies as part of the preparation of each RAP.

This RPF establishes the principles for compensation/ resettlement that apply to the EU-FLA Project, and comprises: (1) institutional arrangements, (2) resettlement/ compensation eligibility criteria, (3) implementation procedures, (4) financial responsibilities, and (5) monitoring and evaluation plan. This RPF will be applied taking into account the need to include the vulnerable and marginalised groups as will be identified.

Eligibility for Compensation

Determination of the eligibility of the PAPs to be compensated shall be done through a transparent and legal process, taking into consideration all the applicable existing laws of Uganda and the World Bank's ESS5 and local customs, aiming at restoring the lives and livelihoods of the affected persons or making them equal or better than before the project intervention. In case of discrepancy between these various standards, the one most advantageous to the PAPs shall be applied.

As soon as the nature and location of a project has been determined, a land survey demarcating the required project land will be undertaken after which the identification of all the project affected persons (census) will be undertaken. The affected persons may be classified as persons: (a) Who have formal legal rights to land or assets; (b) Who do not have formal legal rights to land or assets, but have a claim to land or assets that is recognized or recognizable under national law; or (c) Who have no recognizable legal right or claim to the land or assets they occupy or use, like tenants or sharecroppers who would have rights to compensation for assets on the land but would not own the land. These PAPs will need to be identified prior to the cut-off date.

Project Screening and Preparation

Sub-projects might have a social impact on the community. Potential socio-economic impacts that will require mitigation measures, resettlement and compensation will have to be identified. The projects will be screened by the project implementing agencies to know whether involuntary resettlement, or loss, denial or restriction of access to land and other economic resources will be caused by the implementation of the project or whether the project result in the permanent or temporary loss of crops, fruits and any household infrastructures and other structures. Whenever it has been determined that involuntary land acquisition (whether temporary or permanent) is needed for the project, a RAP shall be prepared.

Preparation of Resettlement Action Plans

Project specific Resettlement Action Plans (RAP) will be developed and implemented by a RAP consultant in consultation with MLHUD Environment and Social Safeguards staff. The completed RAP reports will be submitted to MLHUD for review and onward submission to the World Bank for further review and approval prior to their implementation. It should, however, be noted that there will be no activities until the RAPs are fully implemented.

Roles and Responsibilities

The implementation activities will be under the overall guidance of the MLHUD with support from the office of the Chief Government Valuer which approves compensation rates. The respective District Local Governments through their District Land Boards that provide the compensation rates for crops and trees in alignment with replacement value will also participate in some resettlement activities like relocation and verifying PAPs during the compensation exercise for sub-projects together with the EU-FLA Project.

Monitoring of the RAP Implementation

The MLHUD will have their capacity in monitoring RAP implementation enhanced. The PSFU will build on the capacity for social risk management acquired during implementation of the Skills Development Facility (SDF). The PSFU has long experience in implementing World Bank funded projects.

The monitoring and evaluation will be the main mechanism to alert the EU-FLA project PIT in MLHUD of any delays and problems and these activities will help measure the extent to which the main objectives of the RPF, and any resettlement plans (RAPs) prepared in line with this RPF, have been achieved. To ensure that the preparation of resettlement plans and subsequent implementation of resettlement is executed in line with this RPF, all resettlement activities will be monitored and evaluated internally in MLHUD by a Project Implementation Unit. Depending on the capacity within the implementing agency and desire, a decision will be taken if there is need to engage an external evaluation team. The PIU will undertake the routine internal monitoring and evaluation of the implementation of this RPF and subsequent RAPs so as to ensure that all the responsible units follow the schedule and comply with the principles of the applicable resettlement plan (RAP). A number of objectively verifiable indicators shall be used to monitor the impacts of the compensation and resettlement activities.

Budget and Funding

At this stage, it is not possible to estimate the likely number of people who may be affected. The budget will be developed for each RAP from the specific social assessment studies and censuses to be undertaken, and mitigation/livelihood restoration measures to be provided, in accordance with this RPF. The budget will cover resettlement activities including compensation cost for affected assets. Government of Uganda will be the sole source of funding for all compensation related activities with MLHUD as the Implementing Agency.

Disclosure of this Resettlement Policy Framework

This RPF will be disclosed in compliance with relevant Ugandan regulations and The World Bank Environment and Social Standard 5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement. The documents will be disclosed on the World Bank external website, District Offices, various sub county offices and MLHUD websites. It will also be available to any interested persons through the media in Uganda.

1 INTRODUCTION

1.1 Background

The EU Financing for Land Administration (EU-FLA) Project in Uganda is a four-year grant of \$ 7.08 million that will be implemented by the Ministry of Lands, Housing and Urban Development (MLHUD) with the support from local land institutions and the recruited Consultants. The MLHUD will lead the preparation of all guidelines and strategies, procuring consultants where necessary, and liaising with the World Bank team that will coordinate and facilitate the implementation of the Project's operational activities. While Uganda has four forms of land tenure: customary, mailo, freehold and leasehold as per Article 237 (3) of the Constitution, the Project's focus will be to finance systematic registration of land currently in customary and freehold ownerships in selected project area. The benefits of the Project will include regularizing land ownership, increasing security of land rights and strengthening land administration and management systems in 32 selected districts across the country by consolidating the demarcation and documentation of individually and communally owned customary lands. The Project will complement activities implemented under the Land Administration Reform Component of the Competitiveness and Enterprise Development Project (CEDP). The proposed activities will build on national pilots and initiatives and global and regional good practices.

The Project comes as a timely intervention in the wake of the socioeconomic disruptions and increased level of poverty that the Covid-19 Pandemic occasioned, including hampering institutional processes and reforms that would otherwise speed up the recovery process and boost investments and livelihoods. But even before the outbreak of COVID-19, poverty reduction remained uneven across different regions of the country with people having different levels of access to resources and economic opportunities. With agriculture as the backbone of the country's economy, land remains a vital resource in enhancing people's livelihoods. Access to and security of land is important for people's access to finance and investment in soil improvement and climate resilient technologies. Unfortunately, land issues remain a major constraint to improving economic conditions.

Across the country, efficient utilization of land as an economic and natural asset is hampered by insecure land tenure, out-dated land laws, and dysfunctional institutions of land administration. The poorly developed legal and institutional frameworks constitute a serious constraint to socioeconomic development. As a result, land has remained a low-value resource, restricting private investment, undermining good governance, and reducing the ability of local authorities to raise taxes.² The poor land administration regime constitutes a major impediment to national planning; household investments and socioeconomic transformation given that 80 percent of the economic activities in the country are based on agriculture with limited off-farm opportunities. The Project addresses this problem by complementing the on-going process of registering and formalizing land ownership that the MLHUD, with the support from the World Bank, has been implementing since 2014 under the Competitiveness and Enterprise Development Project (CEDP) to boost the land administration system by generating reliable, accurate and up-to-date information to revamp land tenure security and provide a treasure trove of information for policy making. The Project will thus promote the regularization of land ownership, providing citizens with access to secure title security and influence their long-term investment decisions.

Given the long historical and socio-cultural conflicts over land, the MLHUD is committed to mitigating attendant risks factors that may arise from the registration and regularization of land ownership under the Project. These risks are bound to be more prevalent in rural and peri-urban areas where freehold and customary tenure systems predominate, especially in the Northern and Eastern regions where most of the unregistered land happen to be located. The systematic land rights regularization process will require

² Klaus Deininger. World Bank Land Policies

sensitivity to land issues due to the long history of land insecurity, land grabbing and the resultant disputes. The MLHUD will prioritize addressing or mitigating land disputes on the ground in the process of conducting systematic land registration of peri-urban lands in selected municipalities across the country.

The Resettlement Policy Framework has been developed in line with an Environmental and Social Management Framework (ESMF), Stakeholder Engagement Plan (SEP), and the Vulnerable and Marginalized Group's Framework (VMGF) as a set of instruments required to address and manage the environmental and social risks and impacts associated with the EU-FLA Project. Accordingly, this RPF has been prepared to meet the Government of Uganda's and the World Bank's Environmental and Social Framework requirements and will be disclosed as part of the project appraisal process. The Ministry of Lands, Housing and Urban Development will be responsible for implementing the provisions and recommendations outlined in this RPF.

1.2 Project Description

1.2.1 Project Development Objective (PDO)

The Project Development Objective (PDO) for the EU-FLA is to increase security of land rights and strengthen land administration and management systems in selected geographic areas in Uganda by consolidating the demarcation and documentation of individually and communally owned customary lands.

Specifically, the EU-FLA Project has the following objectives:

- (a) To develop capacity of local land institutions;
- (b) To increase the number of land parcels demarcated and registered; and
- (c) To reduce number of land disputes

In accomplishment of the said objectives, the following outcomes are anticipated:

- i. Strengthened institutions and mechanisms to resolve land disputes,
- ii. Increased people's awareness on procedures to register customary lands,
- iii. Population in the Project areas provided with officially recognized secured land tenure documents

1.2.2 The proposed PDO-level indicators

The following are the key development indicators for measuring project outcomes:

- a) Staff of the institutional stakeholders, capacitated in the project areas (gender-disaggregated) (number)
- b) Land parcels with use or ownership rights recorded in project areas (gender-disaggregated) (number).
- c) Target land area with use or ownership rights recorded because of the Project (gender-disaggregated) (ha).
- d) Certificates of Customary Ownership (CCOs) issued because of the Project (number).
- e) Communal Land Associations (CLAs) formalized; (number).
- f) Target population with use or ownership rights recorded because of the project (gender-disaggregated) (number).
- g) Complaints received because of the systematic land adjudication process and resolved (percentage).

1.2.3 Project Beneficiaries

The primary beneficiaries of EU-FLA Project are communities of the 32 selected districts (comprising of both men and women) who own land under the customary and freehold tenures. Project consultations and implementation will be conducted in an inclusive manner, involving the vulnerable people of both genders as well. These beneficiaries/PAPs are more likely to be the poorer members of the community in the target areas, who are unlikely to benefit from available investment opportunities and transform their socioeconomic status due to unregistered land ownership and the resultant limited land rights.

1.2.4 Description of Project Activities

The EU-FLA Project will complement activities implemented under the Land Administration Reform Component of the CEDP Project. The funding for this project will be used to finance systematic registration of land currently in customary ownership in the selected project areas.

The Project consists of three major activities, namely:

- (i) Institutional strengthening and training.
- (ii) Systematic adjudication in the selected Project areas; and
- (iii) Project management, and monitoring and evaluation (M&E).

Activity 1: Institutional strengthening and training

The objective of this activity is to prepare and conduct public awareness and systematic land adjudication activities. This objective will be realized through four sub-activities: (i) determine the appropriate means to engage communities (from parish to district levels) on systematic land adjudication process; (ii) assess resources and training needs of the Area Land Committees (ALC) and other locally involved stakeholders involved in the land adjudication process; (iii) develop operational framework, build tools and capacities for implementation of land adjudication activities at local level; and (iv) capacitate communities in the use of the prepared tools and process to conduct participatory systematic adjudication process.

All the sub-activities under Activity 1 will be conducted by the MLHUD with the support from other local land institutions and the Consultants who have been recruited. The MLHUD will be responsible for the overall coordination of implementation of this activity, working in close collaboration with the relevant MZOs, ALCs and local council structures within the project districts and other relevant local stakeholders. Specific Terms of Reference (ToRs) will be developed to guide MLHUD's recruitment of consultants to undertake some of the sub-activities.

Activity 2: Systematic adjudication in the selected Project areas

The objective of this activity is to support the organization and formalization of communal land institutions, especially CLAs, and capacitate them to demarcate and register lands held under the communal and freehold tenures and adjudicate any resultant land issue. Activity 2 has two sub-activities:

- a) **Support organizing and formalizing communal groups into CLAs:** The objective of this sub-activity is to support organization and formalization of communal groups in selected project areas into CLAs. This will involve mobilizing and training of technical teams at district and lower local governments. Training of Land Management Institutions (LMIs) is carried out to equip them with techniques required in Registration of CLAs. The technical teams conduct sensitization programs in the selected sub-regions at village, parish, and sub county levels. This will be followed by organization and formalization of CLAs.

b) **Demarcating and registering individual and communal land:** This sub-activity involves adjudication, demarcation, and registration of the land parcels under ownership and historical use by the communities represented by the CLAs and individually owned parcels situated in the same selected Project areas. The activities will be coordinated with RaPPA undertaken in the same areas. The RaPPA is an approach for developing a preliminary qualitative understanding of a situation, triangulation and on spot analysis to come up with systematic land use plans that will enhance orderly settlement and optimal utilization of land as well as provision of social services and protection of natural resources. The following sub-activities will be performed:

- i. Demarcation and registration of communal lands in the Project areas and issuance of Certificates of Customary Ownership (CCOs) to the CLAs. This involves reconnaissance, mobilization from the district to lower government levels up to the target beneficiaries, training of adjudication teams, systematic adjudication, demarcation, mapping and recordation, and issuance of the CCOs; and
- ii. Reconnaissance, mobilization from the district to lower government levels up to the target beneficiaries, training of adjudication teams, systematic adjudication, demarcation, mapping and recordation and issuance of individual titles.

Given that the MZOs are service centers that provide various land services, their capacity can only handle land transactions from their normal clientele and any more workload from a typical project, requiring processing of a much larger volume of work would easily overwhelm the MZO resources. The Data Processing Center (DPC) in Entebbe was established to handle these typically large volumes of work because the success of the proposed project for CCOs will be determined partly by the speed at which field data can be captured, processed, and incorporated into the National Land Information System (NLIS).

Activity 3: Project Management, and Monitoring and Evaluation (M&E)

The objectives of this activity are to: i) manage the project; and ii) design and implement an M&E system to assess Project implementation progress on the ground. The M&E System will use both quantitative and qualitative sources of information to measure stakeholder engagement, participation, and people's perception of the process; and use quantitative information to measure the number of records on CLAs and CCOs, the number of disputes resolved while conducting the demarcation and mapping; the number of disputes properly documented, and finally the number of CCOs issued for CLAs and for individuals.

The MLHUD will implement, monitor, and evaluate the Project in an inclusive and gender-sensitive manner. This will be done by extending equal treatment to both men women and other Vulnerable and Marginalized Groups (VMGs) of both genders, to ensure openness, fairness, equity, and transparency in the whole exercise of documenting land rights. This operation will also support activities geared towards reducing land disputes and to incentivizing joint titling and land titles for women.

The Project will be implemented in parallel with CEDP (and may potentially continue beyond CEDP implementation). In implementing and managing it, the MLHUD will be conscious of cultural sensitivities over land issues given the long historical and socio-cultural conflicts over land, especially in the Northern and Eastern regions where most of the unregistered land is located. Significant steps will be taken to mitigate associated risk factors that may arise from the registration and regularization of land ownership under the Project.

1.3 Project Implementation Arrangements

The bulk of the operations will be implemented by the MLHUD, which has a substantial experience in project co-ordination and implementation including the land component of CDP, Uganda Support to Municipal Infrastructure Development (USMID) project and Bank Grants under the Cities Alliance Program. MLHUD will lead preparation of all guidelines and strategies, procuring consultants where relevant.

The World Bank team will coordinate and facilitate implementation of the operational activities included into this application by the MLHUD. The Development Partners' working group (DPG) on land will be revitalized to: (i) ensure coordination between different DPGs involved into the land sector, (ii) undertake jointly broader sector-level work including mainstreaming inclusion (especially for women), (iii) foster agenda for land sector reforms including digital innovations and global good practices, and (iv) disseminating corresponding evidence (including the impact evaluation studies and recommendations conducted by the world Bank's Gender Innovation Lab). The multi-annual analytical and knowledge-sharing technical assistance initiative conducted by the Bank will advance land policy dialogue with the Government of Uganda aiming to enhance land legal, regulatory, and operational framework by introducing good international practices and innovations like digital signature, etc. These analytical and technical assistance activities will be included under the Bank-executed trust fund component.

Purpose and Objectives of this Resettlement Policy Framework

1.3.1 Purpose of this RPF

This RPF has the main purpose of clarifying resettlement principles, organizational arrangements, and design criteria meant to be applied to project activities to be prepared during project implementation.

At this stage of project development, the precise location(s) of (sub) project activities and the need for compensation is not known. Although the activities of the project may not lead to land acquisition, restrictions on land use and involuntary resettlement may arise; and as a result, there is need to put in place a framework for resettlement planning and implementation.

After the project activities are defined and the necessary information becomes available, such a framework will be drawn-out into a specific plan equivalent to potential risks and impacts. Project activities that will cause physical and/or economic displacement will not commence until such specific plans have been finalized and approved by the Bank and fully implemented. Therefore, this Resettlement Policy Framework (RPF) will guide the management of issues associated with restrictions on land use and involuntary resettlement in relation to activities to be carried out under the EU-FLA project and guide the preparation of Resettlement Action Plans.

This RPF seeks to ensure that if Government through the MLHUD seeks institute any activities leading to restrictions on land use or causes any involuntary resettlement of persons in the project areas, any possible adverse impacts of proposed these project activities are minimized and addressed through appropriate mitigation measures.

The potential risks associated with any decision to acquire land for the project by government through MLHUD can be minimized by:

- Avoiding displacement of people as much as possible.
- Having a well-designed resettlement processes in place; in the event that displacement is required;

- Compensating in a timely manner for losses and ensuring resettlement assistance
- Identifying public or community infrastructure, property or services that may be affected
- Ensuring mitigation of restrictions on land use or involuntary resettlement associated risks such as Gender Based Violence (GBV) and family break up, are planned for upfront. The prevention and response to such risks should be mainstreamed in the involuntary resettlement process.

1.3.2 Objectives of this RPF

The specific objectives of this RPF are to:

- Provide framework guidance in identifying and managing situations when the project may lead to physical or economic displacement/resettlement or interfere with their cultural resources. Any compensation measures will be implemented in accordance with this RPF.
- Guide the management of all social issues associated with land acquisition, restrictions on land use and involuntary resettlement in relation to infrastructure investments financed under EU-FLA Project and ensure that the resettlement aspects of the project are adequately understood and addressed. During the development of this RPF, special reference was made, but not limited to the current national socio-economic dynamics, World Bank Environment and Social Standards and, the Uganda legal, policy and institutional framework as applicable to the implementing ministry and line ministries specifically under the EU-FLA Project.
- Provide a thorough understanding of how the developed RPF will be applied by the MLHUD and other implementing agencies and what type of tools, technical inputs, institutional capacity, and other kinds of support will be required for its effective use and implementation.
- Define the eligibility criteria for identification of project affected persons (PAPs) and entitlements.
- Describe the consultation procedures and participatory approaches involving PAPs and other key stakeholders in resettlement planning.
- Provide procedures for filing grievances and resolving disputes.

1.3.3 Scope of the RPF

This Resettlement Policy Framework covers the following components, consistent with the relevant Ugandan national laws and provisions of the World Bank Environment and Social Standards described in ESS5. The following activities were undertaken during preparation of this RPF:

1. Review the relevant legislation, regulations and local rules governing the use of land and other assets that are applicable the EU-FLA project
2. Consult with MLHUD officials and other key stakeholders that are engaged in land acquisition, restrictions on land use and involuntary resettlement processes to identify current challenges and community vulnerabilities and suggest workable recommendations to be adopted into this project.
3. Assess the capacity of the implementing agency (MLHUD) and any other stakeholders to implement this RPF. It will, in addition, identify the capacity strengthening needs for the implementation of the RPF by the EU-FLA project; and propose and cost capacity building program including training for key institutions, actors and other stakeholders
4. Review and update RPF management tools, such as screening procedures, checklists, assessment of typical anticipated impacts, draft Resettlement Action Plans for typical impact mitigation for inclusion in the RPF in line with the planned EU-FLA Project activities.
5. Review and update the grievance redress mechanism and RAP guidelines

1.4 Approach and Methodology in RPF Preparation

Preparation of this RPF has been done in accordance with applicable World Bank Environmental and Social Framework specifically ESS5: Land Acquisition, Restrictions on Land use and Involuntary Resettlement, ESS10 Stakeholder Engagement and Information Disclosure, and Uganda's country environmental impact assessment requirements, (National Environment Acts, EIA Regulations and guidelines).

It also involved literature review; stakeholder consultations and discussions with relevant sector institutions, including but not limited to MoHLUD, UN Habitat/Global Land Tool Network, International Institute of Rural Reconstruction, Transparency International and CEDP among other members. Principally, the preparation of this RPF was undertaken with the use of online engagements on platforms such as Zoom, WhatsApp, Google Meet, WebEx, physical meetings such as workshops, focus group discussions and key informant interviews, email correspondences as well as telephone-based consultations with relevant key stakeholders. Details about the purpose of the RPF and other ESF instruments (ESMF, RPF, ESCP and SEP) regarding Financing for Land Administration in Uganda were communicated through an official email from MoHLUD as one of the commitments to addressing issues of environment and social safeguards on this project.

The stakeholders identified (see Annex 8) were invited to respond to a specific questionnaire/checklist (See Annex 1) relating to the Financing for Land Administration in Uganda (EUFLA) Uganda project and were also encouraged to make additional comments during the consultation process.

Literature Review

Some of the key documents that were reviewed include:

- The World Bank Environmental and Social Framework 2017 Washington DC
- Land Tenure and Economic Activities in Uganda:
- Assessing and Measuring the Gender Gap in Land Rights Under Communal Land Associations in Karamoja.
- Relevant National Laws, Policies and Constitution
- National Development Plan (NDP 2010-2014)
- EU Financing for Land Administration in Uganda, Appraisal Environmental and Social Review Summary, 2022
- Financing for Land Administration in Uganda Project Concept Note, 2022

Stakeholder Consultations

ESS 10 recognizes the importance of inclusive and meaningful engagement between the Borrower and project stakeholders as an essential element of good international practice. Effective stakeholder engagement can improve the environmental and social sustainability of projects, enhance project acceptance, and make a significant contribution to successful project design and implementation. In keeping with the requirements of ESS10, the MoHLUD took cognizance of the existing World Bank (March 2020) and Ministry of Health 2020 guidelines in relation to physical meetings, and used online platforms such as Zoom, Google Meet, Webex, WhatsApp, Telephone calls and Email exchanges to conduct extensive, meaningful, and timely consultations. The stakeholder consultations were planned and carried out between 06/06 June -15th of June and are still ongoing.

The views from these consultations were recorded, analysed and appropriate measures recommended as part of the VGMF where necessary. A summary of the of views about the project provided by the stakeholders, and responses to some inquiries is captured under Annex 5 of stakeholder consultations. In all 178 people were consulted, composed of 85 females and 50 males from the district and communities and 43(33 males and 10 females) stakeholders from institutions

2 LEGAL, POLICY, AND INSTITUTIONAL FRAMEWORK

The legal framework of this RPF will describe all laws and policies relevant to the resettlement activities associated with this project. This framework identifies, examines and abides by all laws of Uganda that are applicable to land acquisition, restrictions on land use and involuntary resettlement including:

- The scope of the power of eminent domain and the nature of compensation associated with it, both the procedures for assessing compensation values and the schedule for making compensation payments,
- The legal and administrative procedures applicable, including the appeals process and the normal time for such procedures, land titling and registration procedures, and
- Laws and regulations relating to the agencies responsible for implementing resettlement and those related to land compensation, consolidation, land use, environment, water use, and social welfare.

The Constitution of the Republic of Uganda (1995) and the Land Act Cap 227 require that compensation is paid if a development project would damage structures or other property or take private land. The same requirement is provided by World Bank Environment and Social Standards and guidelines under World Bank's ESS5 which requires that displaced persons are compensated at full replacement cost and assisted during the relocation.

2.1 *Ugandan Laws*

There are several national and local legal frameworks that regulate the land relations in Uganda. These frameworks define land rights, ownership, procedures and requirements of transfer and acquisition of land between individuals and groups. They also provide procedures for the acquisition of land by the state or a public body for public projects. Among the most important legal instruments in this regard are the following:

- a) The Constitution of Uganda (1995)
- b) The Land Act Cap 227
- c) The Land Acquisition Act (1965)
- d) Land Regulations (2004)
- e) Local Government Act (1997)
- f) The Physical Planning Act

While all matters relating to land acquisition, compensation and resettlement are managed within the provisions of the above legislation, the most decisive document in this regard is the Land Act Cap 227, as amended.

2.1.1 **The Uganda Constitution (1995)**

Article 237(1) of the Constitution vests all land of Uganda in the citizens of Uganda. However, under Article 237(1) (a), the government or local government can acquire land in the public interest. Such acquisition is subject to the provisions of Article 26 of the Constitution, which gives every person in Uganda a right to own property.

The Constitution also recommends the tenure regimes in accordance with which rights and interests in which land may be held namely, Customary, Freehold, Mailo and Leasehold. It presents Bonafide occupancy" as a form of tenure that gives the occupant some rights to the land occupied". According to the Constitution, all land belongs to the people of Uganda and is held in trust by the Government.

Government is authorized to acquire land for a public purpose and compensate affected persons in agreement with the law. It provides procedures to follow during the acquisition of land for public interest and provides for the “***prompt payment of fair and adequate compensation***” prior to taking possession of the land.

2.1.2 The Land Act, Cap 227

The 1998 Land Act addresses land holding, management, control, and dispute processing. The Act creates a series of land administration institutions, namely, the Uganda Land Commission (ULC), the District Land Boards (DLBs), the District Land Tribunals (DLTs) and the Area Land Committees (ALCs). Section 78 of the Act gives valuation principles for compensation, i.e., compensation rates to be approved annually by the DLBs. The basis for compensation is depreciated replacement costs for rural properties and market values for urban properties.

Article 76 of the Land Act Cap 227 and Article 243 of the 1995 Constitution creates District Land Tribunals with jurisdiction to determine disputes relating to the grant, lease, repossession, transfer, or acquisition of land by individuals, the ULC or other authority with responsibility relating to land; and the determination of any disputes relating to the amount of compensation to be paid for land acquired. Article 76 (e) of the Land Act Cap 227 gives power to the DLTs to determine any other dispute relating to land under this act. Article 87 (1) of the Act stipulates that an appeal shall lie from the decision of a DLT to the High Court.

Key features of the recognized forms of land tenure in Uganda are:

Customary Tenure - Is governed by rules generally accepted as binding and authoritative by the class of persons to which it applies. That is, customary tenure is not governed by written law. Landowners do not have deeds recognizing their ownership rights and land is managed according to rules and practices generally accepted as legitimate and binding by a particular community. Customary laws vary according to region of the country, but most classifications are based on the same general principles. Ownership rights are recognized by the community through inheritance, purchase, bequeathing or by settling on a plot of land which was previously vacant. Under Ugandan customary legal systems, particularly in northern and eastern Uganda, land is usually communally owned by the clan, but it can also be owned individually. Rights and responsibilities that derive from communal ownership are shared among various members of the clan according to traditional practices. Usually, the head of the clan or family, the “custodian”, has the responsibility to look after each member’s land rights and to allocate land fairly to all. Under this system, disputes are heard and settled by clan elders.

Leasehold Tenure - Is created either by contract or by operation of the law and is a form under which the landlord or lessor grants the tenant or lessee exclusive possession of the land, usually for a defined period and in return for a rent. The tenant has security of tenure and a proprietary interest in the land.

Freehold Tenure - Derives its legality from the constitution and its incidents from the written law. It involves the holding of land in perpetuity, or a term fixed by a condition and also enables the holder to exercise, subject to the law, full powers of ownership.

Mailo Tenure - Has roots in the allotment of land pursuant to the 1900 Uganda Agreement and derives its legality from the constitution and its incidents from written law. It involves the holding of land in perpetuity and permits the separation of ownership of land from the ownership of developments on land made by a lawful or bona fide occupant. The system enables the holder to exercise all powers of ownership, subject to the rights of those persons occupying the land at the time of the creation of the mailo title and their successors.

2.1.3 Land Acquisition Act (1965)

This Act makes provision for the procedures and method of compulsory acquisition of land for public purposes whether for temporary or permanent use. The Minister responsible for land may authorize any person to enter upon the land and survey the land, dig, or bore the subsoil or any other thing necessary for ascertaining whether the land is suitable for a public purpose. The Government of Uganda is supposed to pay compensation to any person who suffers damage because of any action. Any dispute as to the compensation payable is to be referred to the Attorney General or court for decision.

The Land Acquisition Act stops at payment of compensation. It is not a legal requirement to purchase alternative land for the affected people by the project. Once they are promptly and adequately compensated, then the obligations stop there. The Government through the Ministry of Lands, Housing and Urban development will pay the compensation to the affected persons. There is no requirement or provision in the law that people need to be assisted with relocation or that alternative land is made available or bought. Each affected person entitled to be compensated; on receipt of his/her compensation is expected to move and has no further claim.

2.1.4 The Land Act, Cap 227

The Land Act principally addresses four issues namely, holding, control, management, and land disputes. As regards tenure, the Act repeats, in Section 3, provisions of Article 237 of the Constitution which vests land ownership in the citizens of Uganda, to be held under customary, freehold, mailo or leasehold tenure systems. However, the Land Act provides for acquisition of land or rights to use land for public works.

Regarding control of land use, the Act reaffirms statutory power of compulsory acquisition conferred on the government and local authorities under articles 26 (2) and 237(2) (a) of the Constitution (Section 43). Since the Act does not repeal the Land Acquisition Act No. 14 of 1965, it is assumed that this legislation, meets requirements of Article 26(2) of the Constitution that requires a law to be in place for the payment of compensation and access to the courts. The Act also requires that landowners manage and utilize land in accordance with regulatory land use planning (Sections 44 and 46). Section 77(2) of the revised edition (2000) of the Land Act 1998 provides for a disturbance allowance on top of the computed compensation amount as shown below:

- a) 30% of compensation amount if quit notice is given within 6 months.
- b) 15% of compensation amount if quit notice is given after 6 months.

The rights of spouse and children are protected under the Constitution of Uganda and the Land Act (Cap 227). The consent of spouse and children must be acquired prior to any transaction by the head of household on land on which the family ordinarily resides.

Section 40 of the Land Act, 1998 requires that no person shall:

1. Sell, exchange, transfer, pledge, mortgage or lease any land; or enter any contract for the sale, exchange, transfer, pledge, mortgage, or lease of any land.
2. Give away any land *inter vivos*, or enter any transaction in respect of land:
 - a. In the case of land on which the person ordinarily resides with his or her spouse, and from which they derive their sustenance, except with the prior written consent of the spouse.
 - b. In the case of land on which the person ordinarily resides with his or her dependent children of majority age, except with the prior written consent of the dependent children of majority age;
 - c. In the case of land on which the person ordinarily resides with his or her dependent children below the majority age, except with the prior written consent of the Committee.

- d. In the case of land on which the person ordinarily resides orphans below majority age with interest in inheritance of the land, except with prior written consent of the Committee.

Land Acquisitions, Title, Transfer and Term of Ownership

Land acquisition in Uganda may be achieved through:

- i. Occupancy by individual persons and by local communities, in accordance with customary norms and practices, which do not contradict the constitution.
- ii. Uninterrupted occupancy by individual nationals who have been using the land in good faith for at least twelve years before 1995; and
- iii. Authorization based on an application submitted by an individual or corporate person in the manner established by the land law.

The Land Law stipulates that a land title will be issued by the Lands Department. However, the absence of a title will not prejudice the right of land use and benefit acquired through occupancy. The application for a land title will include a statement by the local administrative authorities, preceded by consultation with the respective communities, for the purpose of confirming that the area is free and has no occupants. Title to local community land will be issued in a name decided upon by the community and individual men and women who are members of the local community may request individual titles after partitioning community land.

The right of land use and benefit can be proven by presentation of the respective title; testimonial proof presented by members, men and women of local communities and by expert evidence and other means permitted by law.

Among other modes of land transfer, the Land Law permits the transfer of land by inheritance, without distinction by gender. The right of land use/ownership is not subject to any time limit for the following cases: (i) Where the right was acquired by local communities through occupancy; (ii) Where it is intended for personal residential purposes and; (iii) Where individual nationals intend it for family.

2.1.5 The Land Regulations, 2004

Section 24(1) of the Land Regulations, 2004 states that the District Land Board shall, when compiling and maintaining a list of rates of compensation, take into consideration the following:

- a) Compensation shall not be payable in respect of any crop which is illegally grown.
- b) As much time as possible shall be allowed for harvest of seasonal crops;
- c) The current market value of the crop and trees in their locality will form the basis of determining compensation.
- d) For buildings of non-permanent nature, replacement cost less depreciation will form the basis of compensation.

2.1.6 The Local Government Act (1997)

The Local Government Act (LGA) was enacted to give effect to the policy of decentralisation and devolution of functions, powers, and services; and to provide for decentralisation at all levels of local government to ensure good governance and democratic participation in, and control of decision making by the people. The Local Government Act provides for the system of Local Governments, which is based on the district. Under the district there are lower Local Governments and administrative units. This system provides for elected Councils. The chairman nominates the executive committee of each council. The functions of this committee include:

1. Initiating and formulating policy for approval of council.
2. Overseeing the implementation of the Government and Council's policies, and monitor and coordinate activities of Non-Government Organizations in the district; and
3. Receiving and solving disputes forwarded to it from lower local governments.

According to the second schedule to the LGA, the Central Government is responsible for water resources and the environment (Part I, Second Schedule of the Local Government Act). The Lower Local Government Councils (sub-county or division) are responsible for the protection and maintenance of local water resources (Part 4). It is the function of the various executive committees, including the parish or village executive committees, to generally monitor projects and other activities undertaken by government, local governments, and non-governmental organisations in their area (Section 50(8)).

2.1.7 The Physical Planning Act (As amended)

Under section 25 of this act, the district physical planning committee, urban physical planning committee and sub-county physical committee shall cause to be prepared a district, urban physical development plan consisting of a topographical survey in respect of the area to which the plan relates, carried out in the prescribed manner, maps and descriptions as may be necessary to indicate the manner in which the land may be used, technical report on the conditions, resources and facilities.

2.2 Policy Framework

2.2.1 The Uganda National Land Policy 2013

This new land policy addresses the contemporary land issues and conflicts facing the Country. The vision of the policy is: “Sustainable and optimal use of land and land-based resources for transformation of Ugandan society and the economy” while the goal of the policy is: “to ensure efficient, equitable and sustainable utilization and management of Uganda’s land and land-based resources for poverty reduction, wealth creation and overall socio-economic development”.

Access to Land for Investment: Section 4.16 of the Policy (86) states that government shall put in place measures to mitigate the negative impacts of investment on land so as to deliver equitable and sustainable development. Part 90 of the same section positions government to protect land rights, including rights of citizens in the face of investments with measures for clear procedures and standards for local consultation; mechanisms for appeal and arbitration; and facilitate access to land by vulnerable groups in the face of investments.

Measures for Protection of Land Rights: Section 4.18 (93) of the Policy recognizes the inability of the majority of Ugandan to afford the cost of formally securing land rights and therefore government will put in place a framework that would ensure that land rights held by all Ugandans are fully and effectively enjoyed.

Rights for Minorities: As regards land rights of ethnic minorities, the Policy states that:

- (a) Government shall, in its use and management of natural resources, recognize and protect the right to ancestral lands of ethnic minority groups.
- (b) Government shall pay prompt, adequate and fair compensation to ethnic minority groups that are displaced from their ancestral land by government action.

To redress the rights of ethnic minorities in natural habitats, Government will take measures to:

- (i) establish regulations by Statutory Instrument to:
 - a. recognize land tenure rights of minorities in ancestral lands.
 - b. document and protect such de facto occupation rights against illegal evictions or displacements.
 - c. consider land swapping or compensation or resettlement in the event of expropriation of ancestral land of minorities for preservation or conservation purposes.

- d. detail terms and conditions for displacement of minorities from their ancestral lands in the interest of conservation or natural resources extraction.
- (ii) pay compensation to those ethnic minorities that have in the past been driven off their ancestral lands for preservation or conservation purposes.
- (iii) deliberate and specify benefit-sharing measures to ensure that minority groups benefit from resources on their ancestral lands rendered to extractive or other industry.
- (iv) recognize the vital role of natural resources and habitats in the livelihood of minority groups in the gazetted or de-gazetted of conservation and protected areas

2.2.2 The National Land Use policy

The National Land Policy underscores Uganda's modernisation through planned land use, urbanisation, industrialisation and a developed services sector. The overall goal for the national land use policy is to achieve sustainable and equitable socio-economic development through optimal land management and utilization in Uganda. This overall goal is further broken down into specific goals to be achieved and pursuit of these goals, specific guiding principles are provided. This policy addresses issues of agriculture, urbanization and human settlement, industrialization and infrastructure development, environmental management, and conservation. Under this policy, the coordination of activities of all stakeholders in land use planning is emphasized. Furthermore, the involvement of landowners, community groups, women, youth and the poor in making land use related decisions that affect them is regarded as being critical in the successful implementation of this policy.

The EU-FLA Project provides a platform for the operationalization of this policy in as much as the various stakeholders' participation and land use specifications in Uganda are concerned.

2.2.3 The National Gender Policy, 1997

The government adopted a National Gender Policy of 1997, a tool to guide and direct the planning, resource allocation and implementation of development programs with a gender perspective. The adoption of the gender policy has facilitated Uganda's gender mainstreaming programs in all sectors of the economy (implying, the planned works project should equally integrate gender into the implementation of works. This policy guides and brings on board all different genders into the national development agenda without any form of discrimination or segregation by virtue of one's gender. In this RPF it gives all persons, irrespective of their gender to equitable compensation without due regard to their gender.

2.2.4 The National HIV/AIDS Policy, 2004

The policy provides the principles and a framework for a multi-sectoral response to HIV/AIDS in Ugandan's world of work. The policy applies to all current and prospective employees and workers, including applicants for work, within the public and private sectors. It also applies to all aspects of work, both formal and informal.

This policy guides and informs the requirement for the Contractors to mainstream HIV and AIDS management in the workplace. Although EU-FLA is not likely to bring together a number of people of different categories into one workplace during implementation where there will be need to regulate their interaction so the spread of HIV is managed through protection and care interventions, some activities within the project design like conduct of trainings may bring together people together for extended periods of time, therefore necessitating putting into place guidelines to guard against the transmission and spread of HIV and AIDS.

2.2.5 The National Social Protection Policy, 2015 and the Uganda National Community Development Policy

The Government of Uganda, in recognizing the importance of social development in transforming the quality of life of Ugandans, formulated the National Social Protection Policy, 2015 and the Uganda National Community Development Policy. These Policies are aimed at enhancing participation and community ownership of government initiatives and acknowledge the fact that social protection is a pre-requisite for social development.

The EU-FLA Project activities shall directly feed into these policy goals. Where resettlement activities are likely to impact negatively on, especially, the vulnerable groups, these two policies come in handy to such groups.

2.3 World Bank Environment and Social Standards

World Bank Environmental and Social Standard 5 (ESS5) requires projects to appropriately plan for and respond to these impacts, and thus improve decision making about resettlement options, alternatives, participation of PAPs and compensation. The World Bank's ESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement is to be complied with where involuntary resettlement, impacts on livelihoods, acquisition of land or restrictions to access to natural resources, may take place as a result of the project. It includes requirements to:

1. Avoid and where avoidance is not possible to minimize involuntary resettlement by exploring project design alternatives
2. Avoid forced eviction
3. Mitigate unavoidable adverse impacts from land acquisition or restrictions on land use through timely compensation for loss of assets at replacement cost and assisting displaced persons in their efforts to improve, or at least restore, livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher
4. Improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure
5. Ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and informed participation
6. Conceive and execute resettlement activities as sustainable development programs,
7. Provide sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant

This standard covers direct impacts that result from Bank-assisted investment projects, and are caused by the land acquisition, restrictions on land use or involuntary resettlement resulting in:

- (i) Physical relocation or loss of shelter;
- (ii) Loss of assets or access to assets; or
- (iii) Loss of access to income sources or means of livelihood, whether or not the affected persons must move to another location

The standard implies that EU-FLA project activities that may result in the involuntary acquisition of land resulting in adverse impact on livelihoods, a RAP must be prepared by the implementing agencies and cleared by the World Bank prior to implementing the resettlement activities. The ESS5 also requires that the provision of compensation and other assistance to PAPs, to restore livelihoods when these are

affected, shall be done prior to the displacement of people. In particular, the standard requires that damage to crops and trees or possession of land for project activities may take place only after compensation has been paid. Resettlement sites, new homes and related infrastructure, public services and moving allowances must be provided to the affected persons in accordance with the provisions of the RAP.

2.3.1 Comparison between Land Law in Uganda and World Bank ESS 5

Table 1 below outlines the gaps between Uganda law and World Bank requirements for resettlement and compensation. It is clear in the comparison that the ESS 5 offers more reasonable and/or fair benefits and recognition to PAPs than Ugandan law; therefore, in cases where benefits are greater, the World Bank's ESS5 will apply and in all cases, "the higher of the two standards will be followed in all RAPs prepared for the EU-FLA Project, since the higher standard also satisfies the requirements of the lesser standard. In this case, the World Bank ESS5 will be followed since it is higher on application of these policies."

Table 1: Comparisons of Ugandan Laws and the World Bank Standards on Resettlement and Compensation

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank's ESS5	Comparison/Gaps	Strategy / Applicable standard
Land Owners	<p>The Constitution of Uganda, 1995 vests all land directly in the Citizens of Uganda, and states that every person in Uganda has the right to own property. Ugandan law recognizes four distinct land tenure systems, customary tenure, freehold tenure, leasehold tenure, and mailo tenure.</p> <p>Customary land owners are entitled to compensation based on the open market value of the unimproved land</p>	In-kind (land-for-land) exchange is the preferred option; however, in cash compensation mechanisms can also be undertaken provided compensation is to be based on replacement cost.	<p>The legal right to resettlement is applicable only to those with proprietary interest in the affected land.</p> <p>Customary land holds property and ownership.</p> <p>Entitlement for payment of compensation at replacement cost is essentially based on the right of ownership or legal user/occupancy rights.</p>	<ul style="list-style-type: none"> Market value is based on recent transactions and thus if alternative property is purchased within a reasonable period of the payment of compensation, it is likely that market value will reflect replacement value. However, local inflation in price land or construction materials can affect what is determined as replacement cost. If this is not reflected in recent transactions, market value may not reflect replacement value which must be achieved in the payment of compensation.
Land Tenants/ Squatters	<p>Ugandan law does not make any specific accommodation for squatters or illegal settlers, and compensation is based on legal occupancy.</p> <p>The Land Act treats lawful occupants and bonafide occupants as statutory tenants of</p>	The ESS5 explicitly states that the affected persons cannot be denied compensation /resettlement assistance based on the lack of legal title. Bank projects, therefore, need to make provisions for helping squatters / encroachers achieve the objectives of the Bank's ESS5. The methodology to be used in valuing losses to determine their replacement cost; and a description of the	There is no distinction or discrimination made on the basis of gender, age, or ethnic origin between Ugandan law and World ESS5 However, there is no explicit equivalence on the specific requirements for enforcing non-	<ul style="list-style-type: none"> The Project to avoid resettlement or minimize displacement of people Dialogue with policy makers will be initiated to explore the possibility of giving compensation at replacement value to illegal tenants for any improvements/ investments they have undertaken in the affected land

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank's ESS5	Comparison/Gaps	Strategy / Applicable standard
	<p>the registered owner. Under Section 29 of the Land Act, "lawful occupant" means a person who entered the land with the consent of the registered owner, and includes a purchaser; or a person who had occupied land as a customary tenant but whose tenancy was not disclosed or compensated for by the registered owner at the time of acquiring the leasehold certificate of title. "Bona fide occupant" means a person who before the coming into force of the Constitution had occupied and utilised or developed any land unchallenged by the registered owner or agent of the registered owner for twelve years or more; or had been settled on land by the Government or an agent of the Government, which may include a local authority.</p> <p>For the avoidance of doubt, a person on land on the basis of a licence from the registered owner shall not be taken to be a lawful or bona fide occupant under this section. Any person who has purchased or otherwise acquired the interest of the person qualified to be a bona fide occupant under this section shall be taken to be a bona fide occupant for the purposes of this Act.</p>	<p>proposed types and levels of compensation for land, natural resources and other assets under local law and such supplementary measures as are necessary to achieve replacement cost for what is lost.</p> <p>For those without formal legal rights to lands or claims to such land that could be recognized under the laws of the country, the government should provide resettlement assistance in lieu of compensation for land, to help improve or at least restore those affected persons' livelihoods.</p>	<p>discrimination, including the requirement that particular attention be paid to the needs of vulnerable groups among the displaced.</p> <p>Those without formal legal rights or claims to such lands are not entitled to be resettled or compensated.</p>	

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank's ESS5	Comparison/Gaps	Strategy / Applicable standard
Land Users/ Licensees	<p>Licensees are granted authority to use land for agricultural production, usually limited to annual crops. They have no legal security of tenure or any propriety right in the land.</p> <p>The Land Act, section 29(5) clearly states that for the avoidance of doubt, a licensee shall not be taken to be a lawful or bonafide occupant.</p> <p>Not entitled to land compensation. Entitled to compensation for crops</p>	Receive compensation for assets (crops, improvements) other than land and other losses and income must be restored.	Ugandan law meets Bank requirements	<ul style="list-style-type: none"> Compensated for assets (crops, improvements) other than land and other losses
Owners of non-permanent buildings	<p>Mailo tenure involves the holding of land in perpetuity. It was established under the Uganda Agreement of 1900. It permits the separation of ownership of land from the ownership of developments on land made by a lawful occupant.</p> <p>Owners of non-permanent buildings are entitled to compensation based on rates set by District Land Boards.</p>	Compensation for structures should cover full replacement cost exclusive of depreciation and inclusive of all fees (such as construction permits and title charges) and labour costs	There appears to be a significant difference between Ugandan laws and Bank policy. Those without formal legal rights or claims to such lands and/or semi-permanent structures are not entitled to resettlement assistance or compensation.	<ul style="list-style-type: none"> Project will provide compensation based on replacement value. This will include the payment of government valuation rates and payment of a disturbance allowance Dialogue with policy makers will be initiated to explore the possibility of including labor and relocation expenses prior to displacement
Owners of permanent buildings	Valuation of buildings is based on open market value for urban areas and depreciated	Entitled to in-kind compensation or cash compensation at full replacement cost, including labor and relocation expenses, prior to displacement	Values based on depreciated replacement cost do not reflect full replacement cost/value	<ul style="list-style-type: none"> Project will provide compensation based on replacement value. This will include the payment of

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank's ESS5	Comparison/Gaps	Strategy / Applicable standard
	replacement cost in the rural areas.			government valuation rates, the payment of a disturbance allowance, and a top up allowance (based on the current inflation rate) to compensate for the rise in construction materials.
Timing of compensation payments	Once the assessment office takes possession, the land immediately becomes vested in the Land Commission, according to the Land Acquisition Act. However, the Land Act Cap 227 (section 42) provides compulsory acquisition must comply with the provisions of the Constitution (article 26)	Implement all relevant resettlement plans before project completion and provide resettlement entitlements before displacement or restriction of access. For projects involving restrictions of access, impose the restrictions in accordance with the timetable in the plan of actions.	There is no equivalence on implementing all relevant resettlement plans before project completion or on providing resettlement entitlements before displacement or restriction of access.	<ul style="list-style-type: none"> Project to pay prompt, adequate and fair as per Ugandan law. As per ESS5 all compensation payments must be made prior to land being taken for use by the project.
Calculation of compensation and valuation	According to the Land Act, Cap 227 (section 77), and the value of customary land shall be the open market value of the unimproved land. Value of the buildings shall be at open market value for urban areas and depreciated replacement cost for rural areas. The crops and buildings of a non-permanent nature are compensated at rates set by District Land Boards.	Affected persons will be given compensation calculated at replacement cost, and other assistance as may be necessary to help them improve or at least restore their standards of living or livelihoods	<p>There are no equivalent provisions on relocation assistance, transitional support, or the provision of civic infrastructure.</p> <p>The basis of compensation assessment is not stated in the Land Acquisition Act (an old law due for review), although the Constitution provides for 'prompt, fair and adequate' compensation. (article 26)</p>	<ul style="list-style-type: none"> Compensation calculated at replacement cost, and other assistance as may be necessary to help them improve or at least restore their standards of living or livelihoods will be applied
Relocation and resettlement	Both The Constitution, 1995 and The Land Act, 1998 gives the government and local authorities power to compulsorily acquire land. The Constitution states that "no person shall be compulsorily deprived of property or any interests in or	To avoid or minimize involuntary resettlement and, where this is not feasible, to assist displaced persons in improving or at least restoring their livelihoods and standards of living in real terms relative to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher	Ugandan laws do not appear to make provisions for avoidance or minimizing of involuntary resettlement	<ul style="list-style-type: none"> Project will provide compensation based on replacement value. This will include the payment of government valuation rates and payment of a disturbance allowance. This will only be resorted to if resettlement

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank's ESS5	Comparison/Gaps	Strategy / Applicable standard
	any right over property of any description except" if the taking of the land necessary "for public use or in the interest of defence, public safety, public order, public morality or public health."			cannot be avoided or minimized
Completion of resettlement and compensation	Privately owned land's value is negotiated between the owner and the developer. In rural areas, land is valued at open market value, buildings are valued at replacement cost, and a 15% to 30% disturbance allowance must be paid if six months or less notice is given to the owner.	Implement all relevant resettlement plans before project completion and provide resettlement entitlements before displacement or restriction of access. For projects involving restrictions of access, impose the restrictions in accordance with the timetable in the plan of actions.	There is no equivalence between Ugandan law and World Bank policies on implementing relevant resettlement plans before project completion or on providing resettlement entitlements before displacement or restriction of access.	<ul style="list-style-type: none"> The project will conform to WB and best practices during implementation of the RAP.
Livelihood restoration and assistance	There are no explicit provisions under resettlement or relocation for livelihood assistance.	Livelihood restoration and improvement programs will commence in a timely manner in order to ensure that affected persons are sufficiently prepared to take advantage of alternative livelihood opportunities as the need to do so arises. Livelihoods and living standards are to be restored in real terms to pre-displacement levels or better	Ugandan policy and legislation would need to be aligned with Bank policy to effectively guarantee rights of all affected persons of involuntary resettlement.	<ul style="list-style-type: none"> Livelihood restoration will include options and alternatives from which affected persons may choose. The project will provide transitional allowance.
Consultation and disclosure	There are no explicit provisions for consultations and disclosure but there are guidelines issued by separate ministries (e.g. roads and energy). The Land Acquisition Act, however, makes provision for an enquiry whereby the affected person can make formal written claim and the assessment officer	Consult project-affected persons, host communities and local NGOs, as appropriate. Provide them opportunities to participate in the planning, implementation, and monitoring of the resettlement program, especially in the process of developing and implementing the procedures for determining eligibility for compensation benefits and development assistance (as documented in a resettlement plan), and for establishing appropriate and accessible grievance mechanisms.	While the consultation requirement is inherent in the EIA, it contains a number of differences with the requirements of Bank Standard ESS5.	<ul style="list-style-type: none"> Affected persons should be given opportunities to participate fully in all the phases of the resettlement process and their suggestions taken into consideration in any decisions that are arrived at

Types of Affected Persons/ Lost Assets	Ugandan Law	World Bank's ESS5	Comparison/Gaps	Strategy / Applicable standard
	is obliged to conduct a hearing before making his award.			
Grievance mechanism and dispute resolution	The Land Act, 1998 states that land tribunals must be established at all districts. The Land Act empowers the Land Tribunals to determine disputes and it provides for appeal to higher ordinary courts. The Land Acquisition Act provides for the aggrieved person to appeal to the High Court.	Establish appropriate and accessible grievance mechanisms.	In both cases existence of grievance resolution mechanisms are acknowledged. However, EES5 places emphasis on such grievance mechanisms taking into account the availability of judicial recourse and community and traditional dispute settlement mechanisms.	<ul style="list-style-type: none"> Grievance committees to be instituted will not replace the existing legal process in Uganda rather it seeks to resolve issues quickly so as to expedite receipt of entitlements and smooth resettlement without resorting to expensive and time-consuming legal action. If the grievance procedure fails to provide a settlement, complainants can still seek legal redress.
Vulnerable groups	The 1995 Uganda Constitution stipulates that: "the State shall take affirmative action in favour of groups marginalised on the basis of gender, age, disability or any other reason [...] for the purpose of redressing imbalances which exist against them". This regulation is not fully described in the context of resettlement and land acquisition.	Particular attention should be paid to the needs of vulnerable groups among those displaced such as those below the poverty line, landless, elderly; women and children and indigenous peoples and ethnic minorities.	Both the Ugandan Constitution and ESS 7 favour vulnerable groups. However, the Ugandan law, vulnerable groups are not fully described in the context of resettlement and land acquisition.	<ul style="list-style-type: none"> Special attention will be paid to vulnerable persons affected and necessary measures will be provided in the entitlement matrix of the RAP.

3 SOCIAL-ECONOMIC BASELINE INFORMATION OF THE EU-FLA PROJECT AREAS

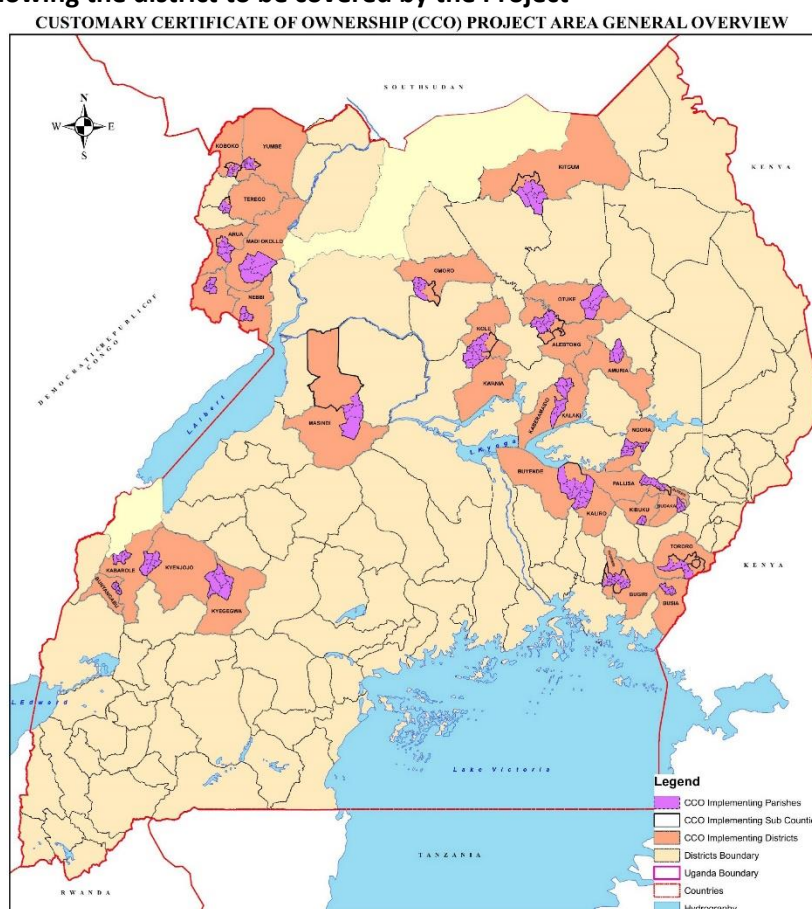
3.1 Introduction

Information on various social and economic indicators about the target area is crucial in planning and implementing of project intervention to maximize the benefits expected and at the same time to mitigate the adverse risks and impacts anticipated from the project. The socio-economic information further forms the baseline for future monitoring and evaluation of the project impacts towards the targeted groups Social-Economic background³

3.2 Project Location

The Project will be implemented in thirty-two (32) selected districts of Uganda, the majority of which are located in the Eastern, Northern, West Nile and Western parts of the country due to the predominance of customary and leasehold land tenure systems. The districts are: Omoro, Kitgum, Kwania, Alebtong, Otuke, Kole, Buyende, Kaliro, Bugweri, Bugiri, Tororo, Budaka, Butebo, Kibuku, Pallisa, Busia, Kaberamaido, Yumbe, Zombo, Arua, Koboko, Terego, Madi Okollo, Nebbi, Kalaki, Ngora, Amuria, Kabarole, Bunyangabu, Kyenjojo, Kyegegwa and Masindi.

Map of Uganda showing the district to be covered by the Project



³ Source: UBOS - Population Census Statistics, 2014

3.2.1 Population and Population Characteristics

According to Uganda Bureau of Statistics (UBOS) 2019 estimates, the population of Uganda is 41.58 million, with females constituting about 51% of that population. While 73% of population live in rural areas, the rest of the population resides in the urban settings. Uganda houses rich ethnic diversity, with most of its population constituted by 4 major groups - Bantu, Nilotic, the Nilo Hamites and the Hamites. These are distributed into 15 geographical sub regions or statistical divisions of the country. The UBOS UNHS report 2020/2021 shows the sub-regional population distribution. These sub-regions are Kampala, Buganda South, Buganda North, Busoga, Bukedi, Elgon, Teso, Karamoja, Lango, Acholi, West Nile, Bunyoro, Toro, Ankole and Kigezi. Buganda South had the highest percentage of the population (13%) followed by Buganda North (11%) and Busoga (10%) respectively while Karamoja had the lowest (3%) followed by Kigezi and Kampala (4% each respectively). The population size and distribution are a reflection of the number of people that are likely to be impacted by the project. The exact number of beneficiaries from the EU-FLA Project will be determined upon the confirmation of the project areas within which the project will be implemented. What is clear at this point of time is that the EU-FLA Project will be implemented mainly in the districts in the northern, eastern and some districts in the western regions of the country.

The average household size in Uganda was estimated at 5 persons with variations observed by residence and region. The average household size was larger in rural (5 persons) than in urban areas (4 persons). Among the sub-regions, Teso and Bukedi (both being EU-FLA Project districts) had larger average household sizes (above the national average of 5) compared to the other sub-regions.

The results indicate that overall, 69 percent of households were male headed while 31 percent were female headed. By age distribution, the highest percentage of household heads was in the age groups 25 – 34 years and 32 – 44 years (24% each). Thirteen percent of household heads were in the age group 65 years and above with a higher percentage of female headed households (19%) compared to male headed households (10%). A negligible proportion of households were headed by persons aged less than 18 years. In both rural and urban areas, majority of the households were male headed (70% and 66% respectively). Disaggregation by sub-region shows that generally male headed households were the majority. Considering marital status of the household heads, overall, the majority (57%) were married in monogamous unions or living together as if married. On education level attainment, the findings show that overall; the highest percentage of household heads (36%) had some primary level of education but had not completed primary level. Disaggregation by sex shows that the highest percentage of both male and female household heads (37% and 36% respectively) had some primary level of education but had not completed primary level.

3.2.2 Marital Status

The national data from UNHS 2020/2021 indicate that overall 46 percent of persons aged 15 years or older had never married. Nearly four in every ten were in monogamous unions (37%), while six percent were in polygamous unions. Disaggregation by sex shows that 41 percent of females had never married compared to 51 percent of their male counterparts. A higher percentage of males (38%) were in monogamous unions than females (32%). Females were more likely to be widowed (8%) than males (1%). Similarly, females were more likely to be divorced/separated (8%) than males (4%). Polygamy was most common among age groups 32 – 44 years and 45 – 54 years (15% each) and in the Karamoja sub-region (27%) and lowest in Kigezi, Kampala and Buganda North sub-regions (at 3% each). Widowhood status increased with increasing age and the percentage was highest in the age group 65 years and above (40%). The proportion of the widowed was highest in Karamoja sub-region (8%).

3.2.3 Disability Status amongst the population

The National Council on Disability Act 2003 defines disability as permanent or substantial functional limitation of daily life activities caused by physical, mental, or sensory impairment and environmental barriers resulting in limited participation. The 2019/20 UNHS collected information on disability for all persons aged 5 years and above based on whether an individual had some form of difficulty to prevent him/her from doing any form of activity in the six domains of seeing, hearing, communicating, remembering/concentrating, walking/climbing and self-care. Considering all persons aged 5 years and above, only one percent had a lot of difficulty/can't see at all. Among adults, the most common types of disability were A lot of difficulty/can't see at all and a lot of difficulty/can't remember/concentrate at all (2% each respectively). Generally, the percentages of persons with disabilities in the six domains stood at three percent among persons who were five years and above. Considering all persons aged 5 years and above, only one percent had a lot of difficulty/can't see at all. Among adults, the most common types of disability were A lot of difficulty/can't see at all and a lot of difficulty/can't remember/concentrate at all (2% each respectively).

3.2.4 Education and Literacy

The findings indicate that fifty three percent of the Ugandan population either did not have any formal education or not completed the primary level of education. Females account for nearly 70% of this category in educational level attainment, while males account for about 30% of the household heads that had either not had any formal education or not completed their primary level education

Close to eight in ten persons aged 10 years and above (76%) were able to read with understanding and write meaningfully in any language. Literacy rates for residents in urban areas were much higher than for the rural counterparts (85% and 73% respectively). The literacy levels were much lower among females in rural areas (68%) than in the urban areas (82%). The Sub-Regions of Kampala, Buganda South, Ankole, Elgon and Buganda North had a larger proportion of their population literate persons in the range of 93 percent to 81 percent.

3.2.5 Employment and Livelihoods

Uganda's female labour force participation rate is generally low estimated at 44.9% compared to 61.2% for men. This implies that 55.1% of working age females is outside the labour force. The majority of those outside the labour force are preoccupied with family responsibilities and many are engaged in subsistence agriculture (National Labour forced Survey 2016/17, UBOS, 2018).

The women who participate in the labour force face specific barriers, constraints, and challenges such as sociocultural norms that affect their career and business progression. Whereas labour under-utilisation is high in Uganda, the composite under-utilisation is higher among women (39.0%) compared to men at 31.5%. The unemployment rate is also higher among the women (11.4%) compared to 8.2% for men. In addition, many women (50.5%) aged 18-30 years are not in Education, Employment or Training (NEET) compared to 29% for their male counterparts (National Labour forced Survey 2016/17, UBOS, 2018). This implies that more women than men are not realising their full economic potential.

On the part of those in employment, women are also disproportionately disadvantaged. Out of every 100 women who are in employment, only 26 (26.3%) are in paid employment compared to 40.8% for men. Even then, most of those in paid employment are involved in low status poorly paid jobs. The implication is that 73.7% of the women in employment are self-employed. It is important to note that a large proportion of women in self-employment (22.2%) are compelled by family while 38.1% joined self-employment because they could not find a job. This implies that majority are in non-satisfactory self-employment and would want to change the job if there was an opportunity. The women in self-employment status in Uganda are own account workers (57.8%), employers (1.7%) and contributing (14.1%). The employers and own account workers constitute the women in entrepreneurship.

Majority of households, about one in every seven, obtained their livelihood from subsistence farming with a majority in rural areas (82%). Households that depended on employment earnings for their livelihood accounted for 16 percent while those that depended on commercial farming were only 2%.

3.2.6 Ownership of Houses and agricultural Land

About 73% of the households owned their houses with majority of the households (83%) being in rural areas. Overall about 62% of the households owned agricultural land and this was most predominant among households in rural areas (about 71%) with the proportion being higher among the male headed household (63%) compared to the female headed households (49%).

3.2.7 Distribution of Households by type of dwelling unit and residence

About 67% of households resided in detached dwelling units while 12% resided in semidetached dwellings. The residence differentials show that proportion of households that lived in Tenements was five times more in urban (37%) than in rural areas (8%).

3.2.8 Land Tenure and Land Use

In Uganda, land can either be owned in perpetuity or for a given period. The Land Act, cap 227 identifies four forms of land tenure systems in Uganda which include: Customary, Leasehold, Freehold and Mailo. The mailo land tenure system is similar to the freehold except that for the former, the occupants are obliged to pay an annual nominal ground rent. Although Uganda's statutory laws grant men and women equal rights to land and other property regardless of their marital status, application of these laws has not supported equitable distribution and benefits. This is partly due to weak institutional capacity of the legal system, particularly in rural areas, that hampers effective enforcement and administration of the laws (ICRW, 2011).

Women ownership of land is still limited due to gender disparities and cultural practices driven by patriarchy. Practices around marital property and inheritance continue to be dominated by customs that impose serious constraints on women's ability to own and control land resources. These customs limit the user rights of land by women to their relationships with the male family members (heads), thereby making their user rights secondary to those of the men, who tend to have rights to land as a right at birth. Women are also vulnerable to land grabbing, and denial of land rights is usually exacerbated by events such as the loss of a spouse or parent. In consideration of this situation, it will be important during the implementation of the EU-FLA Project that women's right to access to, ownership of and titling of land shall be promoted. The EU-FLA sub projects will support equitable benefits among male and female members of households. The consent of both women and men of the households will be sought prior to sub project implementation to ensure that the opinions and views of the women and other vulnerable family members are considered in the management of project impacts and benefits.

3.2.9 Vulnerable and Marginalised Groups

Uganda uses aboriginality, to the exclusion of other factors, as the only method of identifying Vulnerable and Marginalised Populations. The VMGs in Uganda include ethnic minorities, refugees and the associated host communities, people living with disabilities, female youth, elderly females, people living with HIV, survivors, and those at risk of GBV. Two ethnic minority groups in Uganda have been identified according to the World Bank's ESS7 on the identification of VMGs. They include traditional hunters and gathers' communities. of the Ik who live on the edge of the Karamoja - Turkana region along the Uganda - Kenya border in Kaabong District, Karamoja, Batwa who live mainly in south-western Uganda, Benet who live in Kween District on the margins of and inaccessible parts on the slopes of Mt. Elgon in the north-eastern part of Uganda, and Tepeth living in Mount Moroto and neighbour the Turkana and the Pokot of Kenya.

The Constitution of the Republic of Uganda also makes provisions to ensure that VMGs are protected and their interests promoted in various government programs. Government has formulated and implemented a number of policies, programmes and enacted laws intended to improve livelihoods of vulnerable and marginalized groups.

The vulnerabilities faced by certain categories of the population such as ethnic minorities, older persons, children, youth, some women and people living with disabilities do not only directly impact on their livelihoods but also tend to slow national development. Bringing these groups to the frontline of development and enhancing their contribution to the development process requires specific social protection instruments that address the peculiar risks and vulnerabilities they face.

In areas where large EU-FLA sub-projects will be implemented; specific groups may be uniquely vulnerable, lack capacity to cope with uncertainty and risks. Their lifestyle is often characterized by low levels of asset ownership and risk of chronic poverty. Moreover, they face discrimination and stigmatization and suffer the multiple effects of poverty, vulnerability, discrimination, and powerlessness.

There are varying socio-demographic characteristics that any development intervention should consider. Most of the features demonstrate limited opportunities to access basic development opportunities. Generally, power and gender relations between the men and the women favour men as superior and women continue to suffer very high time burdens in pursuing their livelihood strategies (Uganda Gender Policy, 2007). All consultations with men and women revealed the prevalence of this form of negative masculinity. Both men and women largely do the gender ascribed jobs in the community, largely the traditional subsistence cultivation of traditional crops.

VMG communities have significant cultural sites. Although some of these sites have been gazetted as National Parks or Tourist sites, most members of vulnerable and marginalized groups still rely on them for subsistence and livelihoods. These will, however, be ascertained as the (sub) projects are developed.

3.2.10 GBV prevalence in Uganda

According to the UN report, (2006), Gender-based violence is defined as any act of violence that results in physical, sexual, or psychological harm or suffering to women, girls, men, and boys, as well as threats of such acts, coercion, or the arbitrary deprivation of liberty. The 2016 Uganda Demographic and Health Survey revealed that up to 22% of women aged 15 to 49 in the country had experienced some form of sexual violence. The report also revealed that annually, 13% of women aged 15 to 49 reported having experienced sexual violence. This translates to more than 1 million women exposed to sexual violence every year in Uganda. Violence Against Women and Girls (VAWG) constitutes a major obstacle to the empowerment of women (UNFPA 2010).

Prevalence rates of GBV in Uganda are high compared to both global and regional averages. Overall, 51 percent of all women and 52 percent of all men aged 15-49 in Uganda reported experiencing physical or sexual violence (by any perpetrator) at least once since the age of 15. Similarly, one in five women (22%) and men (20%) had also experienced physical violence (UDHS 2016). By comparison the global average prevalence rates for violence against women (physical or sexual) aged 15-49 is estimated by the World Health Organization (WHO) at 32.6 percent and the regional (Africa) average is 37.7 percent. In most cases (60 percent), perpetrators were intimate partners. Furthermore, the 2016 Uganda Demographic and Health Survey (UDHS) data indicates that beyond Intimate Partner Violence (IPV) Non-Partner Sexual Violence (NPSV) and child sexual abuse are the two most prevalent forms of GBV.

Table 2: Driver and Sustainers of SGBV (mostly) in rural areas

Drivers	Maintainers	Effect
Restricted livelihood opportunities /Unemployment	Idleness	High alcohol consumption -promiscuity, infidelity, defilement, rape in and out of marriage. Sex as entertainment - nothing else to do to fill time.

	Inverted power relations.	Women main providers and heads of families as most men abandon them and abdicate responsibility.
	Lack of money	Barter sex/commercial sex – young girls barter/sell sex for favours such financial help, food and other basic necessities-rural areas inclusive which has under-age commercial sex workers especially on transit routes for long haulage truck drivers, contract workers in rural areas among others
Limited services (health care, SGBV information)	Limited and inaccessible use of health care services	Infrequent use of services. Limited diagnosis and treatment of SGBV, Assault and STIs.
Culture of silence	Culture of the locals –rape and defilement are not common normally and it is a taboo to speak about them hence not reported such not spoken about or reported. Ignorance of the dangers of sexual violence on the side of the girls	Shame Problem of rape and defilement is frequently hidden and solved traditionally.
	Fear of bringing shame and disharmony on HH and concerned families.	SGBV – marital rape continues in marriage
Parent's perception of their girls as a source of income	Culture of silence and inaction from local authorities.	Under-age marriages continue

Source: Review of various documents

3.2.11 Violence against Children

Violence against children includes all forms of violence against people under 18 years old, whether perpetrated by parents or other caregivers, peers, romantic partners, or strangers. Violence against children entails physical, sexual, and emotional violence, which has devastating effects on physical and mental health of children⁴. According to UNICEF country profiles report (2019), nearly one in five children experienced physical violence by a parent, adult caregiver, or other adult relative (girls, 18.7%; boys, 21.7%) in the past 12 months. About one in five girls (18.2%) and one in four boys (25.1%) experienced physical violence by a peer in the past 12 months. Additionally, 15% of the boys and 34% of the girls had been subjected to child marriage by their parents before the age of 18. Of 18-24-year-old Ugandans, one in three girls (32%) and one in six boys (17%) reported experiencing sexual violence during their childhoods. This included 11% of girls experiencing pressured or forced sex. Relatedly, of Ugandans ages 13-17 years, one in four girls (25%) and one in ten boys (11%) reported sexual violence during the survey period as was the case for 18-24-year-old females who had sex before age 18, one in six (15%) reported exchanging sex for material support in childhood⁵. As such, the project should devise mechanisms that help to respond to the vices of violence, abuse, neglect, and exploitation of children during and after its lifetime.

⁴ <https://www.who.int/news-room/fact-sheets/detail/violence-against-children>

⁵ Uganda Violence Against Children Survey Findings from A National Survey. Ministry of Gender, Labour and Social Development August 2018

3.2.12 Health

Health facilities in Uganda include Hospitals (General and referral) and Health Centres (IV, III and II). The health facilities are unevenly distributed across the regions of the country, whereby 45 % of the health care facilities are located in the central region. The western region has the highest number of Regional Referral Hospitals and Health Centre IVs while the Eastern region has the highest number of Health Centre IIIs. Between 2016/17 and 2017/18, there was a reduction in the number of Health Centre IIs and General Hospitals while there was a six-fold increase in the number of clinics. There have been efforts to upgrade HC IIs to HCIIIs to cater for aspects including provision of maternity services for women. It is worth noting that most of the facilities remain poorly equipped with some having no access to basics such as electricity. According to the National Budget Framework Paper for FY 2019/2020, the budgetary allocation to the health sector for the FY 2019/2020 stood at 8.9% as a share of the national budget for FY 2019/2020. Also, worth noting was that 54% of the budget for the sector was to be bridged through Development partner support.

Realisation of economic rights depends on health status of the population. Specifically, women's access to health services remains limited by a number of factors, including the burden of work, cost of the services, gender dynamics, location of the health facilities, etc.

4 **STAKEHOLDER CONSULTATION, PARTICIPATION AND DISCLOSURE PLAN**

Meaningful consultation is a two-way process, that:

- (a) Begins early in the project planning process to gather preliminary views on the project proposal and inform project design.
- (b) Encourages stakeholder feedback, mostly as a way of informing project design and engagement by stakeholders in the identification and mitigation of environmental and social risks and impacts.

The tables below present the issues, anticipated risks and impacts and opportunities for which safeguards must be put in place as collected from the various institutions and individuals affected or with influence on the EU_FLA project. These consultations were carried out at national, sub national and community levels as part of project preparation processes.

To gather views on the potential benefits, design, scope, risks, and mitigation measures for the proposed European Union Financing for Land administration (EU-FLA) Project, stakeholders from institutions were consulted. This was the first phase of stakeholder consultations that consisted of national level stakeholders, while the second phase consisted of consultations on higher and lower local governments in sample districts and some communities in the respective districts. The stakeholder engagements guided the preparation of EU-FLA Project safeguards documents such as the Environmental and Social Management Framework (ESMF), Resettlement Policy Framework (RPF), Stakeholder Engagement Plan (SEP), Vulnerable and Marginalised Group Framework (VMGF) and Environmental and Social Commitment Plan (ESCP).

4.1 Objectives of Stakeholder Consultations

The consultations with stakeholders were carried out to specifically achieve the following objectives:

- a. provide information about the project and to tap stakeholder information on key environmental and social concerns in the project areas;
- b. provide opportunities to stakeholders and project beneficiary communities including VMGs and Persons with disabilities to discuss their opinions and concerns respectively;
- c. solicit the stakeholders' views on the project and discuss their involvement in the various project activities;
- d. discern the attitudes of the community and their leaders towards the project so that their views and proposals are taken into consideration in the formulation of mitigation and enhancement measures;
- e. identify specific interests of and to enhance the participation of the poor and vulnerable groups; and
- f. Inform the process of developing appropriate management measures as well as institutional arrangements for effective implementation of the Project.

4.2 Engagement with stakeholders

Extensive stakeholder consultations were carried out for this project, beginning with the planning meeting between the Consultants (STCs) and the Environmental and Social Specialists of the Ministry of lands, Housing and urban Development at the Ministry's offices (USMID-AF unit) along Yusuf Lule Road, Kampala. This meeting was also used to identify other key stakeholders to be consulted were identified and accordingly, a tentative programme for consultations was developed and adapted. The second consultation meeting with the ministry officials was held on the last day of May with a view to fine tuning and expanding the list of stakeholders for the subsequent consultations. The next set of meetings kicked off with other national institutions the Academia, Non-governmental Organisations (NGOs) and Civil Society Organisations (CSOs), Government Ministries and Departments and other Development Partners. The Consultants also carried out (side) consultations with some stakeholders mainly through telephone conversations.

The sub national stakeholder consultations were carried out in selected districts between June 20 – 24, 2022 in the districts of Zombo in West Nile region, Kibuku in Eastern region and Ntoroko in Western region. While one of the consulting teams was conducting consultation meetings at district civic and political leaders, the second consultant team also conducted similar consultation meetings with lower-level local governments and communities of the selected districts. Proceedings of these meetings are presented in **Annex 15.8** in this report to include dates and locations that meetings were held with individuals and institutions consulted; issues and concerns raised; composition of the participants; and recommendations and comments shared in each of the meetings. Where possible, the consultant teams gave responses to the questions raised in each of these meetings. Refer to Annex 15.8 for details of these consultations.

5 POTENTIAL (RESETTLEMENT) SOCIAL RISKS AND IMPACTS AND MITIGATION MEASURES

The proposed European Union Financing for Land Administration (EU-FLA) Project is likely to result in both positive and adverse impacts. The detailed impact analysis and development of mitigation measures will be undertaken during Resettlement Action Plan (RAP).

This section presents the likely potential resettlement risks and impacts that may arise before, during and after the implementation phase of the projects, which include:

5.1 Loss of Residential Land and Housing

Project-related land acquisition or restrictions on land use may cause physical displacement through the loss of residential land and structures used for housing. This can lead to loss of shelter which needs to be compensated for to avoid impoverishment of affected households. Physical displacement because of EU-FLA is expected to be limited due to the nature of the proposed activities and preference for siting common user facilities on existing government land.

5.2 Loss of Other Structures

Land acquisition may result in loss of or damage to other structures including toilets, storage facilities, etc. which while not residential can contribute to the standard of living of PAP and therefore need to be compensated for regardless of if houses are impacted. Loss of other structures may occur if they are in project corridors, etc. (while not necessarily resulting in physical displacement)

5.3 Loss of Agricultural Land / Pasture Land, Trees and Crops

People may own or use land on which they grow crops and trees including commercial trees as a source of income or for subsistence. Loss of access to land for growing crops can have long term implications for livelihoods which need to be compensated for. Standing crops also need to be compensated for regardless of land ownership and if the impact is temporary or permanent in order to maintain livelihoods.

5.4 Loss of or Disruptions to Businesses

The proposed infrastructure for the EU-FLA project is likely to affect livelihoods of some PAPs. It is envisaged that some people might have business activities along the project corridor i.e. kiosks, shops and road side businesses such as carpentry and retail businesses. These, when implementing the project might be affected through temporary or permanent economic displacement e.g. as a result in reduced access or from permanent land take which will need to be compensated for.

5.5 Community institutions and social networks are weakened

Relocation of PAPs as a result of EU-FLA Project activities might lead to individual households moving to areas where they are separated from their social networks or other community institutions that support their livelihoods and way of life.

5.6 *Loss of communal facilities*

The proposed infrastructure for the EU-FLA project is likely to affect displacement of communal facilities such as boreholes. These, when implementing the project might be affected temporarily or permanently.

5.7 *Graves and Cultural Shrines*

The proposed project might encounter burial sites along the proposed area. These will be avoided as much as possible and where its unavoidable compensation will be done before they are exhumed.

5.8 *Vulnerable Groups*

The proposed project might potentially interrupt the normal ways of life of the people along the entire project area that is, there will be loss of livelihood, social network, accessible education, transport and health services but particular emphasis should be made on the vulnerable groups who include the youth, elderly, women, child headed, infirm and disabled. While vulnerable groups differ from project to project, it is important that they are identified and profiled for each project. This will help to have solutions to be formulated and mitigation measures put in place to ensure that they are able to live a good life even after the project disruption.

6 *ELIGIBILITY CRITERIA*

6.1 *Eligibility Criteria for Compensation*

Determination of the eligibility of the bona fide occupants of the properties to be compensated shall be done through a transparent and legal process. Due consideration shall, however, be taken of the existing laws of Uganda and local customs and standards of the World Bank notably ESS5. In case of inconsistency between these standards, the one most advantageous to the PAP(s) shall take precedence.

Compensation at replacement cost for buildings, crops and trees will be paid only to those persons, who prior to the cut-off date:

- a) have formal legal rights to land or other assets.
- b) do not have formal legal rights to land or other assets, but have a claim to land or other assets that is recognized or recognizable under national law; or
- c) Who have no recognizable legal right or claim to the land or assets, they occupy or use.

6.2 *Categories of Project Affected People (PAPs)*

The likely numbers of persons who may be affected and displaced during implementation of the EU-FLA project activities cannot be accurately estimated at this stage of the project. However, the Project Affected Persons (PAPs) or the persons likely to be displaced economically or physically can generally be categorized into the following main groups indicated below.

6.2.1 *Affected Households*

A household will be affected if one or more of its members are affected by the project activities. This will be either in the form of loss of property or use of land loss of other assets, or loss or denial of access to services or socio-economic resources. Affected household members may include:

- i. Any member of the household whether men, women, children, dependent relatives, friends and tenants,
- ii. Vulnerable individuals who may be too old or ill to farm or perform any duties with the others,

- iii. Members of the household who are not residents because of cultural rules, but depend on one another for their livelihood,
- iv. Other vulnerable people who cannot participate, for physical or cultural reasons; in production, consumption, or co-residence.
- v. Disabled people who may be attached to a particular service centre.

6.2.2 Vulnerable Households

The decentralization policy of Uganda targets empowering women by removing restrictive practices on women's participation in decision-making processes that affect them as one of its objectives. Particular attention will be paid to impacts on vulnerable members of communities such as women, widows, children, the disabled, female and child-headed households, and internally displaced people. Internal conflicts, historical marginalization, poor infrastructure, and diseases are some of the social and economic attributes that still affect most communities and the region at large, with significant adverse impacts on human welfare and quality of life.

6.2.3 Elderly

The elderly people participate in some productive activities, including farming, if they are physically able to. Their economic viability does not only depend on how much land they farm or how much they produce because, by producing even small amounts of food to “exchange” with others, they can survive on cooked food and generous return gifts of cereal from people like, their relations and neighbours.

6.2.4 Women

Women may depend on husbands, sons, brothers or others for support. In many cases, too, women are the main breadwinners in their households, yet in some communities in Uganda, women cannot own land. Similarly, as mothers and wives, they need access to health service facilities. Women are central to the stability of the household. They will not be resettled in a way that separates them from their households as the survival of their households largely depends on them. Additionally, the decentralization policy of Uganda recognizes the plight of women and seeks to encourage employment and the involvement of women in decision-making. Their compensation will take into account all these factors by involving them in the decision-making processes regarding compensation. The needs and problems of the women are likely to be different both in character and magnitude from those of men, particularly in terms of social support, services, employment and means of survival. Female heads of households are eligible for the same benefits as their male counterparts but they will need special attention if they lack resources, educational qualifications, literacy and other skills, or work experience compared to men.

6.2.5 Children and Child-headed Households

Children and adolescents (especially girls) are important foundations in addressing vulnerability. Intergenerational ties link experiences between one generation and the next to the extent that fateful intergenerational experiences get transferred from one generation to the next. This means experiences related with social, symbolic, and economic capital (especially high birth and illiteracy rates, and rigid social norms) make children and young girls more vulnerable compared to others. In many households, due to decline in income and living standards, children may never return to school, instead they are drafted into the labour market or early marriages or into prostitution or a combination of the aforementioned. The situation even gets exacerbated when children suddenly find themselves in situations where they are the sole bread earners for their younger siblings. The situation even gets real in the HIV and AIDS pandemic where many families have had older (parents) breadwinners wiped out. To cope with the sudden social change, older siblings become ‘foster’ parents to their young siblings without any experience on family making.

Among the affected households, the child headed households are clearly the most vulnerable and will consequently need special attention in terms of possible loss of livelihood and shelter, development and relocation assistance and management of compensation funds.

6.3 Entitlements

Entitlements for compensation shall be based on the eligibility criteria and the various categories of losses identified during RAP preparation. Unless otherwise indicated, provision of compensation and other entitlements and the extension of assistance will be made to PAP households and individuals. Special attention shall be paid to ensure that the women in the household have equal access to compensation. One way of ensuring this is achieved is using shared bank accounts. Women landholders whether they are heads of households, shall be compensated directly.

Cash compensations can be made for all forms of compensation as agreed by the PAP. The PAPs will be paid via three alternative channels depending on their preference. The three alternatives to choose from for payment of compensation will be: mobile money via the Government E-Cash platform, bank payments or physical cash payments at the village level using mobile banking.

The Entitlement Matrix below shows the types of affected people, the types of losses, and the forms and amounts of compensatory actions that will be taken for each type.

Table 3: Entitlement and Compensation Matrix (Replacement cost)

No.	Category of loss	Category of PAP	Basis of Entitlement	Packages/Assistance
1.	Agricultural Land: Permanent loss of agricultural land	Titled Land: Land held under a registered title deed	This procedure is based on Section 59 of the Registration of Titles Act, Cap-230 laws of Uganda; which states that a Certificate of title shall be conclusive evidence that the person named in the certificate is the owner of the named piece of land.	Compensation – for the area of the affected land based on the prevailing replacement cost of land + disturbance allowance (15% or 30%) and other assistance associated with relocation activities.
		Untitled Land: Held under customary ownership, and not yet registered	Entitled to compensation based on Market Value of land as apportioned + disturbance allowance (15% or 30%) See Land Act sec.77 (2)). However, where a PAP chooses physical replacement of land, an alternative land is given. Customary land is also valued in accordance with market value of comparable land.	Compensation – for the area of the affected land based on Market Value of land at the prevailing replacement cost of land + disturbance allowance (15% or 30%) and other assistance associated with relocation activities. Replacement rates determined by the valuers. Since most projects being in the rural area where most of the affected land is not registered, reliance of ownership shall be based on the local leaders as well as confirmation from the affected PAPs.

No.	Category of loss	Category of PAP	Basis of Entitlement	Packages/Assistance
		Land held without formal land rights	Have no claim to agricultural land compensation except compensation for improvements made on the land they occupied and used for agricultural purposes.	Compensation for the loss of assets other than land, such as dwellings and other improvement to the land at replacement cost. Provision of resettlement assistance.
		Rented Land: Land rights obtained temporarily as per customary rental agreement.	Have NO CLAIM to land; entitled to compensation for improvements + disturbance allowance (15% or 30%) See Land Act sec.77 (2).	Compensation of the renters should be for any expenditure on renting the land and be assisted to find replacement land to rent.
2.	Residential Land: Permanent loss of residential land	Titled Land: Land held under a registered title deed	Cash compensation based on Market Value - Land Act Sec.77 (1b) + disturbance allowance (15% or 30%) See Land Act sec.77 (2). This procedure is based on Section 59 of the Registration of Titles Act, Cap-230 laws of Uganda; which states that a Certificate of title shall be conclusive evidence that the person named in the certificate is the owner of the named piece of land.	Compensation based on Current Replacement Cost Determined by the valuer on case by case basis
		Land held without formal land rights	Provide arrangements to allow them to obtain adequate housing with security of tenure.	Provide relocation assistance in lieu of compensation for land sufficient for them to restore their standards of living at an adequate alternative site.
		Untitled Land: Land held under customary and not registered	Cash compensation based on Market Value - Land Act Sec.77 (1b) + disturbance allowance (15% or 30%) See Land Act sec.77 (2). To ascertain ownership of the affected pieces of land and other affected properties, reliance is based on the local political and Administrative structures of the area.	Compensation based on Market Value at Current Replacement Cost
3.	Structures:	Residential houses:	To ascertain ownership of the affected pieces of land and other affected properties, reliance is	Compensation for the entire structure at replacement cost as determined by the valuation

No.	Category of loss	Category of PAP	Basis of Entitlement	Packages/Assistance
	Loss of immovable assets	Habitable houses used as a permanent primary residence	based on the local political and Administrative structures of the area.	committee without deduction for salvaged building materials Free transport for those who operate business in moveable containers such as fork lifting containers to relocation sites.
		Non-residential structures: Business premises, walls, fences, animal pens, etc.	Compensation in cash for affected portion of the structure including the cost of restoring the remaining structure as determined by the valuation committee with no depreciation, no deductions for salvaged building materials.	Determined by the valuer on case by case basis depending on location Free transport for those who operate business in moveable containers such as fork lifting containers to relocation sites.
4.	Crops and Trees: Loss of crops and commercial trees	Standing non perennial crops: Removal or destruction of crops whether permanent or temporary land loss; Includes damage to crops during construction	Cash compensation based upon District Compensation Rates + disturbance allowance (15% or 30%) See Land Act sec.77 (2). (Rates for crops are determined on a net or an expected one season output).	Cash compensation based upon District Compensation Rates + disturbance allowance (15% or 30%) See Land Act sec.77 (2). (Rates for crops are determined on a net or an expected one season output). Where time allows, claimant should be given an opportunity to harvest crops that are due for harvesting.
		Standing perennial crops	Cash compensation based upon District Compensation Rates + disturbance allowance (15% or 30%) See Land Act sec.77 (2). (Rates for crops are determined on a net or an expected one season output). Where time allows, claimant should be given an opportunity to harvest crops that are due for harvesting.	Cash compensation based upon District Compensation Rates + disturbance allowance (15% or 30%) See Land Act sec.77 (2). (Rates for crops are determined on a net or an expected one season output). Where time allows, claimant should be given an opportunity to harvest crops that are due for harvesting.
5.	Loss of Income	Business owner	Supplementary Assistance based on: <ul style="list-style-type: none"> • average net monthly profit, • monthly rent passing, • equivalent of rent advance to be refunded • monthly wages earned, 	Value of income lost as well as the value of establishment of access to the same opportunities

No.	Category of loss	Category of PAP	Basis of Entitlement	Packages/Assistance
		Landlord	Compensation for the entire structure at replacement cost as determined by the valuation committee without deduction for salvaged building materials. Free transport for those who operate business in moveable containers such as fork lifting containers to relocation sites.	Determined by the Valuer on case by case basis, depending on location
6.	Disturbance and Moving Assistance	Physically impacted households (whether owner-occupied or tenant)	Resettlement assistance equivalent to the entire structure at replacement cost. Free transport for those who choose to relocate elsewhere.	Provide relocation assistance suited to the needs of each group of displaced persons
7.	Loss of livelihoods	Farmers	Livelihood restoration based on a livelihood restoration needs assessment to determine the best enterprise.	MLHUD, the implementing agency, to implement Livelihood Restoration for the PAPs
8.	Existing or Project-Induced Vulnerability	Identified existing and potentially vulnerable households	Provide resettlement assistance and livelihood restoration measures after conducting a needs assessment.	MLHUD, the implementing agency, to implement Livelihood Restoration for the PAPs
9.	Loss of sense of place	Impacted households	Constant engagement and provision of Psychosocial assistance to the impacted households	MLHUD, the implementing agency, to implement Livelihood Restoration for the PAPs

6.4 Assistance for Vulnerable Groups

In addition to these entitlements, households that are found in difficult situations and are at greater risk of impoverishment as identified by the census undertaken as part of RAP preparation will be provided with appropriate assistance by the project. It is not possible to provide an exhaustive list of such persons at this project preparatory stage. However, assistance to these vulnerable groups of people may include:

1. Food, temporary accommodation, or medical subsidy;
2. Employment referrals or priority employment in project activities;
3. Assistance during the process of accessing their compensation payments e.g. going to the bank with the person and provide required assistance to open accounts through which their compensation cash will be channelled to.
4. Assistance in financial literacy training, especially for women, and assistance in compensation payment to avoid misuse
5. Assistance in the post payment period to secure the compensation money and reduce risks of robbery;

Women comprise a disproportionately large number of the poor in the country due to gender discrimination which limits women's access to resources and opportunities necessary to improve the standard of living for themselves and their families. As a result, women are often the first to suffer when resettlement is planned

or executed badly. Women with children also have less physical mobility to travel to find ways of earning a livelihood. One of the immediate and practical initiatives to be considered is ensuring that compensation entitlements for a particular household are issued in the name of both spouses.

7 PROJECT SCREENING

7.1 Project Screening

ESS5 requires that all Bank-financed operations are screened for potential impacts, and that the required compensation work is carried out on the basis of the screening results before project implementation begins. Potential socio-economic impacts that will require mitigation measures, resettlement and compensation will have to be identified. The EU-FLA project will be screened to answer the critical questions below:

- i. Will involuntary resettlement, land acquisition, or loss, denial or restriction of access to land and other economic resources be caused by implementation of the project?
- ii. Will the project result in the permanent or temporary loss of crops, trees, fruits and household or business infrastructures such as houses, granaries, outside toilets, kitchens, market booths, and other structures?
- iii. Will the project result in loss of community structures (such as churches, water sources, schools, sacred sites, etc.)?

7.2 Preparation of Resettlement Action Plans

The screening process is a very important component of several activities that contributes to the preparation of the Resettlement Action Plan (RAP). – **see Annex 2 below for structure**. The RAP will have to specify the procedures it will follow and the actions it will take to properly resettle and compensate affected people and communities. It will have to identify the full range of people affected by the project and justify their displacement after consideration of alternatives that would minimize or avoid displacement. Preparation and submission of the Resettlement Action Plan to the relevant government authorities and World Bank comprises the following steps:

Step 1: The program investment activities to be undertaken and the locations of the investments will undergo preliminary evaluation by MLHUD on the basis of the project objectives.

Step 2: Project leaders/ MLHUD and implementing contractors will approach the communities impacted through the local government authorities with the view to arriving at a consensus on possible sites for the type of facility to be adopted.

Step 3: The Local Communities/ authorities (village councils, parish/sub-county county and district development committees) will undertake their inter-communal consultations in order to review and understand the project.

Step 4: The environmental and social screening process will be initiated/managed by MLHUD Environmental and Social Safeguards staff in conformity with the provisions of the ESMF and the RPF screening process. The process will determine:

- i. whether any resettlement will be required at the chosen site, and if so
- ii. whether alternative sites are available,
- iii. whether any loss of land, assets or access to social and economic resources will occur and
- iv. Whether a RAP needs to be prepared.

Step 5: On the basis of analysis of the matrix emanating from the screening process a final selection of the optimum site presenting the least negative environmental and social impacts including resettlement / loss of assets will be made by MLHUD.

Step 6: Where loss of assets cannot be avoided, a RAP will be prepared.

7.2.1 Establishing a Cut-off Date

In accordance with World Bank ESS5, **a Cut-off Date** will be determined, taking into account the likely implementation schedule of the activities. To ensure consistency between Ugandan legal requirements and WB environment and social standards, **this cut-off date should be the date that the census starts because it is when the PAPs are identified and hence notification to owners/occupiers as provided under the Land Act, 1995.** Once the relevant approvals have been provided the Project Implementation Team from MLHUD will develop a compensation program.

The **entitlement cut-off date** refers to the time when the census begins i.e. assessment of persons and their property in the project area is carried out, once the project area has been identified. At around the same time, the site-specific socio-economic study will take place. After the cut-off date, no new cases of affected people will be considered. The establishment of **a cut-off date** is required to prevent opportunistic invasions/rush migration into the chosen land areas thereby posing a major risk to the project. These dates will then be communicated to the community through their respective representatives at the village, sub county and district levels.

Where there are clearly no identified owners or users of assets, the respective Regional Lands Board and Land Use Administration will notify the community leaders and representatives to help to identify and locate the land users. These leaders and representatives will also be charged with the responsibility of notifying their members about the established cut-off date and its significance. The user(s) will be informed through both formal notifications in writing and by verbal notification delivered in the presence of the community leaders or their representatives.

7.2.2 Resettlement Action Plan Preparation

In the event that involuntary resettlement cannot be avoided, a comprehensive Resettlement Action Plan will be prepared by Project Leaders/MLHUD for the respective projects. The RAP shall, among others:

1. Establish method for determining a cut-off date for compensation. It should be the date of notification to owners/occupiers as provided under the Lands (land act) Act, 1995. It should further be noted that the cut-off date needs to be widely disseminated and in a timely manner.
2. Provide description of different categories of impacted people determined by degree of impact and assets lost.
3. Define criteria to be used in identifying who is eligible for compensation for each category of population impacted consistent with ESS5 and this RPF and implemented in the RAPs including:
 - a. A user-friendly eligibility criterion, so that those applying the principles to the project “on the ground” will be able to quickly identify whether people affected are eligible for compensation, and how.
 - b. A description of who will judge eligibility in difficult cases, for example by the use of neighbourhood or village committees, or outside experts, and how such processes will work.
 - c. A definition of categories of people eligible under national law or the requirements of World Bank ESS5.
4. Elaborate on amount of losses, ownership status, tenancy status, and any other relevant information.
5. Carry out inclusive consultations with affected persons and all other relevant stakeholders
6. Include an Entitlement Matrix that will set out the following:
 - a. - The different categories of people that may be affected by the project, and show the types of losses such people may suffer, whether to income, rights of access, housing,

- water sources, proximity to work, and others, and including combinations (house and land, for example).
- b. A definition the unit of compensation – individuals, families, collectives (or all three, because some losses may be sustained by individuals, others by the community as a whole or by associations within it such as religious or farmers' groups).
- 7. Including an implementation mechanism, including M&E schedule
- 8. Provide guidance on the establishment of a Grievance Redress Mechanism.
- 9. Describe the budget available for implementing the RAP (plus contingencies)

As a general guide, the RAP must:

1. Sufficiently justify resettlement as unavoidable.
2. Be based on the baseline study reports and inventory of assets (census and socio-economic studies).
3. Uphold the principle of full replacement cost for lost assets, as well as improvement of livelihoods in compensating and assisting affected persons.
4. Contain deliberate activities and mechanisms to enhance capacity to efficiently manage the resettlement process. This must include strengthening existing capacity of all project implementing institutions especially MLHUD, as the lead agency, which will be involved in resettlement and compensation.

The process of preparing the resettlement action plans, in line with the requirements of above, will involve the following:

- i. A census and a social economic survey shall be carried out to identify PAPs and the prevailing baseline conditions of the project area.
- ii. The census will generate information about the Impacted Persons, their entitlements regarding compensation and rehabilitation assistance, as required.
- iii. Disturbances, especially those affecting income-earning activities and impact on asset inventory and valuation should be properly recorded with the view to compensating or replacing in case of resettlement.
- iv. Based on the census and inventory of losses, and in consultation with the Impacted Persons, a time-phased action plan with a budget for provision of compensation, and other assistance as required, shall be prepared.

To ensure transparency of procedures, PAPs shall be informed of the method of valuation employed to assess their assets albeit that compensation shall be no less than full replacement cost, in accordance with ESS5. All payments of Compensation, Rehabilitation Assistance, as the case may be, shall be made by the MLHUD in the presence of the PAP(s) in question, their spouses where applicable (disclosure must also have been done in the presence of spouses) and a witness, and local officials.

MLHUD in collaboration with project leaders will be responsible for preparing the RAP, carrying out a census of PAPs and the affected properties, and implementing the resettlement process and compensation. The District Local Governments will monitor this process and give advisory services as required.

The EU-FLA project must keep documentation and provide reports that detail what actions were taken in these areas. Vulnerable people will be identified at census stage. Each RAP developed under EU-FLA Project will make detailed provisions with respect to assistance to vulnerable groups, for example amongst assistance possibilities listed above.

7.2.3 Physical Cultural Resources Management Plan

The World Bank's ESS8 on cultural heritage also applies to this project. It is important that the respective Resettlement Action Plans also identify the process for addressing impacts on cultural property (for example, sacred sites). The Department of Monuments and Museums in the Ministry of Tourism, Wildlife and Heritage acknowledges that physical cultural heritage in Uganda has not been surveyed adequately and that potential monuments and other cultural resources may exist which are not known to it, implying that this is an area requiring further consideration in the project screening process to assist in recognizing potential resources. It is for this reason that impacts to such resources will be avoided given the complexity of addressing resettlement at such sites.

7.3 *Jurisdiction of the Framework*

The following will apply in the implementation of this framework:

- i. Compensation will be limited to valuations made after the cut-off date, which is, the date the census starts and the date PAPs sign a form detailing the affected properties.
- ii. All land conflicts will be resolved in a transparent (open) manner and in a manner that is not coercive. Attempts will be made to resolve conflicts at the village, traditional authority or district level. Where this is not possible, legal recourse can be taken to State legal institutions on land ownership in Uganda.

8 LAND ASSET CLASSIFICATION, VALUATION AND COMPENSATION

Valuation and compensation are based on rates set at district level for crops and non-permanent structures. These rates, which are enacted by District Land Boards, are established and updated at district level but approved by the Chief Government Valuer.

Under the 1998 Land Act, the District Land Tribunal shall, in assessing compensation referred to in paragraph (b) of subsection (1) of section 77 take into account the following:

- a) The value of the buildings, which shall be taken at market value in urban areas and at full replacement cost in rural and urban areas;
- b) The value of standing seasonal crops on the land, excluding annual crops which could be harvested during the period of notice given to the owner, tenant or licensee.

In addition to compensation assessed under this section using existing district rates for crops/trees and full replacement cost for assets, there shall be paid as a Disturbance Allowance of fifteen per cent or if less than six months' notice to give vacant possession is given, thirty percent of any sum assessed under subsection (1) of this section.

8.1 *Valuation for State Owned Land*

The land asset types identified under Ugandan Law are State Lands and Lands under traditional or customary rights.

State owned land may be allocated for free or sold on a commercial basis to individuals or communities by the Minister responsible for land administration. For cases where the state-owned land is being used by the public (for instance as settlements, for farming, for grazing or any other productive activity,) the individual or the community would be expected to be paid compensation for any developments they have made on such land. Privately owned property, would have to be compensated for land and other permanent property at the market value. The general guiding principle is that whoever was using the land to be acquired would be provided with alternative land of equal size and quality.

8.2 *Calculation of Compensation at Full Replacement Cost*

8.2.1 **Determination of Crop Compensation Rates**

Market prices taking into consideration replacement value for cash crops would have to be determined for each type of crop and tree lost.

Compensation for Cultural Assets Including Graves

The project should as much as possible avoid affecting such sites. Nevertheless, should land with such sites be traversed, residues should be relocated as much as possible or else or compensated for, in close consultation with affected communities, and the customary rituals should be performed beforehand. Related costs should be included in the budget of the relevant RAP. The project implementing agencies will use the services of a Cultural Resources Specialist to assist in coming up with appropriate measures and compensation rates for these sites whenever the need arises.

8.3 *Specific Compensation Components*

Compensation for buildings and other structures will be paid at replacement costs for labour and construction materials of these structures including fences, water and sanitation facilities, etc. will be used to calculate the values. Where part of the compensation is to be paid in cash, the applicable replacement costs for construction materials will be used to calculate the values. Alternatively, compensation will be paid in-kind for the replacement cost without depreciation of the structure. The project will survey and update construction material prices on an on-going basis.

8.3.1 Compensation for Seasonal crops

According to Ugandan compensation regulations, seasonal crops (e.g. maize, beans, tomatoes) which could be harvested during the period of notice to vacate (3 or 6 months) given to land landowners/ occupiers are excluded from compensation unlike perennial crops such as coffee, bananas, fruit or timber trees. Valuation rates for perennial crops take into account the possible income generated from them.

8.3.2 Compensation for Perennial crops, trees including fruit trees and public trees

Given their significance to the local subsistence economy, perennial crops and trees including fruit trees will be compensated on a combined replacement value. Fruit trees commonly used for commercial purposes in Uganda will be compensated at replacement value based on age of the tree.

8.4 *Key Valuation Methods*

In Uganda, values for compensation of assets are determined by the Chief Government Valuer. The process, however, normally takes consideration of depreciation and the market values. The World Bank standard of compensation at full Replacement Cost shall be adopted instead in cases where there is absolutely no way to avoid acquisition of land.

9 PROCEDURE FOR DELIVERY OF COMPENSATION

9.1 Consultation and Public Participation

Consultation and public participation with the PAPs will be needed as part of the preparation of the RAPs and throughout RAP implementation. This consultation and public participation will be on-going process that will be expected to continue in all stages. This will ensure that all affected individuals and households are well informed and adequately involved in the entire compensation and resettlement process.

9.2 Notification of Land Resource Holders

All PAPs identified in the census will be informed through the consultation process above. Consultation and information should not be limited to clearly identified owners or users of land to be impacted. MLHUD and the respective local government administrations through the respective lands officers and the local council leaders of the respective communities where the land is located will be solicited to help identify owners or users in order to sensitize them on the EU-FLA project and its implications.

9.3 Documentation of Holdings and Assets

MLHUD through a consulting firm will undertake a detailed census and social economic survey of all losses that will result for each household, enterprise, or community affected by the EU-FLA project when identified, (regardless of their legal status). The survey will have to account for loss of physical assets as well as loss of income (temporary or permanent) resulting from economic displacement of household members from employment or income-generating resources. Assets held collectively, such as water sources, livestock grazing areas, irrigation systems, cultural resources, sacred sites and community structures will be recorded separately.

The local government structures i.e. the LGs and the lower councils (LCs 1-3) will assist the RAP implementation team with all verification of data and information related to the PAPs during the compensation payment processes.

9.4 Procedures for Payment of Compensation

In case of cash compensation, payment will be made in the following ways:

- (a) By agreement between the MLHUD's REP and the PAPs or entities (individuals / households/ communities:
 - i. The MLHUD will offer compensation in cash or kind complying with the entitlement matrix at full replacement cost to the entity who may accept that amount as compensation payable to the PAP;
 - ii. Such sums will be disbursed directly to the beneficiary entity with the relevant records of payments given to the RAPs
- (b) By court order on the amount of compensation where this has been the subject of litigation between the MLHUD represented by Solicitor General and the Affected Entity.
- (c) Compensation to women landholders shall be paid to them directly and where male head of household is paid cash compensation, women of the family shall be part of the joint account where compensation is channelled to.

9.5 Role of Office of Chief Government Valuer

The application of the valuation exercise on ground will be done in the presence of at least two local council leaders with the participation of the affected persons. Values assigned to assets must be based on the full

replacement costs. Where this is not possible, a Government Valuer will be engaged to do this. In the event that a Government Valuer handles this process, the depreciation cost will not be imputed and the consent of the affected person on the outcome of the process must be sought in order to arrive at agreements on the total profile of losses and compensation.

10 MANAGEMENT AND MONITORING OF RPF IMPLEMENTATION

10.1 Setup of Resettlement Management Teams

The Resettlement Management Teams/ committees will be setup to implement the project RAPs and will consist of the following:

MLHUD Social and Environmental Safeguards Team – The team will be responsible to ensure that all safeguards are adhered to during the resettlement process. This will include ensuring that compensations payable to PAPs are made in line with the provisions and procedures of this RPF and the relevant RAP prepared hereafter.

Grievance Redress Committee (GRC) - The Grievance Redress Committee will be responsible for receiving and logging complaints and resolving disputes. The GRC will work with the MLHUD to resolve each grievance or dispute to ensure that redress actions are implemented. If affected persons are not satisfied with the grievance redress structures, they will be entitled to seek redress through the District Land Tribunals or Ugandan Courts of Law. It is imperative that the GRC be set up as soon as resettlement plan preparation starts. Disputes can arise from census operations and it is therefore important that the mediation mechanisms be available to cater for claim, disputes and grievances at an early stage.

PAP Committee (PC) - Under the guidance and coordination of the MLHUD Safeguards Team, the PC will be formed after the formation of the MLHUD Resettlement Unit which will act as a voice for the PAPs. The committee shall comprise of following: two PAP representatives, LC representative, District Valuer, District Surveyor, District Land Adjudication and Settlement Officer and District Community Development Officer and Sub-County Community Development Officers. It would be appropriate to establish these committees at sub county level.

The PC will be concerned with the following;

- i. Public Awareness: - includes extensive consultation with the affected people so that they can voice their concerns, interests and grievances.
- ii. Compensation: - involves approving compensation rates and also serves as dispute resolution body to negotiate and solve any problem that may arise relating to resettlement process. If it is unable to resolve any such problems, will channel them through the appropriate grievance procedures laid out in this RPF.

Monitoring and Evaluation Team - The Monitoring and Evaluation Team will be responsible for the monitoring of the RAP implementation program to ensure that stated targets are met and project affected persons are duly compensated in line with the RAP requirements. This team will be comprised of MLHUD PIU with an external independent party to conduct an audit of the process. The PIU will be reporting to the Overall Steering Committee.

11 GRIEVANCE PROCEDURES

This chapter explains the procedures for settling or redressing grievances and complaints from the PAPs or other aggrieved parties in the course of the EU-FLA project management (and majorly implementation). The grievances and complaints could be about resettlement, activities associated with restrictions to land use, social issues or any other issue related to this project. For effective implementation of the project, grievances and complaints should be redressed from project start through end of monitoring. All grievances and complaints should be recorded and processed at all stages of the project implementation.

Sometimes complaints and grievances arise from lack of information. Information on resettlement and progress of the project will be provided to PAPs. Providing information about the resettlement and progress of the project to the public, PAPs as well as other stakeholders will increase their understanding of the process and will provide answers to most of their concerns.

According to World Bank ESS5, an independent grievance mechanism should be established for Project Affected Persons. It requires establishment of appropriate and accessible grievance mechanisms to resolve disputes in connection with resettlement and compensation.

11.1 *Grievance Redress Mechanism*

This may be set up through local authorities, including a resettlement or land committee, and through community leaders. All Project Affected Persons will be informed about how to register grievances or complaints, including specific concerns about compensation and relocation. The Project Affected Persons shall also be informed about the dispute resolution process, specifically about how the disputes will be resolved in an impartial and timely manner.

The RAP implementation team will submit a report containing a summary of all grievances. A transparent mechanism to file complaints on a local level will be instituted, with clear responsibilities to ensure that PAPs receive a response to their complaint within a specified period. Disagreements will be settled through a negotiation process. Only when negotiations fail, will there be a possibility to approach civil courts. During consultation, survey and compensation, the PAPs shall be notified orally or in writing about their rights and the procedure of introducing a complaint. The grievance mechanism shall be locally implemented at the village level.

11.2 *Aim of Grievance Redress Procedure*

Grievances are useful indicators of a project performance and therefore have to be treated with the due care they deserve. The grievance redress procedure aims at settling/redressing any grievance or complaint by the PAPs as promptly and fairly in a manner acceptable to all parties concerned. A high number of grievances may be an indicator of poor work practices. Similarly, a low number of grievances may not necessarily mean everything is working out smoothly.

The following guiding principles shall be followed during grievance and complaint redressing;

- Resolve PAPs grievances and complaints in a straightforward and accessible manner;
- Identify and implement appropriate and mutually acceptable actions to redress complaints;
- Make sure complainants are satisfied with outcomes of the corrective actions; and
- Resort to judicial proceedings only if necessary/ unavoidable.

11.3 *Types of Grievances*

During the implementation of the EU-FLA project, there is a likelihood of disputes/disagreements arising between MLHUD and PAPs because of either construction or expropriation or resettlement activities. **Table**

11 below highlights some of the likely grievances/disputes that could arise during the various phases of the implementation of this project.

Table 4: Grievances Likely to Occur during implementation of EU-FLA Project Activities

During Registration	During Expropriation	Resettlement Disagreements
<ul style="list-style-type: none"> • Damage to buildings and assets • Disruption or damage to local roads • Closure of pathways • Damage to un expropriated assets such as land, crops and trees • Failure to reinstate immovable assets after temporary use such as occurs during establishment of easements or property rental • Nuisance from dust, noise and vibration • Disruption or damage to water sources and infrastructure • Water course alteration • Increase in traffic loads • Health problems, injuries and accidents • Damage to utility infrastructure • Misconduct of project personnel and workers • Unfair recruitment of employees to project related jobs 	<ul style="list-style-type: none"> • Disputed compensation (land, crops and immovable asset) amounts • Disputed survey measurements • Improper identification of property owners • Unregistered land users • Disputed compensation for tenants and occupants • Loss of income to traders due to loss of commercial facilities or decrease in customers • Misconduct of project personnel and workers 	<ul style="list-style-type: none"> • Failure to get entitlements yet the place of occupancy is taken or somehow indirectly affected • Need to get into project assisted resettlement when it had not been applied for • Problems between resettlers and residents in the new sites

11.4 Grievance Procedures

Nationally, there is no resettlement policy that relates to land acquisition which should have set out procedures for addressing grievances. This RPF has proposed a three-stage grievances redress mechanism consisting of Village Grievance Committees, Land Tribunals and Courts of Law to resolve disputes and complaints arising from the implementation of the project. Based on experience from the previous RAP implementation processes, the following agencies will play key roles in the grievance settlement

As an initial step, complaints resolution will be attempted at the community level. The negotiations shall be undertaken in the presence of a Grievance Officer and community leaders. If the grievance persists, a grievance reporting form (shown in **Annex 3**) shall be submitted to the grievance committee. The grievance committee shall comprise of:

- The Grievance Officer,
- Sub-County Chief or Community Development Officer,
- A Political Leader,
- Two Elders,
- A Religious Leader, and
- At Least Two Representatives of the PAPs (preferably a male and a female).

The main reason for grievance committee to be composed of different stakeholders is in order to strengthen its credibility. This guarantees that mutual interests are served and disputes and contradictions are resolved. Project Affected Persons will have the option to choose a different representative or directly liaise with MLHUD staff, responsible for grievance redress. Vulnerable households will have the support of their individual community development worker and legal support.

It is hoped that the grievance committee will settle with the aggrieved party. A decision will be taken within a specified period. In case of failure of the grievance redress system, the PAP(s) can submit their case to the appropriate court of law. The different categories and resolution mechanisms are highlighted in **Table 5** below.

The aggrieved person (PAP) will be encouraged to proceed with the grievance as outlined below.

- Contact the Grievance Officer during periodical site visits in person or via designated telephone number or via the community leader.
- Lodge complaint and provide information on the case.
- Agree with the Grievance Officer on resolution of grievance.
- Agree with the Grievance Officer on time limit for grievance resolution.
- If grievance is resolved, sign form to acknowledge resolution of grievance.
- If grievance is not resolved submit a grievance form to the Grievance Committee. Grievances have to be resolved within an agreed and specified period of time in a scheduled agreement.
- Sign form to acknowledge that grievance has been resolved.
- If not satisfied with above mentioned procedure, involve an appropriate third party and seek redress in court of law.

Table 5: Categorization and Mechanism of Grievance Resolution

Type of Grievance		Mechanism of Resolution of Grievance
1	Project limits complainant's access to land or resource.	Lodge grievance with Grievance Officer and seek resolution at community level in presence of community leader.
2	Project activities have led to damage of personal property.	Lodge grievance with Grievance Officer and seek resolution at community level in presence of community leader. If grievance is unresolved it will be submitted to Grievance Committee.
3	Project activities have led to damage of social infrastructure.	Lodge grievance with Grievance Officer to be submitted to Grievance committee.
4	Project activities have led to disruption of livelihood activities.	Lodge grievance with Grievance Officer to be submitted to Grievance committee.
5	Project has led to accidents.	Lodge grievance with Grievance Officer and seek resolution at community level in presence of community leader.
6	Unfair compensation.	Lodge grievance with Grievance Officer to be submitted to Grievance committee and subsequently to court of law if grievance is not resolved.

The Project Affected Persons will be informed of the existence of the grievance resolution mechanism during the RAP disclosure for their input and refinement. This will also enable them to fully understand their rights.

The grievance mechanism will be perceived by the community as transparent and responsive to their customary ways of resolving problems. Participation of affected communities will help ensure greater trust and buy-in from them. It will also create a sense of shared ownership and responsibility for the outcomes. When grievances occur, the related institutions including village committees should keep records of grievances and make them available for inspection and verification, if required. The RAP implementation team will keep all records of grievances lodged.

Estimates from the valuation exercises will be presented and justified by the respective valuers (MLHUD's and the Complainant's) in a Court of Law. On the one hand, the Chief Government Valuer will defend the initial value—on behalf of MLHUD and government, whilst on the other, the complainant's valuer justifies their estimate. The Court will make a decision on the value to be compensated upon which MLHUD will make arrangements for further payment to the complainant. MLHUD will meet the costs of the Court activities under this project.

If the complainant is not satisfied with the decision of the Court (initial will be a magistrate's court), they can appeal to the High Court. The RAP Consultant will provide a summary of this due process to the RAP desks, so that this information can be passed on to the complainants at all times. The grievance resolution mechanism is outlined in **Figure 2** below.

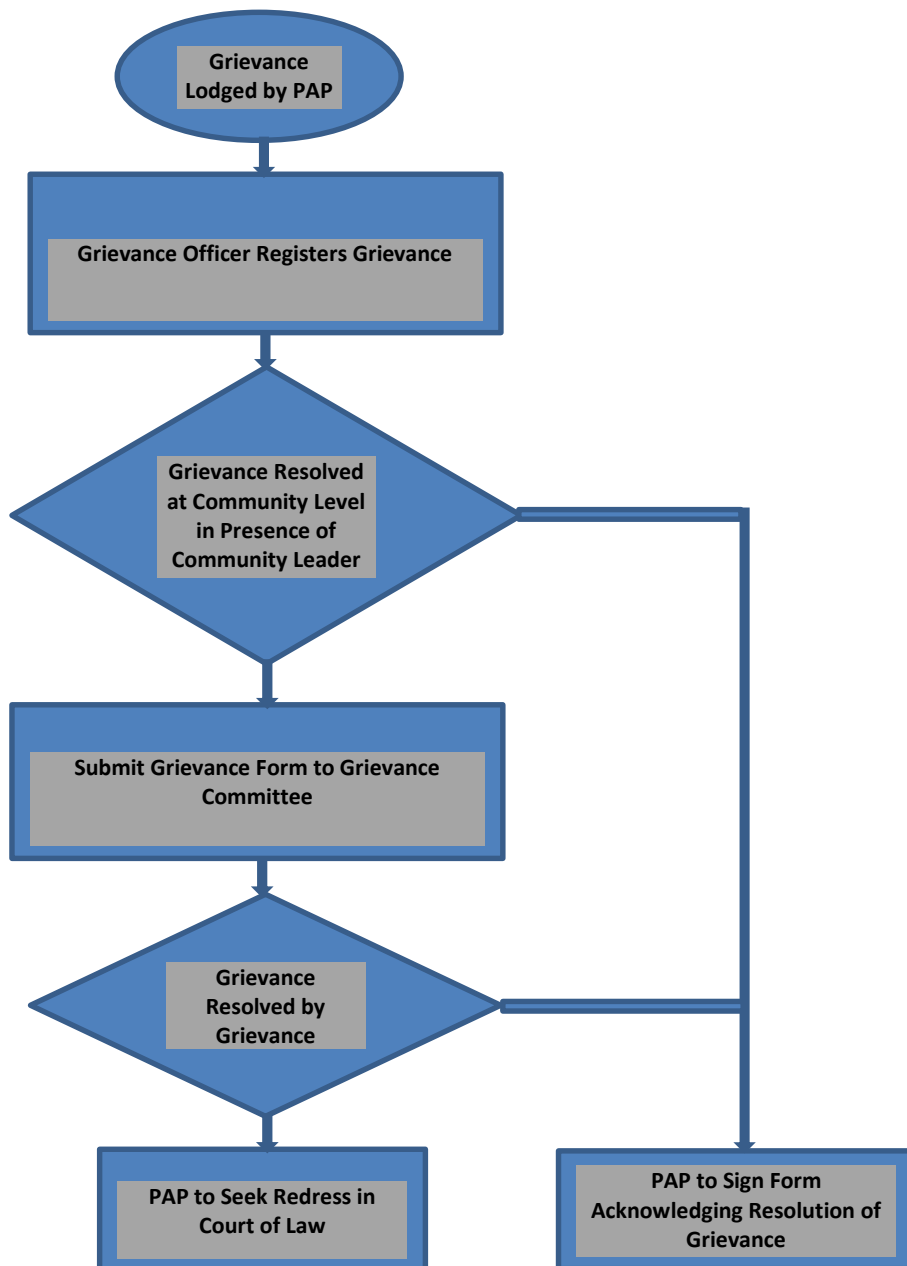


Figure 2: Flow chart for grievance redress mechanism

12 MONITORING, EVALUATION AND REPORTING

The monitoring, evaluation and reporting framework for the EU-FLA Project are presented in this chapter. It provides the background of monitoring, evaluation and reporting framework; and underscores the importance and the approach that will be adopted for its implementation. Furthermore, some best practices are presented so the best outcomes are to be realized in the process.

12.1 *Background to Monitoring, Evaluation and Reporting Framework*

The purpose of monitoring and evaluation is to report on effectiveness of the RAP implementation, covering disbursement of compensation, resettlement and effectiveness of public involvement, amongst others. Monitoring and purposeful evaluation will be key factors for successful resettlement activities. Monitoring will also entail evaluation of effectiveness of the grievance management process. The monitoring framework proposed in the RAP includes a review of financial disbursements, compensation complaints and grievance redress, adherence to compensation payment schedule and support to vulnerable PAPs. Specifically, the M&E is intended to achieve the following objectives:

Monitoring: Will consider the progress of the implementation of the RAP, including the progress of key procedures such as compensation, resettlement etc. Specific consideration will be given to:

- Any emerging social or economic difficulties faced by the affected persons during resettlement process
- Compliance and completion of the resettlement program.

Evaluation: Will consider the results and outcomes of the resettlement program, through an assessment of the impact of the resettlement programme on affected households, their incomes, standards of living, environmental issues, etc. The focus during the implementation of the resettlement programme will be on the compilation of baseline data on the affected households that will enable the comparison during evaluation missions.

12.2 *Approach*

Monitoring of implementation by the RAP consultant will be carried out at different levels regularly. At the process level, inputs and outputs will be measured. These will include for example, the amount of compensation paid out, progress on the re-construction of buildings and improvements, grievance cases successfully dealt with. Specific cases or situations arising during resettlement will be documented. Programme efficiency will be monitored and discussed regularly with the RAP implementation Steering Team and ways to improve it will be identified.

The World Bank will provide guidance and comments on compliance and completeness of the resettlement programme from the review of quarterly progress reports and during Resettlement Steering Team discussions in which updates will be presented. Evaluation of the programme by definition will consider long term impacts. During the resettlement program itself, focus will be on ensuring that the appropriate baseline information is recorded. The bulk of the information has been gathered during the socio-economic census of this update process. Key indicators shall be identified and agreed upon, to be collected more systematically for the end of project evaluation. Lessons from the evaluation will be widely shared.

Monitoring is based on two components:

- I. Internal Monitoring - undertaken by the RAP implementation unit/Monitoring Officer in the Planning Department of MLHUD, and
- II. External Monitoring - undertaken by development partners, community development officers and/or environmental focal persons at district level and other national stakeholders.

12.2.1 Internal Monitoring Process

The specific objectives and tasks of the internal monitoring process include:

- Identification of suitable indicators,
- Measurement of indicators at appropriate intervals,
- Creation of a mechanism to analyze M&E data against a pre-resettlement baseline, and
- Setting up a system to regularly respond to M&E findings by adapting existing measures or by modifying implementation processes.

This monitoring process will be used to analyze progress and changes at regular intervals. It shall be linked to the various stages of the RAP, as described below.

During Resettlement

During resettlement, M&E will focus on resettlement issues that include:

- Number of families that have been compensated,
- Number of people who have acquired legal papers to new property,
- Number of business owners who have restored their businesses and
- Efficiency and effectiveness of grievance redress mechanism.

After Resettlement

Post resettlement, monitoring will focus on rehabilitation issues and status of each of the measures should be assessed, for example:

- Success level of restoration of livelihoods,
- Success level of restoration of assets, and
- Efficiency and effectiveness of grievance redress mechanism.

Key Activities and Responsibilities

The key activities and responsibilities in the internal monitoring process are given below:

i) Set up a System

The RAP implementation team will provide a monitoring form to be completed regularly by the M&E Officer at each agreed local government. The information collected will be entered into a database for further analysis and compilation into quarterly reports.

ii) On-going Monitoring

The M&E Officer for each location will be in charge of regular monitoring of the implementation process. This will involve:

- Feedback and inputs from the implementation officers,
- Review of the resettlement database,
- Receipt of reports from the grievance officer,
- Receipt of information from local representatives and
- Direct consultation with the resettled community at each location.

iii) **Regular Reports**

Consolidated regular reports with key findings from the on-going monitoring should be submitted to the implementation team and discussed at agreed intervals, and action points drawn up. This regular progress review should aim at ensuring that important issues are immediately and appropriately rectified.

iv) **Vulnerability Assessment**

It is essential that vulnerability is closely monitored in order to provide timely support to predisposed households. A vulnerability assessment shall occur as part of, say, quarterly auditing of all households. Those households that are most vulnerable shall be prioritized for monthly auditing and targeted assistance. This may be undertaken by the implementation officer. Key activities under vulnerability assessment are:

- Develop a set of criteria to identify vulnerable households (this is intended to act as a guideline only and should be modified as appropriate),
- Conduct quarterly visits to vulnerable households to assess key needs/issues, for example, employment, food security, health status, and
- Develop a plan to address identified issues with full participation from the members of the affected household.

12.2.2 External Monitoring Process

In addition to the internal monitoring process, external monitoring of the resettlement process should be undertaken through an external monitoring panel appointed by MLHUD. Ministry of Lands, Housing and Urban Development will liaise with relevant ministries and development partners to form an external monitoring panel to undertake external monitoring of resettlement mid-term and at end of resettlement. These will focus on reviewing the process to-date and making necessary recommendations for modification to existing rehabilitation measures and other processes, for example, grievance. This will allow modifications to the process and design of packages that would help improve the effectiveness of implementing the RAP.

The objectives of external monitoring are:

- To assess overall compliance with the RAP,
- To verify that measures to restore or enhance project affected persons' quality of life and livelihood are being implemented and to gauge their effectiveness, and
- To assess the extent to which the quality of life and livelihood of affected communities have been restored.

The external monitoring process will be informed by internal monitoring reports prepared by MLHUD, and also through independent surveys and consultations conducted by the evaluation agency. The evaluation system will be based on process and outcome indicators given in the following sections.

Process Indicators

Process indicators measure effectiveness of processes, i.e. consultations and grievance, and inputs like people, equipment and materials, and identify areas where improvements to existing processes are required. These may include the following:

- Transparency of the implementation process,
- Adequacy of staff and capacity of the implementation agencies,
- Compliance of the resettlement process with Ugandan Laws and World Bank Standards,
- Effectiveness of the grievance process,
- Adequacy and effectiveness of public involvement, and

- Effectiveness of the internal monitoring mechanism.

Key Activities and Responsibilities

The activities of the external monitoring panel are given below as:

- Review of internal monitoring procedures and reporting to ascertain whether these are being undertaken in compliance with the RAP.
- Review internal monitoring records as a basis for identifying any areas of noncompliance, any recurrent problems or potentially disadvantaged groups or households.

12.3 Evaluation

The evaluation component will consider the results and outcomes of the resettlement program, through an assessment of the impact of the resettlement programme on affected households, their incomes, standards of living, environmental issues etc. The focus during the implementation of the resettlement programme will be on the compilation of baseline data on the affected households that will enable the comparison during evaluation missions.

A few simple socio-economic measures will be established and monitored annually for a representative sample of the affected persons. These could include income, household expenditure, land holding, employment provided by the project, etc. These indicators will be measured internally by the Directorate of Community Services. A qualified evaluator should be hired to carry out the reviews based on indicators measured by MLHUD. One review could take place at mid-term to provide for refining the process. The second review could take place two years after RAP completion to ensure that learning informs the design of the Phase 2 RAP preparation. Affected communities should be consulted through meetings and focus group discussions. Leaders from affected communities should also be consulted. Evaluation reports should be shared widely and publicly disclosed.

Outcome Indicators

Outcome indicators will assess effectiveness of the resettlement and changes that have occurred to the communities' standard of living. Suggested Key outcome indicators during evaluation exercises include those given in the **Table 13** below.

Table 6: Key Outcome Indicators of EU-FLA Project Resettlement Action Plan

Category	Indicator
Funds disbursement	<ul style="list-style-type: none"> • Number of PAPs paid. • Amount of money disbursed. • Number of PAPs not paid in prescribed time (respective quarter). • Reasons for not paying PAPs who are due for payment. • Projected disbursements in the next quarter.
Restoration of and assets and livelihoods	<ul style="list-style-type: none"> • Number of PAPs who have benefited from related entrepreneurial training. • Number of businesses restored. • Reasons for not re-establishing businesses. • Number of NGOs that have been linked to PAPs.
Public involvement	<ul style="list-style-type: none"> • Number of community level meetings. • Participation rates of local leaders and community in resettlement • Process disaggregated by gender.
Grievance management	<ul style="list-style-type: none"> • Number of grievances received. • Number of grievances resolved (at what level).

	<ul style="list-style-type: none"> • Number of complaints reported to other government oversight bodies and outcomes including how grievances were resolved. • Number of grievances referred to Uganda Courts of Law. • Number of outstanding grievances and reasons for not resolving them.
Custody of legal documents	<ul style="list-style-type: none"> • Land title deeds received. • Land title deeds returned to owners.
Resettlement of vulnerable PAPs	<ul style="list-style-type: none"> • Number of vulnerable PAPs resettled. • Kind of special assistance provided.

12.3.1 Compliance and Completeness Audit

This audit is suggested here to ensure that there will be compliance to the requirements contained in the RAP, the Ugandan laws and to World Bank Standards. Here the suggestion would be quarterly external reviews about one-week in duration each during compensation and resettlement, and a final review and audit after all compensation has been completed.

Compliance reviews: The objectives of the quarterly compliance reviews will be:

1. To assess the overall compliance with the RAP and applicable legislation and requirements particularly:
 - Compliance with the eligibility criteria as described in the RAP
 - Actual delivery of entitlements (compensation and resettlement packages) as described in this RAP
 - Compliance with the implementation mechanisms as described in the RAP
2. To verify that measures to restore or enhance affected people's quality of life and livelihood are being implemented and to assess their effectiveness
3. To assess the extent to which the quality of life and livelihoods are being restored in an appropriate manner.

Completion audit: The purpose of the completion audit is to establish whether MLHUD has implemented all the activities needed to ensure compliance with resettlement commitments defined by the RAP and applicable policies, and whether compensation and resettlement can be deemed complete. A key objective of the RAP is that compensation, resettlement and other mitigation measures should lead to sustainable restoration or enhancement of the affected persons' quality of life and income levels.

The completion audit will be carried out by the same auditor as the compliance audit. Based on data collected during this review and other data collected during implementation, the auditor will form conclusions on the issues stated above

12.3.2 Evaluation and RAP Completion Report

This report will be prepared and submitted to the funding agency six months after the completion of compensation. During RAP implementation the consultant will submit to MLHUD quarterly progress reports, after completion of resettlement, a final report will be submitted to MLHUD prior to preparation of the project implementation report. The report shall indicate effectiveness of project implementation and disbursement of compensation payments, effectiveness of public consultations and socio-economic impact of the transmission line. This report will give overall assessment of the RAP process indicating activities undertaken, success of mitigation actions, monitoring and lessons learnt.

The RAP Implementation Report shall include but not be limited to the following information:

- Background to the RAP preparation including a description of the project activities, scope of impacts, number of affected persons and estimated budget;
- Update of its implementation with actual numbers of displaced persons by segments, compensation paid, issues/ complaints raised and solutions provided;
- Complaints status;
- Early assessment of the impacts of resettlement and compensation on affected categories at the time of report production;
- Total sum disbursed;
- Lessons learned from the RAP Implementation; and
- Annexes (Lists of affected persons, List of persons compensated, Maps, and infrastructure drawings, etc.)

13 ORGANIZATIONAL FRAMEWORK

13.1 *Institutional Framework for the Implementation of the EU-FLA Project*

The MLHUD will be the Lead Implementation Agency, working in close collaboration with and through its Zonal based office to implement this project. The MoLHUD has substantial experience in project coordination and implementation of Bank supported. Hence, the MoLHUD has experience in managing environmental, social, health and safety (ESHS) risks and impacts under similar projects. The Registrar of Titles working in conjunction with district land office shall be central to the processing and validation of title owners. The application of the valuation exercise on ground will be done in the presence of at least two local council leaders with the participation of the affected persons. Values assigned to assets will be determined by the District Land Boards and approved by the Chief Government Valuer's office (CGV).

The project will also involve respective District Local Governments, Lower local Governments, and local land institutions including the District Land Boards / Area Land Committees. At the village/parish level, community members will be selected and trained as facilitators to ensure transparency and community participation in the process. The community facilitators and Area Land Committees will require training on Land Law and other legal provisions relating to land matters in the Constitution, Land Act Cap 227, Land Policy and systematic land adjudication and demarcation. Additionally, training will be required for the local land institutions/Area Land Committees, on the National environmental legislation to ensure that requirements of land legislation and related laws are complied with during project implementation.

Roles and responsibilities of key players

The key implementing agencies in the EU-FLA Project under which the RPF and RAP are to be implemented include the following:

13.1.1 Ministry of Local Government

The Ministry of Local Government is involved in sensitization campaigns at the local level and also advocates for local governments and the rural population to benefit from the project. MLHUD will work closely with the Ministry of Local Government to forge strong linkages with local authorities in the various Local Governments within the project areas.

District and Local Council Administration in EU-FLA Project districts will be vital in implementation of the project by mobilizing political goodwill and sensitizing communities on the project. The District Local Governments through the District Land Boards are also responsible for determining the compensation rates for crops and trees that are usually impacted.

13.1.2 Ministry of Water and Environment

The Ministry of Water and Environment, Directorate of environment Affairs has departments in charge of environment support services, forest sector support and wetlands management. These departments will be instrumental in ensuring that the environment, forests and wetlands under their jurisdiction in project areas are not encroached during the registration process and will therefore be vital for some under the EU-FLA project.

13.1.3 National Forestry Authority (NFA) and Uganda Wildlife Authority (UWA)

Ministry of Lands, Housing and Urban Development will collaborate with NFA and UWA on demarcation of protected areas in a manner consistent with the law for the benefit of EU-FLA funded areas.

13.1.4 Ministry of Gender, Labour and Social Development (MGLD)

The ministry is responsible for policy formulation, planning and development on social sector issues in Uganda. It is responsible for gender, labour, and social development agenda nationally. The mandate of the ministry is to empower citizens to maximize their individual and collective potential by developing skills, increasing labour productivity, and cultural enrichment to achieve sustainable and gender-sensitive development. Its administrative directorate Social Protection; and Gender & Community Development which promote issues of social protection, gender equality, equity, human rights, culture, decent work conditions and empowerment for different groups such as women, children, the unemployed youth, internally displaced persons, the older persons and persons with disabilities. The EU-FLA project will mainly work liaison with this directorate during both the design and implementation of this project

13.1.5 District Community Development Officers

Ministry of Lands, Housing and Urban Development will work hand in hand with the Local Government Authorities during project implementation. The office of the CAO will appoint a Focal Point Officer to coordinate project activities. Preferably, the DCDO comes in handy during the sensitization and site meetings with the PAPs given their know-how in dealing with communities. Therefore, DCDOs from the project areas will work closely with the focal point officer to assist MLHUD monitor the respective areas of the project during implementation to ensure that communities are adequately compensated, and the vulnerable categories are given special assistance. They will also attend the regular site inspection meetings for the project and provide support and guidance in the handling of social safeguard issues that may arise during project implementation.

13.2 The organizational framework to implement the resettlement elements of the project is proposed as follows:

1. Ministry of Lands, Housing and Urban Development (MLHUD) should manage the whole resettlement process. The Principal Valuer and the Resettlement Officer under their respective departments should provide technical support on compensation issues. These relevant departments and others to be involved in the resettlement implementation should be assisted to prepare and carry out their respective tasks;
2. **Resettlement Desks** be established and equipped within the MLHUD and its decentralised structure to be staffed by the Liaison Officers from the department of gender and community development to validate criteria and mechanisms to implement the plan and to interface with the affected population;
3. For compensation, the **Chief Government Valuer (CGV)** should provide support to the Project Coordination Unit both directly, and through the MLHUD valuer. The CGV approves the valuation rates;
4. MLHUD **RAP Implementation Consultant** will provide on-going technical support to MLHUD throughout the resettlement and grievance redress processes. The Consultant shall also document this process in detail to guide future evaluation;
5. All implementing agencies in this framework should propose an individual to a **Resettlement Steering Team** which will monitor the resettlement, ensuring that goals are met and provide advice to support more efficient and effective implementation;

Other agencies which will be involved in the programme at a secondary level are;

1. **National Environment Management Authority:** For overall approval, review and supervision of Environmental Impact mitigation activities; and
2. **District Land Board** To clarify on lands under its jurisdiction and advise on compensation of persons sitting on land under its jurisdiction.
3. **Local Council Leaders** to work together with RAP implementation team during the verification, disclosure and compensation payment period.

13.3 Institutional Roles and Responsibilities

This being an RPF, the start dates for the project implementation timeframe is not definite could not be indicated. However, all the residents in the project areas including PAPs who will be keen to be given clear timeframe as well as be provided with the duration (months) will be served with notices to relocate.

1.3.1 RAP Implementation

The RAP expects that the project implementation schedule will consist of three phases namely preparation, implementation and post implementation. The resettlement schedule for land acquisition, house demolition and relocation will be coordinated with MLHUD. The implementation of the RAP will be undertaken by an external agency that will report to MLHUD and that calls for collaboration from all the stakeholders. This requires a properly constituted structure for the administration of the same.

The RAP Implementation schedule and key activities anticipated prior to, during and after will need to be outlined and a schedule developed, indicating the anticipated period each of the identified activities will last.

13.3.2 Organisational Responsibility

The organizational structure presented below elaborates on the roles of various stakeholders in the implementation and administration of the RAP. It further clarifies the roles of PAPs and their responsibilities in the entire exercise.

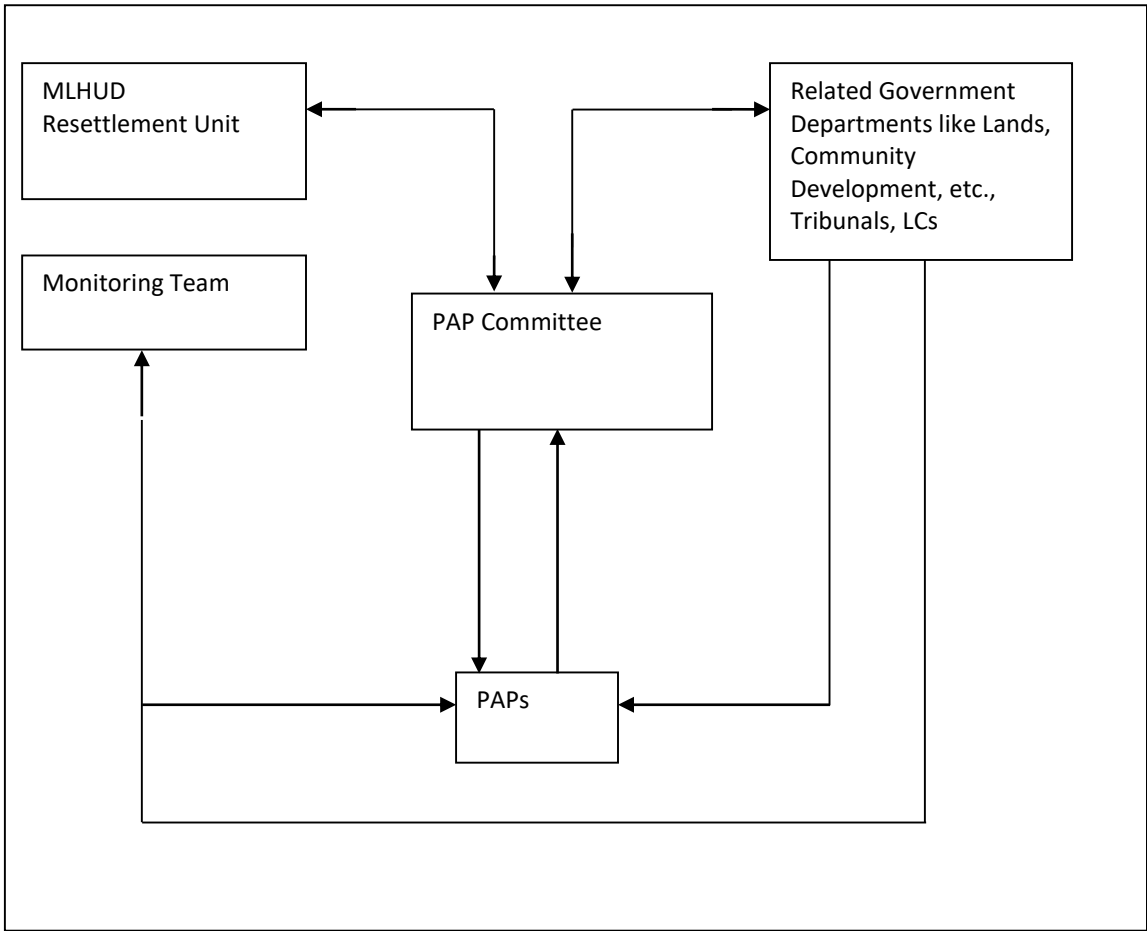


Figure 3: Organizational Responsibility Structure

13.4 MLHUD – Resettlement Unit

The structure of the unit shall be comprised of the following: Legal Advisor, Surveyor, Social-economist, an Environment Officer, Community Liaison Officer, Database Officer, and Registered Valuer. MLHUD Resettlement Unit will be responsible for:

- i. Oversee the implementation of the RAP
- ii. Oversee the formation of the PAP committee (PC)
- iii. Ensure maximum participation of the affected people in the planning of their own resettlement and post resettlement circumstances.
- iv. Accept financial responsibility for paying payment or compensation and other designated resettlement related costs.
- v. Ensure detailed valuation of the structures in order to determine the case-to-case value of each component of the project and agree upon a value for compensation.
- vi. Pay to the affected people agreed compensation amounts.
- vii. Ensure monitoring and evaluation of the PAPs and the undertaking of appropriate remedial action to deal with grievances to ensure that income restoration procedures are satisfactorily implemented.
- viii. Ensure initial baseline data is collected for the purpose of monitoring and evaluation report as per the indicators provided by the RAP.

13.5 PAP Committee (PC)

Under the guidance and coordination of MLHUD, the PC will be formed after the formation of the MLHUD Resettlement Unit which will act as a voice of the PAPs. The committee shall comprise of following: two PAP representatives, LC representative, District Valuer, District Surveyor, District Land Adjudication and Settlement Officer and District Community Development Officer and Sub- County/Parish Community Development Officers.

The PC will be concerned with the following;

- i. Public Awareness: - to include extensive consultation with the affected people so that they can air their concerns, interests and grievances
- ii. Compensation
- iii. Among other functions, ratifying compensation rates and serving as dispute resolution body to negotiate and solve any problem that may arise relating to resettlement process. If it is unable to resolve any such problems, will channel them through the appropriate grievance procedures laid out in this RPF.

Related Local Government Departments

- i. Guide the compensation exercise by providing valuation approved valuation rates
- ii. Participate in the grievances that may arise
- iii. Provide the legal guidance and participate in grievance mechanism in case the PC fails.

Setting up of Resettlement Management Teams

It is important to state here that the number of likely persons to be affected by EU-FLA Project cannot be accurately stated. However, should the situation warrant, resettlement management teams commensurate

with the extent of the impact will be set up to implement the prepared RAPs and will consist of three smaller teams namely:

Compensation Committee – The committee will comprise of representatives of the affected persons (2), Land Valuation Board, LC III and two representatives from the MLHUD. This committee will be chaired by the representative of MLHUD. The compensation committee will be responsible for organizing and ensuring that compensations payable to PAPs are made in line with the provisions and procedures of this RPF.

Grievance Redress Committee - The GRC will be responsible for receiving and logging complaints and resolving disputes. This committee will work with the MLHUD (PCU) to resolve each grievance or dispute to ensure that redress actions are implemented. If affected persons are not satisfied with the grievance redress structures, they will be entitled to seek redress through the DLT or Ugandan courts of law. It is important that the GRC be set up as soon as the compensation report or resettlement plan preparations start. Disputes can arise from census operations and it is therefore essential that the mediation mechanisms be available to cater for claim, disputes and grievances at an early stage.

Monitoring and Evaluation Team - The M&E team will be responsible for the monitoring of the RAP implementation programme to ensure that stated targets are met and the PAPs are duly compensated in line with the RAP requirements. This is an integral part of the monitoring process of the project. This team will be comprised of MLHUD PIUs.

14 RPF BUDGET AND FUNDING

14.1 Budget to Implement RAP

At this stage, it is not possible to estimate the likely number of people who may be affected. This is because the sub-projects have not yet been developed and the land impacts have not yet been fully identified. The budget will be developed from the specific social assessment studies (census and socio-economic surveys) and mitigation/livelihood restoration measures to be developed. Each sub project RAP will include a budget that will cover resettlement activities (including compensation cost for affected assets, and assistance, and provide for contingencies). The cost will be derived from expenditures relating to:

- (1) The preparation of the resettlement/compensation action plan, including the cost of consultation and outreach;
- (2) Relocation and transfer;
- (3) Income and means of livelihood restoration plan;
- (4) Administrative costs; and
- (5) Estimated contingency needs

14.2 Estimates and Funding Sources

This section presents the budget estimates for implementation of the Resettlement Action Plans (RAP). Government of Uganda will provide the funding for the RAPs and channel it through MLHUD for disbursement. This is in line with the current government of Uganda practice in regard to World Bank funding. However, detailed budgets will be developed during the preparation of the sub project Resettlement Action Plans (RAPs).

RPF Budget

The budget, implementation timing and responsibilities are presented in **Table 14** below.

Table 7: Proposed RAP Budget

S.N	Component	Timing	Responsibility	Amount (USD)
1	Development and implementation of Resettlement Action Plans (RAP) for different geographical regions of Uganda:	Before project implementation	MLHUD	TBD
2	Capacity building: a) Recruitment of Environmental and Social Safeguards Specialists and Consultants b) Training District Technical Officers and in World Bank's Social and Environmental Safeguards requirements and EIA process in Uganda. c) Training MLHUD Social and Environmental Focal Persons in World Bank's Social and Environmental Safeguards requirements and EIA process in Uganda.	Before and during project implementation	MLHUD	TBD

	d) Training of sector Ministries, Departments and Agencies as well as refugee settlement focal persons and sub project host community leaders and technical leaders on the World Bank and national environmental and social requirements			
3	Monitoring RAP implementation process to ensure all compensation is completed and other social safeguards are adhered to.	Monitoring to be done every quarter throughout the project implementation period.	MLHUD, Local Governments and GRCs	TBD
4	Facilitation of stakeholder engagement (one meeting every Quarter, throughout the project implementation period)	During project implementation	MLHUD	TBD
5	RAP Audit	After project Implementation	MLHUD	TBD
	Total (USD)			TBD

ANNEX 1 *World Bank Resettlement Policy Framework (RPF)*

This template is extracted from the ESS5—Annex 1: Involuntary Resettlement Instruments

The purpose of the resettlement framework is to clarify resettlement principles, organizational arrangements, and design criteria to be applied to sub-projects or project components to be prepared during project implementation. Once the sub-project or individual project components are defined and the necessary information becomes available, such a framework will be expanded into a specific plan proportionate to potential risks and impacts. Project activities that will cause physical and/or economic displacement will not commence until such specific plans have been finalized and approved by the Bank.

The resettlement policy framework covers the following elements:

- a) A brief description of the project and components for which impacts on assets is required, and an explanation of why a resettlement policy framework rather than a resettlement plan is being prepared;
- b) Principles and objectives governing resettlement preparation and implementation;
- c) A description of the process for preparing and approving resettlement plans;
- d) Estimated displacement impacts and estimated numbers and categories of displaced persons, to the extent feasible;
- e) Eligibility criteria for defining various categories of displaced persons;
- f) A legal framework reviewing the fit between borrower laws and regulations and bank policy requirements and measures proposed to bridge any gaps between them;
- g) Methods of valuing affected assets;
- h) Organizational procedures for delivery of compensation and other resettlement assistance, including, for projects involving private sector intermediaries, the responsibilities of the financial intermediary, the government, and the private developer;
- i) A description of the implementation process, linking resettlement implementation to civil works;
- j) A description of grievance redress mechanisms;
- k) A description of the arrangements for funding resettlement, including the preparation and review of cost estimates, the flow of funds, and contingency arrangements; (l) a description of mechanisms for consultations with, and participation of, displaced persons in planning, implementation, and monitoring; and
- l) Arrangements for monitoring by the implementing agency and, if required, by third-party monitors.

ANNEX 2 *Outline for Preparing Project Resettlement Action Plans (RAPs)*

This template is extracted from the ESS5—Annex 1: Involuntary Resettlement Instruments

The scope of requirements and level of detail of the resettlement plan vary with the magnitude and complexity of resettlement. The plan is based on up-to-date and reliable information about:

- a) The proposed project and its potential impacts on the displaced persons and other adversely affected groups,
- b) Appropriate and feasible mitigation measures, and
- c) The legal and institutional arrangements required for effective implementation of resettlement measures.

Minimum elements of a resettlement plan

1. Description of the project/sub-project. General description of the project/sub-project and identification of the project/sub-project area.
2. Potential impacts. Identification of:
 - a) The project/sub-project components or activities that give rise to displacement, explaining why the selected land must be impacted for use within the timeframe of the project/sub-project;
 - b) The zone of impact of such components or activities;
 - c) The scope and scale of impacts on structures and other fixed assets;
 - d) Any project/sub-project -imposed restrictions on use of, or access to, land or natural resources;
 - e) Alternatives considered to avoid or minimize displacement and why those were rejected; and
 - f) The mechanisms established to minimize displacement, to the extent possible, during project /sub-project implementation.
3. Objectives: The main objectives of the resettlement program
4. Census survey and baseline socioeconomic studies. The findings of a household-level census identifying and enumerating affected persons, and, with the involvement of affected persons, surveying land, structures and other fixed assets to be affected by the project. The census survey also serves other essential functions:
 - a) Identifying characteristics of displaced households, including a description of production systems, labour, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population;
 - b) Information on vulnerable groups or persons for whom special provisions may have to be made;
 - c) Identifying public or community infrastructure, property or services that may be affected;
 - d) Providing a basis for the design of, and budgeting for, the resettlement program;
 - e) In conjunction with establishment of a cut-off date, providing a basis for excluding ineligible people from compensation and resettlement assistance; and
 - f) Establishing baseline conditions for monitoring and evaluation purposes.

As the Bank may deem relevant, additional studies on the following subjects may be required to supplement or inform the census survey:

- a) Land tenure and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, non-title-based usufruct systems (including fishing, grazing, or use of forest areas) governed by local recognized land allocation mechanisms, and any issues raised by different tenure systems in the project area;
 - b) The patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project; and
 - c) Social and cultural characteristics of displaced communities, including a description of formal and informal institutions (e.g. Community organizations, ritual groups, non-governmental organizations (NGOs)) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.
5. Legal framework. The findings of an analysis of the legal framework, covering:
- a) The scope of the power of compulsory acquisition and imposition of land use restriction and the nature of compensation associated with it, in terms of both the valuation methodology and the timing of payment;
 - b) The applicable legal and administrative procedures, including a description of the remedies available to displaced persons in the judicial process and the normal timeframe for such procedures, and any available grievance redress mechanisms that may be relevant to the project;
 - c) Laws and regulations relating to the agencies responsible for implementing resettlement activities; and
 - d) Gaps, if any, between local laws and practices covering compulsory acquisition, imposition of land use restrictions and provision of resettlement measures and ESS5, and the mechanisms to bridge such gaps.
6. Institutional framework. The findings of an analysis of the institutional framework covering:
- a. The identification of agencies responsible for resettlement activities and NGOs/CSOs that may have a role in project implementation, including providing support for displaced persons;
 - b. An assessment of the institutional capacity of such agencies and NGOs/CSOs; and
 - c. Any steps that are proposed to enhance the institutional capacity of agencies and NGOs/CSOs responsible for resettlement implementation.
7. Eligibility. Definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cut-off dates.
8. Valuation of and compensation for losses. The methodology to be used in valuing losses to determine their replacement cost; and a description of the proposed types and levels of compensation for land, natural resources and other assets under local law and such supplementary measures as are necessary to achieve replacement cost for them.
9. Community participation. Involvement of displaced persons (including host communities, where relevant):
- a) a description of the strategy for consultation with, and participation of, displaced persons in the design and implementation of the resettlement activities;
 - i. A summary of the views expressed and how these views were taken into account in preparing the resettlement plan;

- ii. A review of the resettlement alternatives presented and the choices made by displaced persons regarding options available to them; and
 - iii. Institutionalized arrangements by which displaced people can communicate their concerns to project authorities throughout planning and implementation, and measures to ensure that such vulnerable groups as indigenous people, ethnic minorities, the landless, and women are adequately represented.
- 10. Implementation schedule. An implementation schedule providing anticipated dates for displacement, and estimated initiation and completion dates for all resettlement plan activities. The schedule should indicate how the resettlement activities are linked to the implementation of the overall project.
- 11. Costs and budget. Tables showing categorized cost estimates for all resettlement activities, including allowances for inflation, population growth, and other contingencies; timetables for expenditures; sources of funds; and arrangements for timely flow of funds, and funding for resettlement, if any, in areas outside the jurisdiction of the implementing agencies.
- 12. Grievance redress mechanism - The plan describes affordable and accessible procedures for third-party settlement of disputes arising from displacement or resettlement; such grievance mechanisms should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms.
- 13. Monitoring and evaluation: Arrangements for monitoring of displacement and resettlement activities by the implementing agency, supplemented by third-party monitors as considered appropriate by the Bank, to ensure complete and objective information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of results for a reasonable period after all resettlement activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.
- 14. Arrangements for adaptive management: The plan should include provisions for adapting resettlement implementation in response to unanticipated changes in project conditions, or unanticipated obstacles to achieving satisfactory resettlement outcomes.

Additional planning requirements where resettlement involves physical displacement

When project circumstances require the physical relocation of residents (or businesses), resettlement plans require additional information and planning elements. Additional requirements include:

- 1. Transitional assistance: The plan describes assistance to be provided for relocation of household members and their possessions (or business equipment and inventory). The plan describes any additional assistance to be provided for households choosing cash compensation and securing their own replacement housing, including construction of new housing. If planned relocation sites (for residences or businesses) are not ready for occupancy at the time of physical displacement, the plan establishes a transitional allowance sufficient to meet temporary rental expenses and other costs until occupancy is available.
- 2. Site selection, site preparation, and relocation. When planned relocation sites are to be prepared, the resettlement plan describes the alternative relocation sites considered and explains sites selected, covering:
 - a. Institutional and technical arrangements for identifying and preparing relocation sites, whether rural or urban, for which a combination of productive potential, locational advantages, and other factors is better or at least comparable to the advantages of the old sites, with an estimate of the time needed to acquire and transfer land and ancillary resources;

- b. Identification and consideration of opportunities to improve local living standards by supplemental investment (or through establishment of project benefit-sharing arrangements) in infrastructure, facilities or services;
 - c. Any measures necessary to prevent land speculation or influx of ineligible persons at the selected sites;
 - d. Procedures for physical relocation under the project, including timetables for site preparation and transfer; and
 - e. Legal arrangements for regularizing tenure and transferring titles to those resettled, including provision of security of tenure for those previously lacking full legal rights to land or structures.
- 3. Housing, infrastructure, and social services. Plans to provide (or to finance local community provision of) housing, infrastructure (e.g. water supply, feeder roads), and social services (e.g. schools, health services); plans to maintain or provide a comparable level of services to host populations; any necessary site development, engineering, and architectural designs for these facilities.
- 4. Environmental protection and management: A description of the boundaries of the planned relocation sites; and an assessment of the environmental impacts of the proposed resettlement and measures to mitigate and manage these impacts (coordinated as appropriate with the environmental assessment of the main investment requiring the resettlement).
- 5. Consultation on relocation arrangements. The plan describes methods of consultation with physically displaced persons on their preferences regarding relocation alternatives available to them, including, as relevant, choices related to forms of compensation and transitional assistance, to relocating as individual households families or with pre-existing communities or kinship groups, to sustaining existing patterns of group organization, and for relocation of, or retaining access to, cultural property (e.g. places of worship, pilgrimage centres, cemeteries).
- 6. Integration with host populations. Measures to mitigate the impact of planned relocation sites on any host communities, including:
 - i. Consultations with host communities and local governments;
 - ii. Arrangements for prompt tendering of any payment due the hosts for land or other assets provided in support of planned relocation sites;
 - iii. Arrangements for identifying and addressing any conflict that may arise between those resettled and host communities; and
 - iv. Any measures necessary to augment services (e.g. education, water, health, and production services) in host communities to meet increased demands upon them, or to make them at least comparable to services available within planned relocation sites.

Additional planning requirements where resettlement involves economic displacement

If land acquisition or restrictions on use of, or access to, land or natural resources may cause significant economic displacement, arrangements to provide displaced persons with sufficient opportunity to improve, or at least restore, their livelihoods are also incorporated into the resettlement plan, or into a separate livelihoods improvement plan. These include:

- i. Loss of access to land or resources. For those whose livelihood is affected by loss of land or resource use or access, including common property resources, the resettlement plan describes means to obtain substitutes or alternative resources, or otherwise provides support for alternative livelihoods
- ii. Support for alternative livelihoods. For all other categories of economically displaced persons, the resettlement plan describes feasible arrangements for obtaining employment or for establishing a business, including provision of relevant supplemental assistance including skills training, credit, licenses or permits, or specialized equipment. As warranted, livelihood planning provides special

assistance to women, minorities or vulnerable groups who may be disadvantaged in securing alternative livelihoods.

- iii. Consideration of economic development opportunities. The resettlement plan identifies and assesses any feasible opportunities to promote improved livelihoods as a result of resettlement processes. This may include, for example, preferential project employment arrangements, support for development of specialized products or markets, preferential commercial zoning and trading arrangements, or other measures. Where relevant, the plan should also assess the feasibility of prospects for financial distributions to communities, or directly to displaced persons, through establishment of project-based benefit-sharing arrangements.
- iv. Transitional support. The resettlement plan provides transitional support to those whose livelihoods will be disrupted. This may include payment for lost crops and lost natural resources, payment of lost profits for businesses, or payment of lost wages for employees affected by business relocation. The plan provides that the transitional support continues for the duration of the transition period.

ANNEX 3 *Sample Grievance and Resolution Form*

Template of complaints registration forms

Project Name: _____

Complaint No.: _____ Village: _____ Sub county: _____

District: _____

(To be filled by Secretary of Village GRC)

Complaints Registration Forms

Name of Complainant: _____

NIN or village ID: _____

Contact Address: _____

Contact Number: _____

Nature of Grievance or Complaint:

Environmental: ☐ Social: ☐ VAC: ☐ Gender: ☐

Health & Safety: ☐ Labour Influx: ☐ Other: ☐

Details of grievance or complaint:

Details of Action taken by the GRC:

Was the complainant satisfied? If no, what actions have been taken?

Complainant

Recipient
Village GRC

MLHUD-REP GRC

Signature: _____

Signature: _____

Signature: _____

Name: _____

Name: _____

Name: _____

Dated: _____

Dated: _____

Dated: _____

Members Present

- 1.
- 2.
- 3.
- 4.
- 5.

What are the recommended follow up actions?

ANNEX 4 Template of Grievance Log of Village Level GRC

Date: ____/____/____/

Complaint No: _____ Registration

Date

Reference No.

Name of Complainant: _____

Village Name

Summary of Complaint:

Summary of supporting documents:

Summary of 1st Hearing:

Summary of Field Visit's:

Summary of 2nd Hearing

Decision of the GRC

* Supporting documents include copy of certificate of title or land purchase agreements, witness statements, photographic documentation etc.

ANNEX 5 *Relevant Local Legislation and Guidelines*

Property Rights and Land Rights	Law / Regulation
<p>The Constitution (1995) provides for</p> <ul style="list-style-type: none"> ➤ Restoration of all private tenure regimes, divested the state and the Uganda ➤ The right of every person in Uganda to own property ➤ Land Commission of radical title to all land and vested this directly in the citizens of Uganda. ➤ The government and local authorities have statutory power to compulsorily acquire land. 	<p>Constitution 1995, Article 26</p> <p>Article 237 Article 26(2) and Article 237(2)</p>
There are four land tenure systems in Uganda, as recognized by Ugandan law. Mailo, Freehold, Customary, and Leasehold.	Land Act 1998
All land is vested in the citizens of Uganda.	Land Act 1998
<p>Customary tenure:</p> <ul style="list-style-type: none"> ➤ Is governed by rules generally accepted as binding and authoritative by the class of persons to which it applies, in other words, “customary regime” is not governed by written law. ➤ Is owned in perpetuity ➤ Customary occupants are occupants of former public land, and occupy the land by virtue of their customary rights; they have propriety interest in the land and are entitled to certificates of customary ownership ➤ Certificates for customary ownership may be acquired, through application to the Parish Land Committee and eventual issuance by the District Land Board 	Land Act 1998
<p>Freehold tenure:</p> <ul style="list-style-type: none"> ➤ Derives its legality from the Constitution and its incidents from the written law ➤ Involves the holding of land in perpetuity or of a period less than perpetuity fixed by a condition ➤ Enables the holder to exercise, subject to the law, full powers of ownership. 	Land Act 1998
<p>Mailo tenure:</p> <ul style="list-style-type: none"> ➤ Has roots in the allotment of land pursuant to the 1900 Uganda Agreement ➤ Derives its legality from the Constitutions and its incidents from the written law ➤ Involves the holding of land in perpetuity ➤ Permits the separation of ownership of land from the ownership of developments on land made by a lawful or bona fide occupant ➤ Enables the holder to exercise all the powers of ownership, subject to the rights of those people occupying the land at the time of the creation of the mailo title and their successors. 	Land Act 1998
Leasehold tenure:	Land Act 1998

Property Rights and Land Rights	Law / Regulation
<ul style="list-style-type: none"> ➤ Is created either by contract or by operation of the law ➤ Is a form under which the landlord or lessor grants the tenant or lessee exclusive possession of the land, usually for a period defined and in return for a rent. ➤ The tenant has security of tenure and a proprietary interest in the land 	

Property Rights and Land Rights	Law / Regulation
"Licence" or "Share Cropper"	Land Act 1998
➤ Although only these later forms of tenure are legally defined under the Land Act, the context of common law also recognizes the statute of "licensee" or "sharecroppers", these terms having similar meanings in practice. Licensees are persons granted authority to use land within for agricultural production. Traditionally, such production would be limited to annual crops. Licensees have no legal security of tenure of any propriety right in the land. Their tenure is purely contractual.	
The minister responsible for land may authorize any person to enter upon land and survey the land dig or bore the subsoil or any other thing necessary for ascertaining whether the land is suitable for a public purpose.	Land Acquisition Act (1965)
Fixing the value for land in Uganda depends on whether it is public (Government owned) or privately owned according to land tenure types indicated in the section of land acquisition. If it is public land, the Chief Government Valuer's office fixes the rates of compensation. However, if it is owned privately, the developer will negotiate with the owner and agree on the amount to pay for the land to be acquired.	Land Act of 1998 as amended in 2004
Value for customary land is open market value, buildings on land is taken to be on replacement costs in rural areas, 15% and 30% (of total sum assessed) disturbance allowance is to be paid if less than six months or six months' notice respectively is given up to vacant possession.	Land Act of 1998 as amended in 2004
It is the responsibility of the developer to engage a professional Valuer to carry out an assessment of all structures and assets in the affected area. However, rates for structures/buildings in urban areas are fixed by the Chief Government Valuer's Office	None cited
The Town and Country Planning Act of 1964 gives broad powers to planning authorities at the national and local level to take land, against compensation, for public purposes within an approved planning area.	Town and Country Planning Act 1964
Each District Land Board adopts its own compensation rates. As a result, variation exists among the different districts. The rates are reviewed each year.	None cited

Property Rights and Land Rights	Law / Regulation
Article 26(2) of the Constitution provides that: "No person shall be compulsorily deprived of property or any interests in or any right over property of any description except where the following conditions are satisfied. <ul style="list-style-type: none"> ➤ The taking of possession or acquisition is necessary for public use or in the interest of defence, public safety, public order, public morality or public health and ➤ The compulsory taking of possession or acquisition of property is made under a law which makes provision for: <ul style="list-style-type: none"> ○ Prompt payment of fair and adequate compensation, prior to the taking or acquisition of the property, and ○ A right of access to a court of law by any person who has an interest or right over the property. 	Constitution (1995), Article 26(2)
"Where the assessment officer takes possession of land, the land shall immediately by the operation of this act be vested in the land commission free from all encumbrances"	Land Acquisition Act, section 7(2)
<i>"The Uganda Land Commission shall hold and manage any land in Uganda which is vested in or acquired by the government in accordance with the constitution and perform such other functions as may be prescribed by or under this Act or any other enactment."</i>	Land Act (2004) Section 49 as amended specifically under subsections (a) and (d)
The Government or Local Government may acquire land in public interest.	Article 237(1)
Prompt payment of fair and adequate compensation prior to the taking possession or acquisition of the property.	Constitution 1995
Prompt payment of fair and adequate compensation to all interested parties on the land.	Electricity Act (1999), Part VIII
Compensation for affected people should be determined according to the Land Act (1998) and the Land Acquisition Act (1965).	Electricity Act (1999)
Electricity Regulatory Authority has the power to handle claims for compensation for land acquired.	Electricity Act (1999)
The Government is supposed to pay compensation (cash) to any person who suffers damage as a result of any action. Any dispute as to the compensation payable is to be referred by the Attorney General to court for decision.	Land Acquisition Act (1965)
The basis for compensation is depreciated replacement costs for rural properties and market values for urban properties.	Land Act (1998) Section 78
Each District Land Board adopts its own compensation rates. As a result, variation exists among the different districts. The rates are reviewed each year.	None cited
Land Tribunals must be established at all local governments and all land disputes must first be processed through them before any resort can be made to ordinary courts.	Land Act (1998), Article 75
Traditional authority mediators retain their jurisdiction over land disputes.	Land Act (1998), Article 89

ANNEX 6 *Summary Matrix of Stakeholders Consulted_Individual*

Consultations Held Physically, by phone, Email, etc.

[illegible]

ANNEX 7 *Summary Matrix of Stakeholders Consulted_Institutional*

[illegible]

ANNEX 8 NATIONAL, DISTRICT AND LOWER LEVEL STAKEHOLDER CONSULTATIONS

NATIONAL LEVEL ENGAGEMENTS

WITH STAKEHOLDERS FROM MLHUD_ CEDP FACILITATED BY THE CONSULTANTS⁶

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	Meeting was agreed upon in a physical meeting held between representative from MLHUD and the Consultants (STCs) at the MLHUD on 27 th May 2022. Physical meeting held at the CEDP Offices on Yusuf Lule Road, Kampala.

⁶ Ministry of Lands Housing and Urban Development (MLHUD), Competitiveness and Enterprise Development Project (CEDP), USMID

Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas,Monitoring and Evaluation and Gender mainstreaming			
Activity:	Physical Consultative Meeting (National level)			
Date & Time:	Date: 31 st May, 2022 9:00am To: 11:00am		Time: From:	
Stakeholder (s):	MLHUD staff, CEDP PIU team			
Location:	District: Kampala Coordinates:	Sub County: Park/Forest:	Parish:	Village&
Total no of Participants	Male: 12		Female: 6	
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku			

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
MLHUD CEDP Project Implementation Team	We may not go to all the 32 districts for this initial visit but we will have regional representation and the stakeholder engagements are going to be a continuous process throughout the project cycle. The initial districts with regional representation will be; West Nile region – Zombo, Northern region - Amuru, Eastern region – Kibuku and Western region – Ntoroko. These have been carefully chosen because of the land wrangles going on in these regions so as to ascertain the level of impact and establish mitigation measures in advance	Noted
	There is a big challenge when it comes to reaching out to the ethnic minorities mainly	The project has considerations for VMGs and so this will be looked into

	due to transport related challenges and most of them are located in hard to reach areas yet they are grappling with many social issues. It would be good to reach out to them.	
	Culture and information disclosure, there is difficulty in accessing information. It takes long for the people to buy into the project especially on issues to do with land.	Need for continuous sensitization Sometimes, one has to go through/perform some of the rituals within those conservative communities in order to be admitted for instance, drinking animal blood.
	There is a challenge in accessing PWDs; these are hidden in the community	Special measures will be put in place to ensure PWDs are accessed and participate in the project
	Women too are hard to reach because they are taken up with home chores and other responsibilities	Sometimes it important to consult women a lone because sometimes when you consult them with their spouses, they just agree with what their spouses will say in public There is need for a lot of sensitization for them to attend meetings and benefit from them.
	There are communities where women who were married with less than one hundred (100) cows cannot speak in public and are they are considered less valued than those with a higher bride price	in this case, it is important to separate the women from men in these engagements
	The timing for the consultations is very important, women are usually constrained with several activities	You have to target a good time and they must understand the importance.
	Grievances are many and are usually social, environmental and legal	There is need to expedite the handling of these grievances

	related. The legal related grievances usually take a long time to be solved. In one month, you can only address four (4) grievances. Some examples of legal grievances include wrongful registration of names, issues of boundaries etc. the timelines for conclusion differ from case to case.	
	Physical planning versus land ownership, we have often received resistance from what is planned and what the community expectations are	This takes detailed consultations
	In districts, one of the biggest challenges is lack of documentation and this complicates work.	We have a procedural manual for the district and the training manual on grievance handling There is also statistics documented on cases resolved, we try to handle these and especially at family level
	Political leaders are sometimes the biggest causes of trouble for instance Members of Parliament (MPs) for Amuru district, might politicize things making life hard for us to implement the project simply because the issue of land grabbing is still a very sensitive issue in the area.	Keep away from politics
	Knowledge of cultures is very important prior to the stakeholder engagements	Noted
	New districts have been created - detailed	We also choose to hold meetings in the nearby parishes to the conflicting parties so as to prevent

	consultations and sensitization is needed.	violence and confrontation. This is because we have previously had some of our team members seriously wounded and most of these were as a result of politicizing issues. We usually pack and go away when things are very critical but we ensure there is continuous sensitization.
	People do not respect administrative boundaries	Need for continued consultation
	Translate messages to local languages	Noted
	Some communities' for instance the Karimojong come to meetings while naked.	The consultation or implementing teams have to manage and control their emotions; do not show that you are surprised
	Find out in every community people who matter and who people listen to i.e. opinion leaders and consult with them.	Noted
	In some places like Karamoja, land is passed on to the boys through their mothers' since the Karimojong are polygamous i.e. this is important to note because most of the people who come and sit in meetings to deliberate on issues of land will be men but the ones with the decision making power on land are the women who are usually at home and rarely attend meetings/consultations, so it is very important to consult with the women.	Noted

	Communities in the Northern region are usually very violent in the consultations. This is mainly as a result of drunkenness. Thus, time for consultations matters, mornings are better before the people get high on alcohol	Note
	Some communities' for instance the Karimojong come to meetings while naked.	The consultation or implementing teams have to manage and control their emotions; do not show that you are surprised
	Find out in every community people who matter and who people listen to i.e. opinion leaders and consult with them.	Noted
	The issue of land management institution, these are appointed as a result of their experience and popularity in the society. But most of these loose popularity with time mid their term of office mainly as arrest of craftiness. When community members see you consulting with the, then you are also grouped with them.	Need for consultations
Consultant	How are natural resources handled?	Cultural leaders are important while handling issues of natural resources because they are well informed about these resources. Examples include; in Acholi land, we deal with 'Rwot kwer' and 'Rwot Okoro' while in Lango, we deal with 'Awitong' Buffer areas are demarcated together with the clan chiefs

Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Successful Meeting

Attach Pictures of the Engagement



Attendance Must be attached (Name | institutions or Community | Sex | Contact | Signature)

MLHUD

Meeting for the Development of the Environment and Social Safeguard Mgt Systems
for the EU Financing for the Land Administration
Programme in Uganda

May 31, 2022

ATTENDANCE LIST

NO.	NAME	POSITION	EMAIL/CONTACT	SIGNATURE
1.	MUKAGIA JOHNSON	PC-CEEP	johnson2015@gmail.com	
2.	DONALD KAMUKU	ICT Niche	luomigut@mlhud.go.ug	
3.	Margaret Lwanga	ESMS	lwangeta@gmail.com	
4.	NANDALA IGNATIUS	ACER	nandala.ignatius@yahoo.com	
5.	MARIA NANTEZA	E.O-MLHUD	mariananteza2@gmail.com	
6.	ZZINGA JAMES	PA-CL/COSEC	james22199@gmail.com	
7.	Godwin Angwili Asiku	Env specialist	gasiku@worldbank.org / godwinasiku@gmail.com	
8.	IKIRING JUDITH O	SIC WBG	ikiringjudith@gmail.com	
9.	BUKIRWA ROWENA	CA/COO	bukirwa@gmail.com	
10.	ALAMY JIMMY	ICT PLIC	alamy.jimmy@nlis.go.ug / alamyjimmy@gmail.com	
11.	TOKO Godfrey	Seasography	godfrey.toko@mlhud.go.ug	
12.	Dennis Sijuba	PIJ	dennisf201@gmail.com	
13.	CHRIS TEMBU	SURVEYOR	tembuco@yahoo.co.uk (0772 422 875)	
14.	KABIRA AISHA	Principal Register	kabirahage@gmail.com	
15.	RICHAARD OPUT	TA/COPLC	oputjr@gmail.com	
16.	NDARUKA NICHOLAS	MEO	norman1365@gmail.com	
17.	OBORE JOHN	proc spec	johnobore@gmail.com	
18.	Doreen Kembabazi	stlo	d.kembabazidoreen@gmail.com	

CONSULTATIONS WITH STAKEHOLDERS FROM THE ACADEMIA, CSOs, NGOs AND DEVELOPMENT PARTNERS (Virtual) HELD ON 10TH AND 11TH JUNE 2022

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	Meeting was agreed upon in a physical meeting between MLHUD and the consultants first on the 31 st of May, 2022 and later confirmed vide email. An invitation was then sent to the stakeholders by the ministry (MLHUD).
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Virtual Meeting interviews (National level)

Date & Time:	Date: 10 th 06, 2022 To: 11:00am Time: From: 9:00am
Stakeholder (s):	PELUM Uganda, IIRR, UCOBAC, ZOA, TRANSPERENCY INTERNATIONAL, MLHUD, CEDP AND FACILITATED BY THE CONSULTANTS
Location:	District: Kampala Sub County: Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: 31 Female: 9
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Participatory Land Use Management (PELUM) Uganda	Looking at the time prior to submission of the ES safeguards instruments, the project might not have adequate time to consult all stakeholders.	More consultations are going to be carried out across all the 32 districts and the target will be to reach out to all stakeholders both direct and indirect beneficiaries as were as interested parties. Also , based on limited timelines needed for the preparation of the ES safeguard instruments, you should give us and the consulting team pointers on some of the ES issues that might arise so that the team can prepare the tools, consultations are going to be continuous
	As PELUM, we have been working with the MLHUD on land and Legal issues on land and issuance of land titles, there are peculiar issues coming from Karamoja region i.e. cross boarder movement of pastoralists.	We are having discussions with MAAIF to have a range land policy put in place. We are also working with cultural institutions on land related issues and finding mitigation measures
	There are aspects of subsequent transactions in relation to CCOs	Noted
	As PELUM, we are expanding to Acholi – Amuru and Gulu, we are piloting land registration which is supported by government.	Noted
	As PELUM, we developed a module where community comes together to register land under the participatory community initiative. We encourage communities to register their land	This will be an added advantage to the EUFLA project as some communities will be well equipped with information
	When it comes to gender issues, duo ownership of property by women, women are entitled to property both at their paternal homes and	Noted, government intends to have consultations with all community members from the selected 32 districts and will also have continuous sensitization on gender related issues from a rights based perspective and the importance of family cohesion in land registration.

	where they have been married.	
	There are some instances where women have been denied access to credit using the documents they used to register the land by their own brothers.	Need for continuous sensitization on gender related issues from a rights based perspective and the importance of family cohesion.
International Institute for Rural Reconstruction (IIRR)	In the South West and Elgon areas there is a cultural bias where there is reluctance in including women on the land titles during land registration.	We have done advocacy on this and there is increasing joint ownership for customary land ownership
	How would you cater for polygamous marriages and for all the women/wives being included in the customary land registration?	Need for continued advocacy and inclusion of women
ZOA - Uganda	We work in the West Nile region, an environment where we have refugees. Sometimes, people want to register all their land yet we have refugees in the area. Refugees have no right to register land; the issue of refugees should therefore be looked into in this program.	We train communities in alternative resolution systems in case of any land related conflicts. Refugees are a vulnerable group and its important to include and work with them, this will be looked into.
	How best can we package information based on the low education of refugees?	This will be looked into
	The customary owners by registration of their land will acquire legal documentation and this should allow them to have guests in their land.	Refugees are a vulnerable group and its important to include and work with them and this will be looked into
	In the West Nile region, many men are hesitant to include women on land registration documents.	ZOA has been sensitizing and encouraging the men to include their women on land registration documents. Need for continuous sensitization of communities on the importance of family cohesion and importance of joint family property registration and ownership.
	High bride prices are responsible for women being excluded and this should be looked into	Need for continuous community sensitization
	In Acholi area the issue of subsequent transactions where you have CCOs and one family member wants to sell off all the land, these kind of conflicts are becoming less.	Need for continuous sensitization

MLHUD	In terms of natural resources in the areas we are undertaking registration of land, how have we been handling issues of registration? What is the experience on the ground?	One of the things the ministry has done is that, it has developed a policy on integrating gender into land registration.
PELUM	Our experience with natural resources has mainly been with wetlands, the physical planning committees have been of great help on this, they go ahead and demarcate these areas. Additionally, the cultural land committees have been of great help in preventing wetland encroachment. There are some cases in court and we have hope of recovering some wetlands and natural resources.	As partners, we need to build the capacities of these committees.
	Regarding wetland, some being seasonal and others permanent, there is lack of information on the buffers of wetlands and data on the same	We have engaged communities to develop wetland management plans. It clearly explains which parts can be used and those not to be used by communities Continuous sensitization of communities is also needed.
	A lot of abuse and encroachment in the communities has gone on for so long and this is the reason why it is hard to determine the original boundaries. Thus, there is need for re-identification of these boundaries. There is need to engage communities in re-identification of boundaries	We have engaged communities to develop wetland management plans. It clearly explains which parts can be used and the purposes and, those that cannot be used by communities.
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Successful and informative stakeholder engagement

Attach Pictures of the Engagement

Virtual interview

Attendance Must be attached (Name | institutions or Community | Sex | Contact | Signature)

Participants	Organisation	Designation
1) Mukaaga Johnson	MLHUD/CEDP	PC - CEDP (Meeting Chair)
2) Moses Onen	PELUM Uganda	Officer
3) Godwin Anguyi Asiku	WBG	STC - World Bank
4) Wilfred Erima Babanga	ZOA	Program Manager
5) Pamela Nyamutoka Katooro	International Institute of Rural Reconstruction (IIRR)	Officer
6) Caroline Kayanja	UCOBAC	Senior Program Officer
7) Maureen Nakaayi	IIRR	M& E Officer
8) Odella Brian	Shelters and Settlements Alternatives (SSA)	Programme Officer
9) Gerald Padde Auku	Transparency International Uganda	Officer
10) Oyet Alex Labeja	Land Officer Agago/MLHUD	Land Officer
11) Simon Peter Mwesigye	UN Habitat/Global Land Tool Network	Officer
12) Besigwa Emmanuel	MLHUD /Land Officer HQ	Land Officer
13) Nanyonga Linda	GIZ	Technical Advisor on Land Management, Awareness Raising and Communication – ILGU – RELAPU of GIZ
14) Zzinga James	CEDP/MLHUD	CCO/CLA Secretariat Policy analyst
15) Ojambo Emmanuel	IIRR	Project IT Officer, International Institute for Rural Reconstruction
16) Dennis Kidega	MLHUD	Principal Physical Planner
17) Dramani Santos	Housing /MLHUD	Officer
18) Henry Opyene	MLHUD	Communications
19) Murungi Bruce	MLHUD	Communications
20) Ibrahim Mageseso	MLHUD	Surveys and Mapping
21) Justus Wambayi	Africa Region, CADASTA	Regional Manager/CADASTA
22) Kyomukama Jenina	MLHUD	Economist
23) Margaret Lwanga	MLHUD USMID	Senior Environmental Specialist
24) Ronald Baggaga	ESSF	ESSF
25) Harrison Irumba	MLHUD	Policy Dept
26) Hamza Galiwango	Uganda Investment Authority (UIA)	Officer
27) Elaine Stamhuis	ZOA Uganda	Officer
28) Abdulla Hassan Byantalo	MLHUD	Officer
29) Edson Ndagijumana	IIRR	Officer

30) Jesse Maurice	MLHUD	Officer
31) Jordana Wamboga	UCOBAC	Officer
32) Doreen Natamba	IIRR	Officer
33) Willie Epalitali	World Bank Group	ST - Consultant
34) Toko Godfrey	MLHUD	Cartographer
35) Samuel Segawa	World Bank Group	ST - Consultant
36) Judith Ikiring Obore	World Bank Group	ST - Consultant
37) Judie Adoko	LEMU	ED
38) Phillip Adonga	Gulu MZO/MLHUD	Officer
39) Robert Opio	Land Expert	Freelance Consultant on Land
40) Dennis Obbo	Ministry of Lands, Housing and Urban Development	PS (Moderator)

ENGAGEMENT WITH A STAKEHOLDER FROM UNCDF AND FACILITATED BY THE CONSULTANTS

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)			
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project			
Information/Consultation:	Increase security of land rights and strengthen local land administration and management			
How & when was this meetings organized/agreed upon by the Stakeholder	Interview was agreed on with the participant through a phone call and participant was selected from the list of proposed stakeholders			
Relevant Component:	Stakeholder views			
Activity:	Virtual Meeting interviews (National level)			
Date & Time:	Date: 14 th June, 2022 Time: From: 9:30 am To: 10:00am			
Stakeholder (s):	UNCDF Officer - Joel Mundua			
Location:	District: Kampala	Sub County:	Parish:	Village&
	Coordinates:	Park/Forest:		
Total no of Participants	Male: 1 Female: 0			
Facilitator (s):	Judith			

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
UNCDF	This is a scale up of the project and there are many things that need to be looked into for instance the issue of subsequent transactions there is still need on how to work better	This project specifically addresses issues of land administration and specifically registration of customary land tenure in the 32 selected districts
	CCOs need to be structured and mainstreamed into the government system. The aspect of traditional resolution courts should be strengthened so as to reduce the burden on the courts of law that usually have to deal with big number of cases.	Noted
	The customary owners by registration of their land will acquire legal documentation and this should allow them to have guests on their land.	This is true, however, there is need for continuous consultations and sensitization for communities to appreciate this.
	We have done model registries and are piloting them in Maracha district, Agago and Apaa. However, we realized that these have gaps and we need to improve these model registries.	Noted
	There is a very big gap when it comes to land registration between women and men, in Maracha district, the gap stands at 26% vs 74% of men who have registered land. Initially, when we were just starting our program here, there were no women at all.	There is need for deliberate affirmative action for women to be included in land registration.
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Participant emphasized the need for continuous engagement

Attach Pictures of the Engagement

Virtual interview

Attendance Must be attached (Name | institutions or Community | Sex | Contact | Signature)

Participants	Organization	Designation
41) Joel Mundua	UNCDF	Officer

SUB-NATIOAL LEVEL ENGAGEMENTS

ZOMBO DISTRICT

Project:	EU FINANCING FOR LAND ADMINISTRATION		
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project		
Information/Consultation:	Increase security of land rights and strengthen local land administration and management		
How & when was this meeting organized/agreed upon by the Stakeholder	Written official invitation letter from Ministry of Lands, Housing and Urban Development		
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas,Monitoring and Evaluation and Gender mainstreaming		
Activity:	Workshop		
Date & Time:	Date: 20/06/22	Time: From:	10A.M
	To: 4.00P.M		
Stakeholder (s):	District and sub-county technical staff, Parish chiefs, Cultural and religious leaders		
Location:	District: Arua	Town:	Arua City
Total no of Participants	Male: 22	Female: 9	
Facilitator (s):	Segawa Samuel and Willie Epalitali		

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
CSO representative	<p>The project is long overdue and its roll out is going to help resolve land wrangles, and land grabbing within the local communities in the selected project areas.</p> <p>If demarcation of a land parcel is done and a property/structure is affected, how will this be resolved?</p> <p>There is need to strengthen the capacity of the district land offices in the region to ensure that they're able to handle land related matters expeditiously.</p>	<p>Noted</p> <p>The project envisages very minimal impact properties and structures. However, where is applies, cash compensation for affected land/structure based on market value will be awarded in line with national laws and World Bank ESF standards specifically ESS5. The compensation will be fair, adequate and promptly paid to the respective affected person.</p> <p>One of the objectives of this project is to prepare tools and guidelines for SLAAC activities in the areas of predominantly customary ownership and build capacities within institutions in charge to conduct the participatory demarcation and mapping.</p>

<p>Deputy Chief Administrative Officer- Zombo district</p>	<p>This project has come timely and if well implemented it will go a long way in resolving land conflicts in the selected areas where there is customary and communal land ownership.</p> <p>The planned training targeting different stakeholders will indeed help to build capacity of communities in conflict resolution and awareness raising.</p> <p>With the increasing population, there is a lot of pressure on land and therefore the project will also will need to conduct awareness raising in the communities where the project is going to be implemented.</p> <p>This project will positively impact on the Parish Development model since it will help increase land rights in communities that use it as a factor of production.</p> <p>The project will also increase the awareness about the land rights of women/widows/children in the communities and also safeguard their interests regarding access and ownership of land.</p> <p>The project needs to lay emphasis of communal land ownership and special attention needs to be paid to the individuals that will be registered on communal land as it can be a source of a lot of conflicts.</p>	<p>Noted</p> <p>Noted</p> <p>The project is developing a Stakeholder engagement framework which underpins the strategies that will guide the consultations and sensitization of relevant stakeholders in an extensive, meaningful and proportionate manner. This will serve to ensure, that all stakeholders are on-boarded for successful project implementation.</p> <p>The project intends to support gender equity in land registration. Civil society engagement and communication strategies will be developed aiming at enhancing public participation, including dedicated outreach and sessions for women, and transparency in the whole exercise of documenting land rights.</p> <p>This project will involve adjudication, demarcation and registration of the land parcels under ownership and historical use by the communities represented by the CLAs and individually owned parcels situated in the same selected Project areas. This will be augmented with a RaPPA which will be undertaken in a respective area to develop the qualitative understanding of the situation.</p> <p>Noted</p> <p>Noted</p>
<p>District Natural Resources Officer- Zombo</p>	<p>There is a lot of conflict on protected areas as many people have encroached on them and as such their boundaries have been lost.</p>	<p>Through the RaPPA, there is going to be triangulation and on spot analysis in order to come up with systematic land use plans that will enhance orderly settlement and optimal utilization of land as well as provision of social services and protection of Natural resources from being encroached on. Similarly, the project will not support land registration activities in forest or other protected areas (gazetted under the National laws)</p>

	<p>Processing of land titles is a very tedious process; is there a way this process can be streamlined and also be taken to the grassroots level?</p> <p>Can this project help to ensure that titling of land is more affordable by the poor and vulnerable groups?</p> <p>There is willingness to register land and the communities are positive and therefore the project will experience limited resistance save for places that have existing land wrangles.</p> <p>What is the smallest area that can be titled?</p>	<p>The aim of the project is to ensure that members of the community are well served and will strive to increase dedicated outreaches to onboard communities in the process of land registration. Plans are also underway to ensure that SLAAC implementation strategy is modified moving forward to scale-up capacity of fieldwork and leverage performance-based contracting to enable multiple service providers to work in parallel in different geographical areas.</p> <p>From the previous pilot project under CEDP, during the life of the project, the World Bank supported the decentralization of the land sector to ensure that communities and the vulnerable people have access to land services at lower costs and this will be benchmarked to ensure that vulnerable groups on the EUFLA project benefit from the services.</p> <p>Noted</p> <p>According to MHLUD guidelines the smallest area that can be titled is 25.2mx30.45m (11.5 decimals). However, sometimes exceptions are made depending on the recommendations of the Areas Land Committee and Physical Planning Committee of a given area</p>
Prime Minister of Alur Kingdom-Zombo	<p>There are many advantages of having customary land title as it provides documentary evidence of ownership of land rights under customary land tenure. It also helps to increase security of land rights and strengthen land administration and management systems.</p> <p>Customary tenure system is secure since is difficult to sell and more importantly protects the interests of people who in many cases depend on natural resources for their basic livelihoods.</p> <p>As a way of sensitizing the communities, the Kingdom Prime Minister is going to formulate task committees to follow up on this issue and also help in future project implementation activities. The Alur King is going to be updated on this matter and once the issue is absorbed at that level, then</p>	<p>Noted</p> <p>Noted</p> <p>Noted, the project also plans to conduct sensitizations of the communities and landowners before, during and after implementation of the project.</p>

	<p>onboarding communities will be made easier.</p> <p>The project will need to work with cultural institutions to ensure that sensitization of communities becomes easier. This will also help to empower communities about their rights on land especially the women.</p> <p>Project will need to pay special attention to the peculiar land management and administrations systems of the different geographical locations for example systems in Arua and Zombo differ as well as those from the West differ from the Eastern region.</p> <p>The issue of land wrangles and lack of tenure security has implications on government initiatives such the PDM since land as a factor of production is threatened.</p> <p>This project's activities especially the demarcation of land, could also potentially trigger land wrangles and also exacerbate the already existing conflicts and such issues related to demarcation of parcels should be carefully managed.</p> <p>On the issue of gender mainstreaming -The project needs to ensure that they interrogate the socio-cultural dynamics of land access and ownership by widows, divorced and nulliparous women since they're socially ostracized in the communities and denied their right over land by family members especially when their husbands pass away.</p>	<p>The technical teams will work together with the cultural leaders to conduct sensitization programs in the selected sub regions at sub county, parish and village levels</p> <p>Noted, reconnaissance will be made to fully understand the land management and administrations systems of the different geographical locations</p> <p>Noted</p> <p>Reconnaissance, mobilization from the district to lower government levels up to the target beneficiaries, training of adjudication teams, systematic adjudication, demarcation, mapping and recordation, and issuance of CCOs will done to ensure that the risk of exacerbating land conflicts is minimized during project implementation.</p> <p>The land administration component of this project will support gender equity in land registration. Civil society engagement and communication strategies will be developed aiming at enhancing public participation, including dedicated outreach and sessions for women, and transparency in the whole exercise of documenting land rights. This operation will also support activities geared to reducing land disputes and to incentivizing joint titling and land titles for women in the respective project areas.</p>
Fr. Walter-Parish Priest -Zombo	<p>There has been a lot on encroachment on land owned by religious institutions and therefore, there is need to engage and consult the different heads of the churches such as the Catholic church, Anglican church who are big land owners in project areas. There is also need to consult with the Episcopal conference and capture</p>	<p>Noted, the project will continuously, extensively and meaningfully engagement all stakeholders to inform the procedure and process of land demarcation.</p>

	<p>their views and input in relation to this project.</p> <p>The project should consider subsidizing the cost of registration and acquiring a Certificate of title.</p>	<p>From the previous pilot project under CEDP, during the life of the project, the World Bank supported the decentralization of the land sector to ensure that communities and the vulnerable people have access to land services at lower costs and this will be benchmarked to ensure that vulnerable groups on the EUFLA project benefit from the services.</p>
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General Comments or Observations

The project is long overdue, and it is expected to solve the land question in Zombo but will require extensive sensitization especially at community level.

Pictures of the Engagement



Presentation and feedback sessions of project objectives to the stakeholders at Golden Courts Hotel- Arua

Attendance List

Stakeholder consultation record:

Name of Assignment:					
Purpose of consultation (tick appropriate box):	ESMF	<input type="checkbox"/>		Environmental Audit	<input type="checkbox"/>
	RPF	<input type="checkbox"/>		RAP	<input type="checkbox"/>
		<input type="checkbox"/>		VMGF	<input type="checkbox"/>
	ESIA	<input type="checkbox"/>		SEF	<input type="checkbox"/>
Date:		JUNE 20, 2022			
Location:		ARUA			
Project name:		EU-FLA			
Proponent:		MLHUD			
Name of person/ official met:	Gender	District	Designation	Contact (Tel/email)	Sign/ Initial
DRAGU ANTHONY	M	Zombo	PHYSICAL PLANNER	0773413084 DRAGU@GMAIL.COM	<i>Anthony</i>
MATHEW LAWRENCE	M	Zombo	DCAO	MBENLAWRENCE@GMAIL.COM 0782834824	<i>Matthew</i>
GIRAMIA JORD	F	Zombo	SENIOR ASSISTANT SECRETARY	GIRAMIAJORD@GMAIL.COM	<i>Giramia</i>
BENIS GEOFFREY	M	Zombo	DNDO	0772936324 GEOFFREY@GMAIL.COM	<i>Benis</i>
ODUBI ISMAEL	M	Zombo	DIRECTOR LAND COMMISSION	0782304580	<i>Ismael</i>
ODULLA ORUNA JAMES M	M	ZDLG	LCV C/Person	0782186861 ODULLAJAMES@GMAIL.COM	<i>James</i>
OROMBI ADDEG	F	ZALG	CHIEF PHYSICAL PLANNER	077442934 OROMBIADDEG@GMAIL.COM	<i>Addeg</i>
FR. WALTER WOKOMA	M	ZDLG	Pastor Priest	0779440781 WOKOMA@GMAIL.COM	<i>Walter</i>
ANTHONY EVARISTO	M	ZALG	LEO Land Chan	0786537080	<i>Anthony</i>
PITHUA RICHARD M	M	ZDLG	DPP	072514201	<i>Pithua</i>

Stakeholder consultation record:

Name of Assignment:		EU-FLA			
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>		Environmental Audit	<input type="checkbox"/>
	RPF	<input checked="" type="checkbox"/>		RAP	<input type="checkbox"/>
		<input type="checkbox"/>		VMGF	<input checked="" type="checkbox"/>
	ESIA	<input type="checkbox"/>		SEF	<input checked="" type="checkbox"/>
Date:		JUNE 20, 2022			
Location:		ARUA			
Project name:		EU-FLA			
Proponent:		MLHUD			
Name of person/ official met:	Gender	District	Designation	Contact (Tel/email)	Sign/ Initial
THOLITH FAITH	F	ZOMBO DLG	ASSISTANT LAND SURVEYOR	0774421651	<i>Tholith</i>
UNJOR MARTIN	✓	ZOMBO DLG	LAND OFFICER	0773882000 UNJORMARTIN@GMAIL.COM	<i>Unjor</i>
OKWONGA CHRISTOPHER JIMMY	✓	ZOMBO DLG	LC 3 C/P KANGO	0731621652 OKWONGA@GMAIL.COM	<i>Christopher</i>
ORWINTO SILVANOZELLE	✓	ZOMBO	CULTURAL INST		<i>Silvano</i>
KAKURA EMMY KIZITO	✓	ZOMBO	ED LIFE CONCERN	0772945721 KAKURAEEMMY@GMAIL.COM	<i>Emmy</i>

Stakeholder consultation record:

Name of Assignment: EU-FLA		ESMF		<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>	
Purpose of consultation (tick appropriate box):		RPF		<input checked="" type="checkbox"/>	RAP	<input checked="" type="checkbox"/>	
					VMGF	<input checked="" type="checkbox"/>	
					SEF	<input checked="" type="checkbox"/>	
		ESIA		<input type="checkbox"/>	Others (Specify)		
Date: JUNE 20, 2022							
Location: ARUA							
Project name: EU-FLA							
Proponent: ML HUD							
Name of person/ official met:		Gender	District	Designation	Contact (Tel/email)	Sign/ initial	
		M	F				
Ayuk Josephine Gamba			<input checked="" type="checkbox"/>	Zombo District	Parish Chief	078233570 josephine.gamba@gmail.com	<i>Josephine</i>
ZWISIA MUKWITA PATRICK			<input checked="" type="checkbox"/>	Zombo District	Sec. Women Affairs	0782479788 mukwita.patrick@gmail.com	<i>Patrick</i>
Anecho Anne			<input checked="" type="checkbox"/>	Zombo District	Physical Planner	anechoanne@gmail.com ail.com	<i>Anne</i>
BEDOCAN PRIDE			<input checked="" type="checkbox"/>	ZOMBO	C.D.O	0782345288 pridebedocan@gmail.com	<i>Pride</i>
NYODORER X TOPPER		<input checked="" type="checkbox"/>		ZOMBO	PTC CEO	072260088	<i>Topper</i>
ISMAL MUSA SAIDI		<input checked="" type="checkbox"/>		ZOMBO	L.C. 1 Ward 1 Council	0770724035	<i>Ismael</i>
Girahinga Jemary				Zombo	Parish Chief	0782724614	<i>Jemary</i>
OPENI MUNGU CLARIS			<input checked="" type="checkbox"/>	Zombo	Sec. Women Affairs	0787426822	<i>Claris</i>

Stakeholder consultation record:

Name of Assignment: EU-FLA		ESMF		<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>	
Purpose of consultation (tick appropriate box):		RPF		<input checked="" type="checkbox"/>	RAP	<input type="checkbox"/>	
					SEF	<input checked="" type="checkbox"/>	
					VMGF	<input checked="" type="checkbox"/>	
		ESIA		<input type="checkbox"/>	Other (specify)		
Date: JUNE 20, 2022							
Location: ARUA							
Project name: EU-FLA							
Proponent: ML HUD							
Name of person/ official met:		Gender	Village	Designation	Contact (Tel/email)	Sign/ initial	
		M	F				
RINCE LAWRENCE ANGELA		<input checked="" type="checkbox"/>		ARUA KINGDOM	PRIME MINISTER	0774818366 rincedlawrence@gmail.com	<i>Angela</i>
L Col Pius ALITEMA		<input checked="" type="checkbox"/>		ZOMBO T/C	RDC	0785533555 alitema.pius@gmail.com	<i>Pius</i>
HIMBIRISSE MATHEW		<input checked="" type="checkbox"/>		ARUA CITY	SCP- MLHUD	077723825 mathewbissemat@gmail.com	<i>Mathew</i>
AGATO SACE		<input checked="" type="checkbox"/>		ARUA CITY	SC- MLHUD	07080227 agato.sace@gmail.com	<i>Sace</i>
HOHREMBU EMMANUEL		<input checked="" type="checkbox"/>		ARUA CITY	DCAD	0782830982	<i>Emmanuel</i>
NIZOBA GEORGET		<input checked="" type="checkbox"/>		ARUA CITY	LCV	0779326711	<i>Georget</i>
TELETA EMMANUEL		<input checked="" type="checkbox"/>		ARUA CITY	RDC	0785125375	<i>Emmanuel</i>
DONIC CHARLES UHURU		<input checked="" type="checkbox"/>		ARUA CITY	P/M ARUA KINGDOM	0713704808	<i>Charles</i>
KENDA SHEEN HENRY		<input checked="" type="checkbox"/>		ARUA CITY	P/M ARUA KINGDOM	0779851384	<i>Henry</i>

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management

How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the WBG and the MLHUD through a written communication
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Consultative Meeting (District level)
Date & Time:	Date: 20 th 06, 2022 Time: From: 10:00am To: 10:30 am
Stakeholder (s):	Ocaki Samuel – District Community Development Officer (DCDO) – Zombo district
Location:	District: Zombo District HQ Sub County: Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: 1 Female:
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
District Community Development Officer (DCDO) – Zombo district	Our land tenure is customary and thus, land is hereditary. Land is inherited through the male lineage from grandfather to son and passed on to the grandsons. Roughly 90% of the land is customary even for the few people who have acquired land (bought) recently, it's not yet registered	Noted
	Land is male owned and male inherited, women do not own land.	Given the sensitivity of land matters in Zombo district, there is need for detailed consultation, and continuous sensitization and engagement of the masses on the importance of female inclusion and the benefits of family cohesion in land registration.
	Land in Zombo district is very fertile for agriculture however; the same land is also highly fragmented as a result of very high population, every HH has an average of 6 children and the community is highly polygamous in nature with most men having an average of 3 wives each with each of them having about 6 children	There is increased need for mind-set change on good practices on utilization of land through continuous sensitization.

	others even have up to 10 children consequently resulting into the several land conflicts amongst wives, children and other family members.	
	Marginalization of women and girl children in terms of access and control of land is very evident because land is passed on through the male lineage; It is therefore male controlled despite the fact that women are the major HH providers of food and basic needs. Men rarely provide for the family and most of them have resorted to over consumption of alcohol. However, the same land is limited due to the high population number.	There is need to bring women to the centre of production since they are the ones that till the land to provide for the HH. In addition to mind-set change on the importance of women inclusion.
	Commercialization of land has increased, land is being sold and moreover cheaply. Land as a social commodity turned economic /commercial has brought about many conflicts since most people buy to sale and make profit.	Noted
	Customary land is being sold by one or two conniving family member without the knowledge of the rest of the family members. Consequently, buyers usually get resistance at the time of trying to develop the land.	Need to involve all family members in land transactions as well as community leaders to avoid conflict.
	Some pieces of land are communally owned under clan leadership and management, these are jointly used by the community examples are community grazing land and it is held in trust for the people by the by the clan leadership.	Noted
	Although chiefdoms and kingdoms are meant to hold land in trust for the people, they now also own land. This has brought a lot of problems	Need to further engage the cultural leaders on their role, mandate and responsibility to the masses.

	<p>when the kingdoms start claiming for land, it is viewed as mainly grabbing land which they own in trust for the people thus abusing their responsibility.</p> <p>People usually go to the courts of law to seek legal redress.</p>	
	<p>Land on which most schools, churches and hospitals are found were taken away from the people by the colonialists through their allies the local chiefs, however, some locals have started to claim these lands.</p>	<p>Need to encourage all government institutions to acquire titles of ownership as evidence of ownership for instance documentation through registration of land.</p>
	<p>There is a lot of encroachment on forest reserves planted by government as well as natural reserves under the NFA. The community suspects the NFA workers to be the ones cutting down these trees so they do the same thing, cut down trees and sell.</p>	<p>We are involving government institutions in charge of UWA and NFA to ensure issues of protection are taken care of.</p>
	<p>Most of the government forests are de-forested and government has failed in it's in its management and oversight role, they cannot even re-forested.</p>	<p>We are involving government institutions in charge of UWA and NFA to ensure issues of protection are taken care of.</p>
	<p>In relation to VMGs, it is common people grab from the orphans.</p>	<p>Need for detailed consultation and sensitization on the rights of the orphans and the need to support PWDs</p>
	<p>Access and utilization of land for PWDs is a challenge, they grapple with inferiority complex issues consequently, and they turn to begging most times.</p>	<p>Need for detailed consultation and sensitization and ensure that PWDs are involved and their needs are taken care of.</p>
	<p>Religious sects especially the emerging ones might raise issues to discourage the communities not to participate and this is an opportunistic act for their own selfish interest which they can exploit.</p>	<p>Need for detailed consultation and sensitization</p>

	We also have land previously owned by missionaries (Comboni missionaries), these church lands were given to the missionaries by the elders long ago however, and locals have started claiming for it for instance, in WARR Sub County, there is a conflict between an individual and the church.	Need to encourage all religious institution, hospitals and schools to acquire titles of ownership in a genuine manner as evidence of ownership for instance documentation through registration of land to a void suspicion and mistrust from the community.
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Very insightful and informative dialogue
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Attach Pictures of the Engagement

Attendance Must be attached (Name | institutions or Community | Sex | Contact | Signature)

1) Ocaki Samuel – District Community Development Officer (DCDO) – Zombo district

2) Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)		
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project		
Information/Consultation:	Increase security of land rights and strengthen local land administration and management		
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the WBG and the MLHUD through a written communication		
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming		
Activity:	Physical Consultative Meeting (District level)		
Date & Time:	Date: 20 th 06, 2022 Time: From: 11:00am To: 11:30 am		
Stakeholder (s):	PIMER Colleens - Senior Probation and Social Welfare Officer (SPSWO) – Zombo district		
Location:	District: Zombo	Sub County:	Parish: Village& Coordinates:
	Park/Forest:		
Total no of Participants	Male: Female: 1		
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku		

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
PIMER Colleens - Senior Probation and Social Welfare Officer (SPSWO)	Land is the most valued resource in Zombo district and much of it is customarily owned and it is fragmented as a result of over-population.	Noted The process of customary land registration will improve the value of the land and ensure security of tenure in Zombo district .
	The hilly tertian of this place may not permit mechanized as well as commercial agriculture.	Noted
	Women have access but not control over land because the Alur culture has it that land belongs to the boy child and the men.	This program will support the issue of family cohesion where families, women and men, boys and girls sit together and make informed choices for the good of all family members in each family in regards to land access and management is concerned. Thus, there will be continuous sensitization and engagement of both women and men during the implementation period.
	It is worse for widows, upon death of her husband; she is always chased away by the man's relatives.	The project will support all the VMGs including widows to ensure that they are not marginalized further by this project. the project has good intensions for both men and women, ensuring security of their land through land registration while involving both men and women.
	The situation is worse for barren women and those that have given birth to only girl children – this hampers ownership because inheritance is through the male lineage.	There is need for change of attitude and perceptions of the people through continued sensitization during implementation phase.
	People think that land is now the only source of wealth and want to sell the land.	There is need for community sensitization on alternative sources of livelihood and earning as opposed to selling off of land.
	In the magistrate's office, most of the cases are land related – people no longer want to dialogue.	Noted, Grievance Redress Committees (GRCs) at village level will be formed to help address any grievances arising from this project. In addition, sensitization and empowerment of community leadership structures on conflict resolution will be enhanced.
	We have not popularized the land act in the Management of land.	There is need to popularize the land act across all the selected 32 districts implementing this program so as to reduce on the land conflicts.
	We tend to focus on women in our meetings yet the men wield a lot of power thus, need for male inclusion in all our sensitization programs	There is need for a deliberate inclusion of men in all community based activities that impact women and the family at large through sensitization programs in order to bring women on board as well as empower them in many ways.

	Conflict of interest from cultural institutions who make biased decisions and rulings in favour of some individuals which have sometimes caused fights and even death for instance, some houses have previously been burnt in our community during the night when families were asleep and led to loss of lives.	Noted, cultural leader will be consulted and sensitized about the proposed project as a way of mitigating any conflicts.
	We usually involve security in such instance of conflict especially the office of the Resident District Commissioner (RDC).	Noted
	The cost of titling land is very costly and communities cannot afford – need to cut costs of registration.	This project is going to be funded by World Bank through a grant from European Union (EU) and its main purposes is to support communities with customary and free hold land tenure to get their land registered.
	Work with CSOs like Action Aid to create mass awareness.	Noted
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Very insightful and informative dialogue

Pictures of the Engagement



Attendance List

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the CDO of Zombo district through a phone call on 20 th 06, 2022
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Consultative Meeting (Community level)
Date & Time:	Date: 20 th 06, 2022 Time: From: 1:30am To: 2:00 am
Stakeholder (s):	Hon. Anyolidtho Joram Mike, District Councilor for Zombo Town Council & Secretary for Production and Natural resources
Location:	District: Zombo Sub County: Zombo TC Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: 1 Female:
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
District Councilor for Zombo TC & Secretary for Production and Natural resources	Land grabbing is very rampant. Land is inherited following the male lineage however, because families have grown, most relatives grab from each other	A grievance redress committee will be established during the implementation phase to hand all the land related grievances.
	Sometimes, programs like roads construction grab land from locals, they ask people to hand over their land and will be compensated later but hey end up not compensating	Noted, the EUFLA project has good intentions and its aim is not to grab land but to empower community to protect their land security through registration of customary land so that they can obtain certificates of ownership
	In Alur, land belongs to the men and this disadvantages women with development ideas who want to develop land to earn an income	Noted, Women will be supported and included in the whole process

	Government is currently sensitizing communities to give land to women and girls	Noted
	PWDs have access to land	Noted
	Important to cater for and support women in land registration because they are also human	Noted, this project intends to support women throughout the process of land registration till the conclusion of the project life. There will be a lot of sensitization to ensure the process goes on smoothly.
	Land registration is not common in this area because people are not sensitized coupled with the fear that land registration is very expensive	Noted, all people who own land under customary ownership will be encouraged to register their land in the next four years and the EUFLA project will support the process financially during the land registration exercise
	Multiple sale of land is very rampant one person resale's the same piece of land to several people consequently causing conflict	There is need for community sensitization so as to reduce these types of conflicts
	Local Councils (LCs) leaders are one of the people who confuse the buyers and cause fraud. They partner with the owners of the land to defraud unsuspecting buyers	Noted, need for continued sensitization of the local leaders as well as the communities to get rid of negative vices like fraud and theft
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Land grabbing and exclusion of women stood out from this dialogue

Pictures of the Engagement



Meeting with **Hon. Anyolidtho Joram Mike**, District Councillor for Zombo TC & Secretary for Production and Natural resources

Attendance List

Stakeholder consultation record:

Name of Assignment: <u>MHLUD STAKEHOLDER CONSULTATIONS FOR ESF</u>																																																																					
Purpose of consultation (tick appropriate box):	ESMF <input checked="" type="checkbox"/>	Environmental Audit <input type="checkbox"/>																																																																			
	RPF <input checked="" type="checkbox"/>	RAP <input type="checkbox"/>																																																																			
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	ESIA <input type="checkbox"/>	SEF <input checked="" type="checkbox"/>																																																																			
Others (Specify) <input type="checkbox"/>																																																																					
Date: <u>20/06/2022</u>																																																																					
Location: <u>ZOMBO DISTRICT H/Q</u>																																																																					
Project name: <u>EU FINANCING FOR LAND ADMINISTRATION</u>																																																																					
Proponent: <u>MHLUD</u>																																																																					
Name of person/ official met:	<table border="1"> <thead> <tr> <th colspan="2">Gender</th> <th rowspan="2">District</th> <th rowspan="2">Designation</th> <th rowspan="2">Contact (Tel/email)</th> <th rowspan="2">Sign/ Initial</th> </tr> <tr> <th>M</th> <th>F</th> </tr> </thead> <tbody> <tr> <td><u>DCAKISAMUR</u></td> <td><input checked="" type="checkbox"/></td> <td><u>Zombo</u></td> <td><u>DGO</u></td> <td><u>077459776</u></td> <td><u>[Signature]</u></td> </tr> <tr> <td><u>PIMER CULLENS</u></td> <td><input checked="" type="checkbox"/></td> <td><u>Zombo</u></td> <td><u>(SPWD)</u></td> <td><u>0789864220</u></td> <td><u>[Signature]</u></td> </tr> <tr> <td><u>Dugiere waiter</u></td> <td><input checked="" type="checkbox"/></td> <td><u>Zombo</u></td> <td><u>SENIO</u></td> <td><u>0772855681</u></td> <td><u>[Signature]</u></td> </tr> <tr> <td><u>ANYOU THO JOMU</u></td> <td><input type="checkbox"/></td> <td></td> <td><u>COUNCILLOR</u></td> <td></td> <td></td> </tr> <tr> <td><u>MIKE</u></td> <td><input checked="" type="checkbox"/></td> <td><u>Zombo</u></td> <td><u>Human Resources</u></td> <td><u>077225244</u></td> <td><u>[Signature]</u></td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Gender		District	Designation	Contact (Tel/email)	Sign/ Initial	M	F	<u>DCAKISAMUR</u>	<input checked="" type="checkbox"/>	<u>Zombo</u>	<u>DGO</u>	<u>077459776</u>	<u>[Signature]</u>	<u>PIMER CULLENS</u>	<input checked="" type="checkbox"/>	<u>Zombo</u>	<u>(SPWD)</u>	<u>0789864220</u>	<u>[Signature]</u>	<u>Dugiere waiter</u>	<input checked="" type="checkbox"/>	<u>Zombo</u>	<u>SENIO</u>	<u>0772855681</u>	<u>[Signature]</u>	<u>ANYOU THO JOMU</u>	<input type="checkbox"/>		<u>COUNCILLOR</u>			<u>MIKE</u>	<input checked="" type="checkbox"/>	<u>Zombo</u>	<u>Human Resources</u>	<u>077225244</u>	<u>[Signature]</u>																														
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Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the CDO of Zombo district through a phone call on 20 th 06, 2022
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Consultative Meeting with Women of Zombo Town Council (coming from different villages)
Date & Time:	Date: 20 th 06, 2022 Time: From: 12:00pm To: 1:30 am
Stakeholder (s):	Women of Zombo Town Council, Zombo District
Location:	District: Zombo Town Council Sub County: Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: 0 Female: 20
Facilitator (s):	Judith Ikiring Obore

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Women of Zombo Town Council	Limited land for agricultural cultivation due to over population. Most families have eight children and so we end up hiring other people's gardens for cultivate In our traditional culture, women do not own or inherit land.	Note This program will support the issue of family cohesion where families, women and men, boys and girls sit together and make informed choices for the good of all family members in each family in regards to land access and management is concerned. Thus, there will be continuous sensitization and engagement of both women and men during the implementation period.
	A few women have been able to buy pieces of land but they cannot afford the cost of titling it because it is very expensive.	its main purpose is to support communities with customary and free hold land tenure to get their land registered. Women as well as VMGs who include PWDS will be given adequate support to ensure they benefit from the project.
	There is a lot of fear amongst women of "if our fathers die, uncles and relatives will push us out of the land" thus, we	There is need for change of attitude and perceptions of the people through continued sensitization during implementation phase.

	have to rent houses because we cannot construct on our fathers land.	
	When your husband dies, the women is pushed out, becomes homeless and she has to go back to her parents' home with children where she is also faced with resistance and segregation.	There is need for change of attitude and perceptions of the people through continued sensitization during implementation phase.
	Most widows and divorcees end up in the trading centers because they are not accepted back home, women have no land.	Noted: there is a need for a deliberate move by the district technical offices in charge of community and family affairs to sensitize the masses especially the male species on the importance of supporting women in land access and control since women are the major HH providers of food and basic needs.
	For the few women who buy land, even their children face challenges upon their death, most relatives chase the diseased children away thus, women are disadvantaged both at their place of birth and marital homes, they face segregation.	Noted, there is need for sensitization
	Your own brother can kill you with a machete over land - Government should consider girls in the inheritance law because girls are so disadvantaged.	Noted. There is need to popularize the land act
	Land is one of the biggest curses for women, you cannot inherit land even when you buy, it will be grabbed from your children.	There is need for a deliberate inclusion of men in all community based activities that impact women and the family at large through sensitization programs in order to bring women on board as well as empower them. The PIU will liaise with the CDO's to sensitize communities against negative cultural practices and norms.
	There are many broken marriages and we have nowhere to go when marriages break. So we have to fend for our children, we start hawking and selling things on the streets.	Noted There is project will have continuous sensitization to unlearn negative attitudes, perceptions as well as negative practices against women.
	Women cannot afford process land titles because it is very expensive, so one can buy land and it resorts to someone else especially the men who can afford and process the title.	The project will support all the VMGs including women, widows to ensure that they are not marginalized further by this project. the project has good intensions for both men and women, ensuring security of their land through land registration while involving both men and women.

	Some of our brothers sell land just to drink alcohol and this has caused a lot of conflicts, homelessness and even death as most drunk people have often taken match sticks and lit grass thatched houses of their sisters or sisters' in-law. Women have died with their children in this way.	There will be sensitization of the community and most of these issues will be handled.
	Alcoholism is very rampant in Zombo.	It was recommended that Mondays are not good day to hold meetings in Zombo Municipality, this is because, discos and market days are held on Sundays and thus, people will still be having hangover.
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Over population has resulted to land fragmentation consequently leading to many land conflicts among families. Most men have an average of 3 wives with each having an average of 8 children.

Pictures of the Engagement



Attendance List

Stakeholder consultation record:

Name of Assignment: <u>MILUO STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS</u>						
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>		
	RPF	<input checked="" type="checkbox"/>	RAP	<input type="checkbox"/>		
		<input type="checkbox"/>	SEF	<input checked="" type="checkbox"/>		
	ESIA	<input type="checkbox"/>	VMGF	<input checked="" type="checkbox"/>		
Other (specify)						

Date: 20/06/2022

Location: ZOMBO

Project name: EU FINANCING FOR LAND ADMINISTRATION

Proponent: MILUO

	Name of person/ official met:	Gender		Village	Designation	Contact (Tel/email)	Sign/ Initial
		M	F				
1	FURAH CHABIES		<input checked="" type="checkbox"/>	ANGENJA CELL			Chabies
2	PRUDENCE ACHONG		<input checked="" type="checkbox"/>	Zombo West		0770764715	Prudence
3	UDUNG RWOTIHO		<input checked="" type="checkbox"/>	Palanyak			UDUNG
4	MARGIE AYEPIRO		<input checked="" type="checkbox"/>	Zombo West ECE			MARGIE
5	MARABITHO PASCA		<input checked="" type="checkbox"/>	Zombo West CELL			MARABITHO
6	KWACHUKU WABET		<input checked="" type="checkbox"/>	KWACHUKU			KWACHUKU
7	KWACHUKU EVALUATION		<input checked="" type="checkbox"/>	KWACHUKU			KWACHUKU
8	SAUDU JOCE		<input checked="" type="checkbox"/>	ANGENJA			SAUDU
9	INUTUNG MAURWE		<input checked="" type="checkbox"/>	Zombo East		070810909 070810909	INUTUNG
10	AKUMU LOICE		<input checked="" type="checkbox"/>	Palanyak Abira S		0788526964	Loice

Stakeholder consultation record:

Name of Assignment: <u>MILUO STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS</u>						
Purpose of consultation (tick appropriate box):	ESMF	<input type="checkbox"/>	Environmental Audit	<input type="checkbox"/>		
	RPF	<input type="checkbox"/>	RAP	<input type="checkbox"/>		
		<input type="checkbox"/>	SEF	<input type="checkbox"/>		
	ESIA	<input type="checkbox"/>	VMGF	<input type="checkbox"/>		
Other (specify)						

Date: 20-06-2022

Location: Zombo

Project name: EU FINANCING FOR LAND ADMINISTRATION

Proponent: MILUO

	Name of person/ official met:	Gender		Village	Designation	Contact (Tel/email)	Sign/ Initial
		M	F				
	AKUMU NANCY		<input checked="" type="checkbox"/>	Angenja		0778490457	AKUMU
	OWEKUPINGA ENGBLE		<input checked="" type="checkbox"/>	Palanyak		-	OWEKUPINGA
	KWACHUKU GRACE		<input checked="" type="checkbox"/>	Palanyak		0737278049	GRACE
	AKUMU FLORANCE		<input checked="" type="checkbox"/>	Angenja		0779712663	AKUMU
	AKUMU PAMELLA		<input checked="" type="checkbox"/>	ZOMBO EAST		0788183256	AKUMU
	ANGENJA GLOBE		<input checked="" type="checkbox"/>	ANGENJA		-	ANGENJA
	ANGENJA KATHARINE		<input checked="" type="checkbox"/>	KWACHUKU			ANGENJA
	APIC MURICA		<input checked="" type="checkbox"/>	ZOMBO EAST		077042363	APIC
	SELESTINA OJENYA		<input checked="" type="checkbox"/>	ANGENJA		-	SELESTINA
	MUNYUKU KEVIN		<input checked="" type="checkbox"/>	Zombo East		0779835582	KEVIN

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project

Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the CDO of Zombo district through a phone call on 20 th June, 2022
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Consultative Meeting (Community level)
Date & Time:	Date: 20 th 06, 2022 Time: From: 30:00pm To: 4:00 pm
Stakeholder (s):	Stakeholder Engagement with Technical staff of Kango Sub County, Zombo district; Komaketch Ephraihim (Sub County Chief) and Felix Jacuuicongeo (Community Development Officer)
Location:	District: Zombo Sub County: Kango Sub County Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: 2 Female: 0
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Technical Leaders of Kango Sub county, Zombo district; Komaketch Ephraihim (Sub County Chief) and Felix Jacuuicongeo (Community Development Officer)	Land registration is difficult here for instance, we want to get a tile for our seed school (Kango Seed Secondary School) but the process is too demanding. This intervention is very timely for us	Noted
	In our communities, registration of land is not a priority simply because they know the land is customarily owned and thus, it belongs to them.	Noted. With continuous sensitisation especially during the implementation of this (EUFLA) project, the communities will appreciate the benefits of having their lands registered.
	Land acquisition is not compulsory so the community is not bothered.	Noted. However, this process is for the benefit of all the communities who have long lived without registering their lands. This process helps secure their lands through registration and acquisition of certificates of ownership in their names. This will also reduce the rampant conflicts over land ownership.
	Some community members are beginning to challenge churches, schools and hospitals to give back their lands that were given freely by their fore fathers ages ago.	Noted. This will be addressed during sensitization meetings. There is also need to popularize the land act among the communities.
	Traditionally, most people think that women do not own land and that, they can only access it through a male	This program will support the issue of family cohesion where families i.e. women and men, boys and girls sit together and make informed choices for the good of all family members in relation to access to and ownership of

	custodian and when he passes on, women are sent away from the land.	land. Thus, there will be continuous sensitization and engagement of both women and men during the implementation period.
	Men think that women marry a way and it's in their marital homes that they should get land.	Need for sensitization to curb negative perceptions, attitudes and norms that have for long disadvantaged women in favor of men consequently relegating women to the periphery. Discussions on equity will be flagged off considering that women are the ones who till the land to provide for their families basic needs livelihoods
	For women, the only security for you to own land after your husband is deceased is to have a male child, short of that, you are sent away.	Noted, there is need for detailed consultations and sensitization of communities about women's rights to ownership of land.
	For women who have land, they are quick to sell it to avoid land grabbing by their brothers when their father dies.	Noted, this will not be so after most people have received their title deeds, women inclusive. This will cushion them and give them protection from land grabbers because their portion of the land will be registered in their names.
	Most women have no courage to consult on land matters at the sub county because they also believe that they will not get justice since culture has sealed their fate, that they have no land.	Noted, there is need for detailed consultations and sensitization of communities and women especially since they have faced exclusion and marginalization for a long time.
	Mondays is not a good day to hold meetings in Zombo district, this is because Sundays are days for discos and market days in the district and therefore, people will still be having hangover.	Noted
	Most locals do not believe that the forest reserves belong to NFA, they believe that it's for the community thus the need for sensitization.	Noted, the government holds the nation's forest reserves and all the protected areas in trust on behalf of the population. There will community sensitization on this.
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Women exclusion stood out and the fact that most youth consume a lot of alcohol. Like in Zombo Town Council, it was recommended that most of the Mondays are not a good day to hold meetings in Zombo Municipality, this is because, discos and market days are held on Sundays and thus, people will still be having hangover It was recommended that Mondays are not good day to hold meetings in Zombo Town Council, this is because, discos and market days are held on Sundays and thus, people will still be having hangover.



Pictures of the Engagement



Meeting with the Sub County Chief (SAS) and the CDO of Kango Sub County, Zombo district

Attendance List

Stakeholder consultation record:

Name of Assignment: MHLUD STAKEHOLDER CONSULTATION FOR ESF					
Purpose of consultation (tick appropriate box):	ESMF <input checked="" type="checkbox"/>	Environmental Audit <input type="checkbox"/>			
	RPF <input type="checkbox"/>	RAP <input type="checkbox"/>			
	<input type="checkbox"/>	SEF <input type="checkbox"/>			
	<input type="checkbox"/>	VMGF <input checked="" type="checkbox"/>			
	ESIA <input type="checkbox"/>	Other (specify) <input type="checkbox"/>			
Date: 20/06/2022					
Location: KANGO SC					
Project name: EU FINANCING FOR LAND ADMINISTRATION					
Proponent: MHLUD					
Name of person/ official met:	Gender	Village	Designation	Contact (Tel/email)	Sign/ Initial
	M F				
Kumadech Ephraim	<input checked="" type="checkbox"/>	KANGO SC	SAS	0782070827 ephraim.kumadech@gmail.com	
JACWIL ONGHO TELUX	<input checked="" type="checkbox"/>	KANGO SC	CDO	0781626512 jacwilongho@gmail.com	

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the CDO of Kango Sub County through a phone call on 20 th June, 2022
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Consultative Meeting (Community level)
Date & Time:	Date: 20 th 06, 2022 Time: From: 04:00pm To: 05:30 pm
Stakeholder (s):	Community Consultation/Dialogue with men, women and youth of Kawulu village, Pakwala village, Tongu village, Mbale village– Kango Sub County, Zombo district.
Location:	District: Zombo Sub County: Kango Parish: Village& Coordinates: Kawulu Park/Forest:
Total no of Participants	Male: 17 Female: 3
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Community Consultation/Dialogue with Men, Women and Youth	Will we have to pay money to get these documents?	No, you do not have to pay money; EU through the WBG has provided a grant to support communities to carry out this exercise. Most of the fees will be taken care of by the EUFLA project, however, the beneficiaries will have to cooperate and provide the necessary requirement like identification documents which might require them to spend on photocopying.
	I surely appreciate this program, when my father died, the elders subdivided our land and I have my own share now, so I need a land title to sort out some small land wrangles.	Noted, in addition, communities will be sensitized to fully understand and appreciate the benefits of this project.
	I appreciate the project because part of our land was grabbed, had we had the documents by then, this would not have happened.	Noted
	When is this project starting?	We are currently in the preparatory stage for the development of the Environment and Social safeguards instruments after which, based on our report, MLHUD will communicate to each district when they will be consulted.
	Our father left land for the 10 of us (brothers) so I think that the 10 of us should sit down and agree on how our title should be processed, whether as a family or as individuals.	Noted, family cohesion is very important in this process, as families will make decisions to benefit each member of the household. This will reduce on the number of grievances between family members and community members at large.
	This project comes timely because of the many land wrangles.	Noted
	Need for further and continuous sensitization on this project.	Noted
	The timing for this meeting is not good, most people by this time (afternoon) are already drunk, we should hold meetings in morning hours.	Meetings should be held in morning hours.
	When will this project start?	This stage is for preparation of the Social and Environmental systems/frameworks for guiding this project till 30 th June 2022, after that, MLHUD will communicate the dates for each community to be communicated and reach out to and the actual implementation plan for all the 32 districts.
	I grew up in my mother's home, our father had deserted us for a long time and when he returned, he never gave us land so we are worried that we may not benefit when the process of land registration starts	Noted, both men and women will be sensitized to reduce these kinds of tension.

	Very few families consider girls while distributing land, such a family is ours, we have 3 sisters but we have allocated each of them land and we will support them to get land titles/ certificates of ownership.	Noted
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Alcoholism, women exclusion from access to and control of land and land wrangles stood out
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Pictures of the Engagement



Community meeting at Kango trading centre, Kango Sub County, Zombo district

Attendance List

Stakeholder consultation record:						
Name of Assignment: <u>MHLUD STAKEHOLDER CONSULTATIONS FOR ESF DISTRICTS</u>						
Purpose of consultation (tick appropriate box):	ESMF		Environmental Audit			
	RPF		RAP			
			SEF			
	ESIA		VMGF			
Other (specify)						
Date:	<u>20-06-22</u>					
Location:	<u>KANGO SC, ZOMBO DISTRICT</u>					
Project name:	<u>EU FINANCING FOR LAND ADMINISTRATION</u>					
Proponent:	<u>MHLUD</u>					
Name of person/ official met:	Gender	Village	Designation	Contact (Tel/email)	Sign/ Initial	
Mungu Takisa Koma	M	THANGU	C. O. MEM	—	<i>[Signature]</i>	
Kunduruma Sunday		PAKWALA	YOUTH	073855088	<i>[Signature]</i>	
OKWAI KATRICK	M	PAKWALA	YOUTH	0738561999	<i>[Signature]</i>	
CHIMWALA BASCO	M	PAKWALA	BLDER	0738211785	<i>[Signature]</i>	
ONGOTOMWA AMOS	M	PAKWALA	YOUTH	—	<i>[Signature]</i>	
NGAMWA BASCO	F	PAKWALA	YOUTH	—	<i>[Signature]</i>	
ASABU WILSON	M	MBATE	C. L. C. A. A. A.	0784651201	<i>[Signature]</i>	
ABIO SIMON	M	AMBAN	—	—	<i>[Signature]</i>	
ATIO BWOI BIGHI	F	KAWULU	—	0785098253	<i>[Signature]</i>	
ONEGIU DORINE	F	KAWULU	—	—	<i>[Signature]</i>	

Stakeholder consultation record:

Name of Assignment: MILUD STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS					
Purpose of consultation (tick appropriate box):	ESMF <input type="checkbox"/>	Environmental Audit <input type="checkbox"/>			
	RPF <input type="checkbox"/>	RAP <input type="checkbox"/>			
	<input type="checkbox"/>	SEF <input type="checkbox"/>			
	<input type="checkbox"/>	VMGF <input type="checkbox"/>			
	ESIA <input type="checkbox"/>	Other (specify): <input type="checkbox"/>			
Date: 20-06-22					
Location: KAMPORO SC ZOMBO DISTRICT					
Project name: EU FINANCING FOR LAND ADMINISTRATION					
Proponent: MILUD					
Name of person/ official met:	Gender M F	Village	Designation	Contact (Tel/email)	Sign/ initial
MUNGUKEDE JERRY M		PAKWALA	YOUTH	-	<i>[Signature]</i>
ORISMA FERREIRA M		PAKWALA	YOUTH	-	<i>[Signature]</i>
ONTHA AXA M		IKHONGU	ELDER	-	<i>[Signature]</i>
ORISMA GEORGE M		PAKWALA	YOUTH	-	<i>[Signature]</i>
DUMI EDELI M		Kawulu (Kawulu)	YOUTH	0781171150	<i>[Signature]</i>
OTIRWON PERRY M		PAKWALA	YOUTH	0781075310	<i>[Signature]</i>
OKUMU ENKISTO M		PAKWALA	ELDER	-	<i>[Signature]</i>
RUSINUMIO MARK M		KAWULU	YOUTH	-	<i>[Signature]</i>
ORISMA BENNY M		KAWULU	YOUTH	-	<i>[Signature]</i>
KEREKI JERRY M		ZAMBA	YOUTH	0782775344	<i>[Signature]</i>

KIBUKU DISTRICT

Project:	EU FINANCING FOR LAND ADMINISTRATION		
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project		
Information/Consultation:	Increase security of land rights and strengthen local land administration and management		
How & when was this meetings organized/agreed upon by the Stakeholder	Written official invitation letter from Ministry of Lands, Housing and Urban Development		
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming		
Activity:	Workshop		
Date & Time:	Date: 22/06/22	Time: From:	10A.M
	To: 3.00P.M		
Stakeholder (s):	District and sub-county technical staff, Parish chiefs, Cultural and religious leaders		
Location:	District: Kibuku district headquarters	Town:	Kibuku Town council
Total no of Participants	Male: 20	Female:	6
Facilitator (s):	Segawa Samuel and Willie Epalitali		

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Principal Assistant Secretary -Kibuku District	As the population grows land is going to become a scarce resource since it is fixed, therefore this project will potentially help to	Noted

	<p>solve the challenges that emanate from this trend</p> <p>All land is under customary and most of it was acquired through inheritance, therefore, the project will need to work with local authorities and elders to identify who the rightful owners are.</p> <p>Most of the land parcels are very small owing to land fragmentation and therefore we need to know the smallest land parcel that can be registered and given a certificate of title.</p>	<p>Noted</p> <p>According to MHLUD guidelines the smallest area that can be titled is 25.2mx30.45m (11.5 decimals). However, sometimes exceptions are made depending on the recommendations of the Areas Land Committee and Physical Planning Committee of a given area.</p>
Reverend Anglican Church	<p>This project has come timely and if well implemented it will go a long way in resolving land conflicts in the selected areas where there is customary and communal land ownership.</p> <p>However, there are many lands related disputes in the community which might exacerbate the already existing tensions /conflicts. The project will need to be safeguarded from political interference and risks of elite capture</p> <p>There is a lot of pressure on land and therefore the project will also will need to conduct awareness raising in the communities where the project is going to be implemented.</p> <p>There has been a lot on encroachment on land owned by religious institutions and therefore, there is need to engage and consult the different heads of the churches such as the Catholic church, Anglican church who are big land owners in project areas. There is also need to consult with the Board of Trustees of the respective religious institutions and capture their views and input in relation to this project.</p>	<p>Noted</p> <p>Noted</p> <p>The project is developing a Stakeholder engagement framework which underpins the strategies that will guide the consultations and sensitization of relevant stakeholders in an extensive, meaningful and proportionate manner. This will serve to ensure, that all stakeholders are brought on board for successful project implementation.</p> <p>Noted, the project will continuously, extensively and meaningfully engagement all stakeholders to inform the procedure and process of land demarcation.</p>
District Environment Officer-Kibuku	<p>There is a lot of conflict on protected areas as many people have encroached on them and as such their boundaries have been lost especially in the low lands where people have resorted to growing rice.</p> <p>There is a recommended distance from the natural resources such as rivers, wetlands and therefore the project should be mindful of these boundaries that since been eroded</p>	<p>Through the RaPPA, there is going to be triangulation and on spot analysis in order to come up with systematic land use plans that will enhance orderly settlement and optimal utilization of land as well as provision of social services and protection of Natural resources from being encroached on. Similarly, the project will not support land registration activities in forest or other protected areas (gazetted under the National laws).</p> <p>Noted</p>

	<p>because of human activity such as rice growing in Kibuku.</p> <p>Can this project help to ensure that titling of land is more affordable by the poor and vulnerable groups, many women and orphans are powerless when it comes to land access and ownership in Kibuku district?</p> <p>There are widespread reports of land grabbing in the country and there the communities will need extensive consultations to mitigate the risk the resistance which is borne out of fear.</p> <p>What is the smallest area that can be titled, the parcels of land in this area are very small and might be very difficult to survey and issue certificates of title?</p>	<p>From the previous pilot project under CEDP, during the life of the project, the World Bank supported the decentralization of the land sector to ensure that communities and the vulnerable people have access to land services at lower costs and this will be benchmarked to ensure that vulnerable groups on the EUFLA project benefit from the services.</p> <p>Noted, the project plans to conduct massive sensitization to ensure that the communities and all other stakeholders have a full understanding of the project objectives before project commencement.</p> <p>According to MHLUD guidelines the smallest area that can be titled is 25.2mx30.45m (11.5 decimals). However, sometimes exceptions are made depending on the recommendations of the Areas Land Committee and Physical Planning Committee of a given area.</p>
Mayor-Kibuku Town council	<p>Land in Kibuku is entirely Customary and there are many advantages of having customary land title as it provides documentary evidence of ownership of land rights under customary land tenure. It also helps to increase security of land rights and strengthen land administration and management systems.</p> <p>Most of the existing land conflicts in the project are intra-family and will need to be resolved at a community and clan level.</p> <p>The project will need to work with cultural institutions to ensure that sensitization of communities becomes easier. This will also help to empower communities about their rights on land especially the women.</p> <p>On the issue of gender mainstreaming -The project needs to ensure that they interrogate the socio-cultural dynamics of land access and ownership by widows, divorced and nulliparous women since they're socially ostracized in the communities and denied their right over land by family members especially when their husbands pass away.</p>	<p>Noted</p> <p>The project is developing a SEP which will facilitate a clear understanding among communities and an effective Grievance Redress Mechanism (GRM) put in place for aggrieved parties to channel their issues for an appropriate resolution.</p> <p>The technical teams will work together with the cultural leaders to conduct sensitization programs in the selected sub regions at sub county, parish and village levels</p> <p>The land administration component of this project will support gender equity in land registration. Civil society engagement and communication strategies will be developed aiming at enhancing public participation, including dedicated outreach and sessions for women, and transparency in the whole exercise of documenting land rights. This operation will also support activities geared to reducing land disputes and to incentivizing joint titling and land titles for women in the respective project areas.</p>

	The project will need to strengthen the existing institutions to ensure that the project is successfully implemented	The project will ensure that it carries out a needs assessment to strengthen institutions and mechanisms to resolve land disputes.
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General Comments or Observations

The project is long overdue, and it is expected to solve the land question in Kibuku but will require extensive sensitization especially at community level. Encroachment on protected areas such as wetlands is very rampant which is attributed to rice growing which is the main economic activity in the project area

Pictures of the Engagement



Presentation and feedback sessions of project objectives to the stakeholders at Kibuku district head quarters

Attendance list

Stakeholder consultation record:						
Name of Assignment: EU-FLA		ESMF		<input checked="" type="checkbox"/>	Environmental Audit	
Purpose of consultation (tick appropriate box):		RPF		<input checked="" type="checkbox"/>	RAP	
				<input type="checkbox"/>	VMGF	
		ESIA		<input type="checkbox"/>	SEF	
Date: JUNE 22, 2022		Others (Specify)				
Location: KIBUKU DISTRICT						
Project name: EU-FLA						
Proponent: MLHUD						
Name of person/ official met:	Gender	District	Designation	Contact (Tel/email)	Sign/ Initial	
KANDI PETER	<input checked="" type="checkbox"/>	KIBUKU	SCDO	0782209694		
NDINYWA E.B	<input checked="" type="checkbox"/>	KIBUKU	KDLB - MEMBER	0703270087		
AMODING CATHERINE	<input checked="" type="checkbox"/>	KIBUKU	POWODE - ASSISTANT	0775605566		
LOJTO MARTIN DWAPA	<input checked="" type="checkbox"/>	KIBUKU	CLM Area Land Committee	0772532770		
KAJEDE KENETH	<input checked="" type="checkbox"/>	KIBUKU	Physical Planner	0787858050		
KAWISO JULIUS	<input checked="" type="checkbox"/>	KIBUKU	MEMBER A.L.B	0774969494		
NGALA YUSUF	<input checked="" type="checkbox"/>	KIBUKU	CLP A.L.C	0787941182		
ALAWA AYUB	<input checked="" type="checkbox"/>	KIBUKU	E.O	0701056225		
MUKULA EMMANUEL JOEL	<input checked="" type="checkbox"/>	KIBUKU	ADDO	0774850393		
NAMAZA PAMELLA	<input checked="" type="checkbox"/>	KIBUKU	District staff Surveyor	0787530516		

Stakeholder consultation record:						
Name of Assignment: EU-FLA		ESMF		<input checked="" type="checkbox"/>	Environmental Audit	
Purpose of consultation (tick appropriate box):		RPF		<input checked="" type="checkbox"/>	RAP	
				<input type="checkbox"/>	SEF	
		ESIA		<input type="checkbox"/>	VMGF	
Date: JUNE 22, 2022		Other (specify)				
Location: KIBUKU DISTRICT						
Project name: EU-FLA						
Proponent: MLHUD						
Name of person/ official met:	Gender	Village / DISTRICT	Designation	Contact (Tel/email)	Sign/ Initial	
ISIIKA RICARD	<input checked="" type="checkbox"/>	KIBUKU	PARISH UNITE REP	0715648503		
ROKUYA GELARD	<input checked="" type="checkbox"/>	KIBUKU	Chairperson - PP committee	0779215067		
			ACAO			
Nakalema Getrude	<input checked="" type="checkbox"/>	Kibuku	SEC for women	0785939676		
MAHAKO ROBERT	<input checked="" type="checkbox"/>	KIBUKU	CLP/CLM SOAL L.C	0774521326		
MALINGA STEPHEN	<input checked="" type="checkbox"/>	KIBUKU	member D.L.B	0779352396		
Mungana Margaret	<input checked="" type="checkbox"/>	KIBUKU	CLP/CLM SOAL L.C	0774442713		
KISUNIRE ALEX	<input checked="" type="checkbox"/>	KIBUKU	CLP/CLM Kibuku T/C	0776747748		
VEN GEORGE WANDERAY	<input checked="" type="checkbox"/>	KIBUKU	ARCHDEACON - KIBUKU	0772640913		
Mutunga E.A	<input checked="" type="checkbox"/>	KIBUKU	SATC/CLM	0774348440		

Stakeholder consultation record:

Name of Assignment: EU-FLA		ESMF <input checked="" type="checkbox"/>		Environmental Audit <input type="checkbox"/>	
Purpose of consultation (tick appropriate box):		RPF <input checked="" type="checkbox"/>		RAP <input type="checkbox"/>	
		<input type="checkbox"/>		SEF <input checked="" type="checkbox"/>	
		<input type="checkbox"/>		VMGF <input checked="" type="checkbox"/>	
		ESIA <input type="checkbox"/>		Other (specify) <input type="checkbox"/>	
Date: JUNE 22, 2022					
Location: KIBUKU DISTRICT					
Project name: EU-FLA					
Proponent: MLHUD					
Name of person/ official met:	Gender M F	Village	Designation	Contact (Tel/email)	Sign/ Initial
KAANO PETER	<input checked="" type="checkbox"/>				
KAEUNAMBUGHA ACE	<input checked="" type="checkbox"/>	Kibuku	member of land	0773817024	Beatrice
KIASUGIRIJA MOSES	<input checked="" type="checkbox"/>	NAMAWONDO	MEMBER OF LAND	0710235581	ACE
INDIGATTO BASHIR	<input checked="" type="checkbox"/>	Bukomoko	CLP L.C.V	0704792805	Indigatto
Kaidja Samuel	<input checked="" type="checkbox"/>	NAMAWONDO	SEP ADC	0714934081	Samuel
Kataike Beatrice	<input checked="" type="checkbox"/>	NAMAWONDO	SEP ADC	0753205704	Beatrice
Kataike Peter J.	<input checked="" type="checkbox"/>	Namawondo	For CAO	0774145002	Peter
				0792333941	Beatrice



Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)			
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project			
Information/Consultation:	Increase security of land rights and strengthen local land administration and management			
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the WBG and the MLHUD through a written communication			
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming			
Activity:	Physical Meeting interviews (District level)			
Date & Time:	Date: 22 nd 06, 2022 Time: From: 10:00am To: 10:20 am			
Stakeholder (s):	CAO – Kibuku District, Mr. Kaidja Samuel and Kataike Beatrice - Senior Land Management Officer			
Location:	District: Kibuku	Sub County:	Parish:	Village& Coordinates:
Total no of Participants	Male: 1 Female: 1			
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku			

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
CAO	We are very grateful for this project and it is very welcome to our district.	Noted

Senior Land Management Officer	However, the issue of timing is key and should be put into consideration; we are closing the financial year by Friday 24 th , 2022 and therefore, all the heads of departments are engaged because they are part of the payment system, so they have to conclude their end of the financial year activities hence, some of them may not be able to be part of this engagement exercise.	Noted
	When is this project starting? And what are the funding modalities? We have to know because if the money has to come to us, we have to indicate it in the system otherwise; we will not be able to spend it.	This stage is for preparation of the Environmental and Social Management System (ESMS)/Frameworks for guiding the project and it will continue up to 30 th June 2022, after that, MLHUD will communicate the dates for each beneficiary district and communities about the actual implementation plan for the project.
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

This was more of a Courtesy call for the team going to the field for the community consultations.

Pictures of the Engagement



Meeting with the CAO Kibuku district and the Senior Land Management Officer

Attendance List

Stakeholder consultation record:					
Name of Assignment: STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS (DISTRICT)					
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>	
	RPF	<input checked="" type="checkbox"/>	RAP	<input type="checkbox"/>	
		<input type="checkbox"/>	VMGF	<input checked="" type="checkbox"/>	
	ESIA	<input type="checkbox"/>	SEF	<input checked="" type="checkbox"/>	
Others (Specify):					
Date: 22/06/2022					
Location: KIBUKU DISTRICT LG HQ					
Project name: EU FINANCING FOR LAND ADMINISTRATION					
Proponent: MLAUD					
Name of person/ official met:	Gender	District	Designation	Contact (Tel/email)	Sign/ Initial
Kija R. Samuel	<input checked="" type="checkbox"/>	Kibuku	C.A.O.	0772586423	[Signature]
Kaboko Bantye	<input checked="" type="checkbox"/>	Kibuku	Senior Land Mgt officer	0774872662	[Signature]
NEGESE, Hirya GREG	<input checked="" type="checkbox"/>	Kibuku	D CDO	0782572211	[Signature]

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the CDO of Kibuku district through a phone call on 22 nd June, 2022
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Meeting interviews (Community level)
Date & Time:	Date: 22 nd 06, 2022 Time: From: 11:00am To: 12:00 am
Stakeholder (s):	Women of Kibuku Town Council, Kibuku Ward, Kibuku District
Location:	District: Kibuku Sub County: Parish: Village& Coordinates: Busikwe Park/Forest:
Total no of Participants	Male: Female: 24
Facilitator (s):	Judith Ikiring Obore

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Women of Kibuku Town Council, Kibuku Ward, Kibuku District	We have limited land yet many children consequently, redistribution of land to the children is always a challenge as they need space for cultivation and construction of houses Women have no power and control over land, land is owned and controlled by the men	Noted This program will support the issue of family cohesion where families, women and men, boys and girls sit together and make informed choices for the for the good of all family members in each family. Thus, there will be continuous sensitization and engagement of both women and men during the implementation period
	We are 5 children 4 girls and 1 boy who is the last born but after our father passed a way, the elders made the last born by the heir to our family however, he now wants to chase us the girls out of the land, according to him, girls do not inherit land.	Noted, communities will be sensitized on gender related issues, negative culture that undermines and under looks women through negatives perceptions and norms. They will also be sensitized on the importance of women inclusion since they are the major HH providers of food and basic need which they do through tilling of the land.
	We are immigrants in addition, we are 'Balalo' (pastoralists) so this is not our original village, our father who bought land around here has passed away our close relatives want to chase us away from our fathers land	Noted , need for continuous sensitization and dialogue, also GRCs will be established to handle any grievances arising from this project to prevent any escalation of grievances and conflict
	Most people have limited space of land to cultivate due to over population	Noted
	I am 78 years old and have 8 children with limited land to cultivate, can government assist me to acquire land to cultivate.	Government does not give land, what governments intends to do is to support those with customary land tenure ownership to secure their land through the titling process of their land
	My husband has 4 wives and we all have many children, there is now limited land for cultivation consequently, we now have to rent land for cultivation, each garden goes for 20,000 shillings and above per season. Lately, the last two seasons have been bad with drought so we are suffering	Noted

	In the past, our forefathers owned land and even the grandchildren knew where their land was, this has been so for many generations, so why is government coming up its policies of trying to register our land?	Government has good intentions for the people and it is only trying to support the community in securing their land so that all families and individuals have their land registered and documented in their names. This process is not by force however, all community members are encouraged to participate so as to secure their land
	I own the land, so when registration begins, and I want to subdivide the land for my children, what do I do?	Family cohesion is key, have a discussion with your family so that everyone knows the piece of land they have been allocation so that during registration, you will only have to verify that those is their pieces of land
	What if I want to lease my land, what do I do?	Leasing land after the land has been registered is much easier since it will be in your names, this process will reduce on cases of land grabbing
	How long will this process take?	The land registration process will take a period of four years from the time it approved. So people should take advantage of this period to get their land secured
	In which regions are you working in?	This project is spread across 32 districts mainly located in the North and Eastern parts of Uganda and a few in the Western part all of which are characterized by customary and freehold ownership tenure
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Women exclusion, over population and fear for their land being grabbed by the government after it has been registered stood out

Pictures of the Engagement



Meeting with women of Kibuku Ward, Kibuku Town Council, Kibuku District

Attendance List

Stakeholder consultation record:						
Name of Assignment: STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS (COMMUNITY)						
Purpose of consultation (tick appropriate box):	ESMF		Environmental Audit			
	RPF		RAP			
			SEF			
	ESIA		VMGF		Other (specify)	
Date:	22/06/2022					
Location:	BUSIKWE VILLAGE, KIBUKU WARD, KIBUKU TC					
Project name:	EU FINANCING FOR LAND ADMINISTRATION					
Proponent:	MLHUD					
Name of person/ official met:	Gender		Village	Designation	Contact (Tel/email)	Sign/ Initial
	M	F				
MUSENERO ANNET		✓	Busikwe	Farmer	0206350450	MUSENERO
TAKALI ROSINA AM		✓	Busikwe	Farmer	0779350452	TAKALI R.
NASIMU NADALA		✓	Busikwe	Farmer	-	NASIMU
NAMUDIGI ROSE		✓	Busikwe	Farmer	-	namudigi
BULAGE KANIFA		✓	Busikwe	Farmer	-	bulage
NALIDO SAFINA		✓	Busikwe	Farmer	-	nalido
KAWOOLE ZEULENY		✓	Busikwe	Farmer	0778636345	kawoole
KATENGEKE JENIFER		✓	Busikwe	Farmer	0772443729	katengeke
KANYAGO GETRIDA		✓	Busikwe	Farmer	0287992759	kanyago
KADONDI IREN		✓	Busikwe	Farmer	-	kadondi

Stakeholder consultation record:						
Name of Assignment: STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS (COMMUNITY)						
Purpose of consultation (tick appropriate box):	ESMF		Environmental Audit			
	RPF		RAP			
			SEF			
	ESIA		VMGF		Other (specify)	
Date:	22/06/2022					
Location:	BUSIKWE VILLAGE, KIBUKU WARD, KIBUKU TC, KIBUKU DISTRICT					
Project name:	EU FINANCING FOR LAND ADMINISTRATION					
Proponent:	MLHUD					
Name of person/ official met:	Gender		Village	Designation	Contact (Tel/email)	Sign/ Initial
	M	F				
MARY NAWA		✓	Busikwe	Farmer		
NABIRYE MONIKA		✓	Busikwe	Farmer	077731420	
JOICE TAWOMISO		✓	Busikwe	Farmer		
JENETI HIGANI		✓	Busikwe	Farmer		
SIBISITA KATIKE		✓	Busikwe			
LOLOSE FARIDA		✓	Busikwe			
NAIRASA JARNA		✓	Busikwe			
KATONKO SIZANI		✓	Busikwe			
GANAGA JENEFRE		✓	Busikwe			
WABIDA NIRUBA		✓	Busikwe		0775134483	walidatu

Stakeholder consultation record:

Name of Assignment: STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS (COMMUNITY)					
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>	
	RPF	<input checked="" type="checkbox"/>	RAP	<input type="checkbox"/>	
		<input type="checkbox"/>	SEF	<input checked="" type="checkbox"/>	
	ESIA	<input type="checkbox"/>	VMGF	<input checked="" type="checkbox"/>	
Other (specify):					
Date: 22/06/2022					
Location: BUSIKWE VILLAGE, KIBUKU WARD, KIBUKU TC, KIBUKU DISTRICT					
Project name: EU FINANCING FOR LAND ADMINISTRATION					
Proponent: MLHUD					
Name of person/ official met:	Gender	Village	Designation	Contact (Tel/email)	Sign/ Initial
	M	F			
MWAGALE SILVIA		<input checked="" type="checkbox"/>	SAPLA	Community member	
MUBUKUMBA PATRICK		<input checked="" type="checkbox"/>	SAPLA	"	0787502256
KIPABIRO EDISA		<input checked="" type="checkbox"/>	SAPLA	"	
MAMAMUWA FADIRA		<input checked="" type="checkbox"/>	SULAKA	Community member	0789259051

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the DCDO of Kibuku district through a phone call on 22 nd June, 2022
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Consultative Meeting (Community level)
Date & Time:	Date: 22 nd 06, 2022 Time: From: 11:00am To: 12:10 pm

Stakeholder (s):	MEN OF KIBUKU WARD, KIBUKU TOWN COUNCIL, KIBUKU DISTRICT
Location:	District: Kibuku Sub County: Kibuku TC Parish: Kibuku Ward Village& Coordinates: Busikwe Park/Forest:
Total no of Participants	Male: 19 Female: 0
Facilitator (s):	Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Men of Kibuku ward, Kibuku Town Council, Kibuku District	There is a lot of land grubbing in Kibuku district. This project should help to address this problem.	Noted
	The Uganda National Roads Authority (UNRA) tends to take people's land for road construction without compensation. If people have certificates of ownership, it will compel UNRA to compensate people.	Noted
	The registered lands will belong to the government. When the government wants to do a project on the land, people will have no say, government will just chase people away from their land.	The lands will be registered in the names of the land owners and not government or any government institution (e.g. the District HQs, Sub County HQs, Schools etc.) unless it owns that particular piece of land. Government does not and will not chase people away from their land.
	Why has Bukedi sub region been selected for the project and not other areas? Why is the project only starting in the Eastern region?	It's not only Bukedi sub region that has been selected for this project. There are other sub regions like West Nile, Acholi, Lango, Busoga, Tooro, and parts of Bunyoro sub region where the customary and freehold land tenure systems are predominant. The project will be implemented in 32 districts of Uganda covering the Northern, Eastern, and Western regions of Uganda. It's not only starting in the Eastern but in all the regions where it will be implemented.
	After registering the lands, when the government wants to do a project on the land, will people be compensated?	Yes, people will definitely be compensated. Government does not take people's lands without compensation though in some cases, there may be delays in payment due to various reasons.
	Some people may come claiming to be from the Ministry of Lands and yet they are land grubbers. How shall we safeguard ourselves from this kind of situation?	If any person or group of persons comes to the communities claiming to be from the MLHUD, people have a right to ask the persons to identify themselves and demand that they should visit the communities with their leaders (both technical and political) from the district. There should be a representation from the district leadership.
	The Ministry of Lands should have participated in these consultations, why are they not participating? Why is it only the World Bank? Their absence creates a lot of suspicion.	The MLHUD is participating in the consultations through the MZO for Bukedi sub region located in Tororo. Some of their staff are currently attending the stakeholder workshop at Kibuku district HQs which is part of the consultations.

	There was a program called Nkusubo which was introduced in Kibuku district by a group of people and supported by the LCV Chairman, the Area MP, and Police. Under this program, people were asked to contribute UGX 1m and they were told that they would receive UGX 10m in return. However, after people gave their money, those people (proponents of the program) disappeared. This has created fear in the communities. Ironically, this LCV Chairman was re-elected in the last elections.	Noted. In the future, when somebody comes to the communities asking them to pay money in order to benefit from a project, people should not rush to participate in such a project. The office of the President represented at the district by the Resident District Commissioner (RDC) should be informed about such projects so that it can carry out investigations and advise the communities accordingly.
	After my land has been surveyed and I am waiting for the certificate of ownership, am I allowed to sell part of my it or I must first consult the Ministry?	You are allowed to sell part of your land after it has been surveyed. However, after receiving the certificate of ownership, you will be required to submit it back to the Lands office/MLHUD so that the part which you have sold can be cut-off and transferred to the name of the person(s) who has bought it. This particular transfer will likely be at cost since it will be outside the scope of this (EUFLA) project.
	In Kibuku district, women are allowed to own land. The Bagwere culture does not deny women their rights to own land.	Noted and highly commendable.
	The Bagwere cultural institution has been intervening to resolve land conflicts mainly through the clan chiefs. Their role has generally been positive.	Noted
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Anxiety and fear due to the history of fake projects and fear of their land being grabbed by the government after it has been registered stood out. These notwithstanding, the community (men) welcomed the project to their area.
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Pictures of the Engagement



Meeting with men of Kibuku Town Council, Kibuku District

Attendance List

Stakeholder consultation record:						
Name of Assignment: <u>STAKEHOLDER CONSULTATIONS FOR THE ESF INSTRUMENTS (COMMUNITY)</u>						
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>		
	RPF	<input checked="" type="checkbox"/>	RAP	<input type="checkbox"/>		
		<input type="checkbox"/>	SEF	<input checked="" type="checkbox"/>		
	ESIA	<input type="checkbox"/>	VMGF	<input checked="" type="checkbox"/>		
Other (specify)						
Date: <u>22/06/2022</u>						
Location: <u>BUSIKWE VILLAGE, KIBUKU WARD, KIBUKU TC, KIBUKU DISTRICT</u>						
Project name: <u>ESF FINANCING FOR LAND ADMINISTRATION</u>						
Proponent: <u>MLHUD</u>						
Name of person/ official met:	Gender	Village	Designation	Contact (Tel/email)	Sign/ Initial	
	M	F				
<u>MALIKA SULUMAN</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>COMMUNITY MEMBER</u>	<u>077704261</u>	<u>MS</u>
<u>KIRALA STEPHEN</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>"</u>	<u>0777788170</u>	<u>KS</u>
<u>KIRYA ARONAH</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>"</u>	<u>0780541169</u>	<u>KR</u>
<u>NGALA LATIFU</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>COMMUNITY MEMBER</u>	<u>0700817449</u>	<u>NG</u>
<u>Namunda Rahim</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>COMMUNITY MEMBER</u>	<u>0760046659</u>	<u>NR</u>
<u>Namunda Rahim</u>	<input checked="" type="checkbox"/>		<u>"</u>	<u>"</u>	<u>0775721322</u>	<u>NR</u>
<u>NABULERE JORDAN</u>	<input checked="" type="checkbox"/>		<u>"</u>	<u>"</u>	<u>0755711678</u>	<u>NR</u>
<u>MALIKI ABERT</u>	<input checked="" type="checkbox"/>		<u>"</u>	<u>"</u>	<u>07722993789</u>	<u>MA</u>
<u>MPYANGU MOSES</u>	<input checked="" type="checkbox"/>		<u>"</u>	<u>"</u>	<u>07412361210</u>	<u>MP</u>

Stakeholder consultation record:						
Name of Assignment: <u>STAKEHOLDER CONSULTATIONS FOR THE ESF INSTRUMENTS (COMMUNITY)</u>						
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>		
	RPF	<input checked="" type="checkbox"/>	RAP	<input type="checkbox"/>		
		<input type="checkbox"/>	SEF	<input checked="" type="checkbox"/>		
	ESIA	<input type="checkbox"/>	VMGF	<input checked="" type="checkbox"/>		
Other (specify)						
Date: <u>22/06/2022</u>						
Location: <u>BUSIKWE VILLAGE, KIBUKU WARD, KIBUKU TC, KIBUKU DISTRICT</u>						
Project name: <u>ESF FINANCING FOR LAND ADMINISTRATION</u>						
Proponent: <u>MLHUD</u>						
Name of person/ official met:	Gender	Village	Designation	Contact (Tel/email)	Sign/ Initial	
	M	F				
<u>MWANJA HUMARU</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>TOWN AGENT</u>	<u>0777495313</u>	<u>HM</u>
<u>KAKUNGULU PATRICK</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>L.C.I</u>	<u>0774338454</u>	<u>KA</u>
<u>KIRYA BENSON</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>"</u>	<u>0780784642</u>	<u>KR</u>
<u>ASHA ENSA</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>SECRETARY L.C.I</u>	<u>0770767602</u>	<u>AS</u>
<u>KALASA ISA</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>Town Agent</u>	<u>0788596157</u>	<u>KA</u>
<u>NGAZA RUS</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>Former</u>	<u>0783571860</u>	<u>NG</u>
<u>WABUY PEIGZ</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>Farmer</u>	<u>0763056157</u>	<u>WA</u>
<u>BUKO RONALD</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>Farmer</u>	<u>0776664542</u>	<u>BU</u>
<u>MUGIRO KATTC</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>Farmer</u>	<u>0771617316</u>	<u>MG</u>
<u>Kitenke med</u>	<input checked="" type="checkbox"/>		<u>BUSIKWE</u>	<u>community member</u>	<u>0750313147</u>	<u>KT</u>

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the CDO of Kibuku Sub County (rural) through a phone call
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Consultative Meeting (Community level)
Date & Time:	Date: 22 nd 06, 2022 Time: From: 12:30am To: 02:30 am
Stakeholder (s):	MEMBERS OF SAALA WETLANDS MANAGEMENT ASSOCIATION (SAWESA) OF KIBUKU SUB-COUNTY, KIBUKU DISTRICT
Location:	District: Kibuku Sub County: Kibuku (rural) Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: 9 Female: 1
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Members of Saala Wetlands Management Association (SAWESA) of Kibuku Sub-County, Kibuku District	Why has World Bank together with the government come down to Kibuku district to help us register our land?	World Bank specifically has supported government over a long period of time and has supported communities in development projects which include among others, water, power, roads, agriculture etc., so this is not unique.
	Is this process by force or one has a choice to register their land?	This process is absolutely by choice, no one is going to be forced, however, every community member who owns customary land is encouraged to participate since the project is going to facilitate the costs of titling. Those who will miss the opportunity will do it on their own in future and at the personal cost
	Is it individual or group registration?	Families are encouraged to dialogue prior to the registration exercise and make informed choices whether they want to register as a group or as individuals
	If we register now, how long will it take for us to get the land title?	This information will be provided to the community by MLHUD once project implementation kicks off
	We have a fear that the kind of land grabbing happening in central region might	This process is actually intended to reduce on the land grabbing by issuance of land documents to the bonnafide owners

	extend to our community after land registration.	
	Is this program already under law or its consultations?	It is still at design stage but it is governed by the existing land laws like the land act
	What are the requirements for registration?	One should be a customary land owner, their neighbors and local leaders should be able to verify if they are the true owners and they should have identification documents and perhaps purchase agreements
	What size of land can be registered?	All pieces of land big or small as long as in the category of customary and has never been formerly registered
	When government has its own intentions, it convinces us like this and later when we have given in, it becomes a problem.	Government has good intentions for the people, this program is meant to reduce land related wrangles and secure the land for them by titling it
	Will that money for land registration not be required to be refunded to the Bank in future?	This is a grant from the European Union (EU) through the World Bank Group (WBG), it is not a loan so it will not be refunded.
	There are very many fraudsters, how will we distinguish fraudsters from genuine people?	MLHUD will work hand in hand with the local leaders to curb this vice throughout the land registration process and community members are encouraged to verify from their leaders.
	We welcome the process and we will participate since it is not by force but by personal will	Noted
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

The members had a lot of suspicion and scepticism over government registration of their land. Despite this, they welcomed the EUFLA project.

Pictures of the Engagement



Community consultation at the offices of SAWESA, Kibuku Sub County, Kibuku district

Attendance List

Stakeholder consultation record:						
Name of Assignment: <u>STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS (COMMUNITY)</u>						
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>		
	RPF	<input checked="" type="checkbox"/>	RAP	<input type="checkbox"/>		
		<input type="checkbox"/>	SEF	<input checked="" type="checkbox"/>		
	ESIA	<input type="checkbox"/>	VMGF	<input checked="" type="checkbox"/>		
Other (specify)						
Date: <u>22/06/2022</u>						
Location: <u>OFFICE OF SAWESA (SABLA WETLANDS MGT ASSOCIATION)</u>						
Project name: <u>EU FINANCING FOR LAND ADMINISTRATION</u>						
Proponent: <u>MLHUD</u>						
Name of person/ official met:	Gender		Village	Designation	Contact (Tel/email)	Sign/ Initial
	M	F				
1. <u>MUNYEMU NATHAN SITHON</u>	M		<u>SABLA</u>	<u>SEC SAWESA</u>	<u>0700904112</u>	<u>[Signature]</u>
2. <u>MIRAFIRE M</u>	M		<u>SABLA</u>			
3. <u>OPIO GODFREY</u>	M		<u>II</u>	<u>Member</u>	<u>0774021150</u>	<u>[Signature]</u>
4. <u>HERNDE MUTHARA</u>	M		<u>II</u>	<u>II</u>	<u>0751125323</u>	<u>NM</u>
5. <u>KWOLWA YOKOLAMU</u>	M		<u>SABLA</u>	<u>NCE (P.L.C.T. SABLA 200)</u>	<u>0706218258</u>	<u>[Signature]</u>
6. <u>MUSICIRE PATRICK</u>	M		<u>SABLA</u>	<u>PEASANT</u>	<u>0787439960</u>	<u>[Signature]</u>
7. <u>KIBESYA BULUHANI</u>	M		<u>SABLA</u>	<u>member</u>	<u>0782129683</u>	<u>[Signature]</u>
8. <u>NAMOBUBI ANNET</u>	F		<u>SABLA</u>	<u>PEASANT</u>	<u>0783283878</u>	<u>[Signature]</u>
9. <u>LYANI KARIM</u>	M		<u>SABLA</u>	<u>PEASANT</u>	<u>0788523565</u>	<u>[Signature]</u>
10. <u>ISIKO SAMWARI</u>	M		<u>SABLA</u>	<u>PEASANT</u>	<u>0777145965</u>	<u>[Signature]</u>

NTOROKO DISTRICT

Project:	EU FINANCING FOR LAND ADMINISTRATION		
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project		
Information/Consultation:	Increase security of land rights and strengthen local land administration and management		
How & when was this meetings organized/agreed upon by the Stakeholder	Written official invitation letter from Ministry of Lands, Housing and Urban Development		
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming		
Activity:	Workshop		
Date & Time:	Date: 24/06/22 To: 5.00P.M	Time: From:	11A.M
Stakeholder (s):	District and sub-county technical staff, Parish chiefs, Elders and religious leaders		
Location:	District: Kalya Courts Hotel	Town:	Fort Portal City
Total no of Participants	Male: 22	Female:	8
Facilitator (s):	Segawa Samuel and Willie Epalitali		

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
LC5 -Chairperson - Ntoroko district	<p>Ntoroko is witnessing a lot of rising cases of illegal settlers on privately land and this issue will need to be addressed when the demarcation and registration of land commences to avoid land conflicts.</p> <p>There is need to strengthen the land protection framework, training and capacitation of the existing Area Land Committees and District Land Board.</p> <p>There is Oil exploration in the area by Armour Energy Uganda, which is a subsidiary of Armour Energy Australia which has raised anxiety and speculation within the community about security of tenure.</p> <p>There is need to have religious co-opted in the process and activities of land adjudication.</p>	<p>This is noted, the registration exercise will help to resolve some of these issues since it will involve, reconnaissance, mobilization from the district to lower government levels up to the target beneficiaries, training of adjudication teams, systematic adjudication, demarcation, mapping and recordation, before the issuance of CCOs is done.</p> <p>The project intends to develop an operational framework, build tools and capacities for implementation of land adjudication activities at local level, and also capacitate communities for use of the prepared tools and process to conduct participatory systematic adjudication process.</p> <p>Noted, sensitization and awareness creation of the targeted communities will be carried out to ensure ensure transparency and community participation.</p> <p>Noted.</p>
Elder Ntoroko district	Ntoroko district is a disaster prone area and therefore, land is a very scarce resource owing to occasional	Noted

	<p>flash floods which displace households for example the recent increase in the water levels of lake Albert displaced about 20,000 people in the areas of Katanga, Kanara, and Kacawampuma.</p> <p>Communal land parcels where people previously used to migrate during periods of severe drought, have since been fenced off by unknown people which is affecting the source of livelihood for the community members since the majority are pastoralists.</p> <p>There is also a very common practice, where some members of the community fence off communal roads and communally used natural resources such as water points, plans to demarcate these areas will definitely trigger conflict within the community.</p> <p>There is need to take the project to the grassroots level to ensure that there is stakeholder buy-in.</p>	<p>Demarcating and registering individual and communal land are going to be done and this will involve adjudication, demarcation and registration of the land parcels under ownership and historical use by the communities represented by the CLAs and individually owned parcels situated in the same selected Project areas</p> <p>Noted, through sensitization and engagement with communities, political leaders and other relevant stakeholders, Demarcating and registering individual and communal land are going to be done and this will involve adjudication, demarcation and registration of the land parcels under ownership and historical use by the communities which will help solve some of these issues.</p>
RDC Ntoroko district	<p>There is need to protect family land and protects the interests of women on land during the registration process</p> <p>Vulnerable and poor people need to be protected from exploitation during land registration especially the women.</p> <p>The ministry needs to have a mediation framework of land related issues in the district and around the country to help resolve the ever-increasing cases of land conflicts.</p> <p>The project needs to capacitate the committees to the extent possible in terms of facilitation and logistical support to insulate them from the potential risk of bias by members of the community who might want to</p>	<p>Noted</p> <p>The Project will implement activities in a way to include vulnerable people of both genders. The proposed activities will build on national pilots and initiatives and global and regional good practices.</p> <p>Noted through on-going consultations the project will develop a good SEP which will facilitate a clear understanding among communities and an effective Grievance Redress Mechanism (GRM) put in place for aggrieved parties to channel their issues for an appropriate resolution.</p> <p>To the extent possible the project will provide the requisite resources to enable committees discharge their duties in the shortest time possible .</p>

	<p>facilitate the process of land adjudication.</p> <p>Government agencies such as NEMA and MWE have failed to enforce the law where issues related to land boundaries in protected areas are concerned.</p>	<p>National legislation on land registration, which currently excludes registration in areas designated as gazette /Government managed central and local forest reserves/wildlife conservation areas/protected areas and/or other ecologically sensitive areas will be enforced in this project to ensure that there is no further encroachment on these protected areas.</p>
District Senior Lands Officer	<p>There is need to demystify and explain to the people/communities the laws related to land ownership, security and rights for example the law of adverse possession</p> <p>There is need to have a Grievance Redress Mechanism for the project.</p> <p>There is need to take stock of the land use pattern of both the low land and highland of Ntoroko district and then make informed decisions about land demarcation and issuance of certificated of title. For example, in Karugutu TC, Kibuku TC, Butangama and Kanara SC.</p> <p>The project needs to be cognizant of the issues of communal ownership and communal user rights. Similarly, demarcation and registration of communal land in the names of certain entities (personality) needs to be done after carefully assessing the registration status of these organisations.</p>	<p>Noted, sensitization and awareness creation of the targeted communities will be carried out to ensure ensure transparency and community participation.</p> <p>The project will put in place a Grievance Redress Mechanism (GRM) with a clear referral pathway for aggrieved parties to channel their issues for an appropriate resolution.</p> <p>Through the RaPPA, there is going to be triangulation and on spot analysis in order to come up with systematic land use plans that will enhance orderly settlement and optimal utilization of land as well as provision of social services and protection of Natural resources from being encroached on. Similarly, the project will not support land registration activities in forest or other protected areas (gazetted under the National laws).</p> <p>Noted</p>

General Comments or Observations

The project is long overdue, and it is expected to solve the land question in Ntoroko but will require extensive sensitization especially that community level. Encroachment on protected areas such as wetland, seasonal rivers and is very rampant which is attributed to grazing of animals (pastoralism which is the main economic activity in the project area

Pictures of the Engagement



Presentation and feedback sessions of project objectives to the stakeholders at Kalya Courts Hotel, Fort portal City

Attendance List

Stakeholder consultation record:						
Name of Assignment:		EU-FLA				
Purpose of consultation (tick appropriate box):	ESMF	<input type="checkbox"/>		Environmental Audit	<input type="checkbox"/>	
	RPF	<input type="checkbox"/>		RAP	<input type="checkbox"/>	
		<input type="checkbox"/>		VMGF	<input type="checkbox"/>	
	ESIA	<input type="checkbox"/>		SEF	<input type="checkbox"/>	
Others (Specify)						
Date: JUNE 24-22						
Location: FORT PORTAL						
Project name: EU-FLA						
Proponent: MLHUD						
Name of person/ official met:	Gender		District	Designation	Contact (Tel/email)	Sign/ Initial
	M	F				
KASORO WILLIAM	<input checked="" type="checkbox"/>		NTOROKO	DISTRICT C/P	0786306860	KS
MAJ. GUS MUGENGE	<input checked="" type="checkbox"/>		NTOROKO	RD C	072825523	MAJ. GUS MUGENGE
KATHUMA EDWARD	<input checked="" type="checkbox"/>		NTOROKO	District Spokesperson	072825523	KATHUMA EDWARD
KABAGAMBE ZEBEKIAL	<input checked="" type="checkbox"/>		NTOROKO	chairman LCT	0771465256	KABAGAMBE ZEBEKIAL
Kabagamba Joram	<input checked="" type="checkbox"/>		NTOROKO	Sen. for Ntoroko	0775541699	KABAGAMBE JORAM
Kamuhanda Herbert	<input checked="" type="checkbox"/>		NTOROKO	Senior Env. Officer	0782319316	KAMUHANDA HERBERT
Busebozi Ivan	<input checked="" type="checkbox"/>		NTOROKO	DCAO	0782784404	BUSEBOZI IVAN
Karamesi Stephen	<input checked="" type="checkbox"/>		NTOROKO	District Councillor	0783371582	KARAMESI STEPHEN
Mugume NASHARI	<input checked="" type="checkbox"/>		NTOROKO	District Officer	078605191	MUGUME NASHARI

Stakeholder consultation record:						
Name of Assignment:		EU-FLA				
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>		Environmental Audit	<input type="checkbox"/>	
	RPF	<input checked="" type="checkbox"/>		RAP	<input type="checkbox"/>	
		<input type="checkbox"/>		VMGF	<input checked="" type="checkbox"/>	
	ESIA	<input type="checkbox"/>		SEF	<input checked="" type="checkbox"/>	
Others (Specify)						
Date: 24/6/2022 JUNE 24, 2022						
Location: FORT PORTAL						
Project name: EU-FLA						
Proponent: MLHUD						
Name of person/ official met:	Gender		District	Designation	Contact (Tel/email)	Sign/ Initial
	M	F				
Mujungu Mestel	<input checked="" type="checkbox"/>		NTOROKO	clan Head	0786306860	MUJUNGU MESTEL
Nyakagira	<input checked="" type="checkbox"/>		NTOROKO	CAO	0778392524	NYAKAGIRA
KABOYO NAUM	<input checked="" type="checkbox"/>		NTOROKO	Senior Land manager	0729378943	KABOYO NAUM
Kwikeza HARRY	<input checked="" type="checkbox"/>		NTOROKO	Ag. District Physical	0786576181	KWIKENZA HARRY
SSEBALU LEO	<input checked="" type="checkbox"/>		NTOROKO	DISTRICT PHYSICAL	0771442166	SSEBALU LEO
MUNIEL GERMAIN	<input checked="" type="checkbox"/>		NTOROKO	SAC-Kavara	0775162740	MUNIEL GERMAIN
Kule Edward	<input checked="" type="checkbox"/>		NTOROKO			KULE EDWARD

Stakeholder consultation record:						
Name of Assignment:		EU-FLA				
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>		Environmental Audit	<input type="checkbox"/>	
	RPF	<input checked="" type="checkbox"/>		RAP	<input type="checkbox"/>	
		<input type="checkbox"/>		VMGF	<input checked="" type="checkbox"/>	
	ESIA	<input type="checkbox"/>		SEF	<input checked="" type="checkbox"/>	
Date:		JUNE 24, 2022				
Location:		FORT PORTAL				
Project name:		EU-FLA				
Proponent:		MLHUD				
Name of person/ official met:	Gender	District	Designation	Contact (Tel/email)	Sign/ Initial	
	M F					
RWAMUKA WILSON	<input checked="" type="checkbox"/>	NTOROKO	ALC CHAIRPERSON	0782852262		
TUSUMU DON	<input checked="" type="checkbox"/>	NTOROKO	Cultural Representative	0784993574		
KAPALU STEPHEN	<input checked="" type="checkbox"/>	NTOROKO	Chairman Land	0783355564		
Mugabe Robert	<input checked="" type="checkbox"/>	NTOROKO	District councillor	0773201870		
Asena Stephen Kyomya	<input checked="" type="checkbox"/>	NTOROKO	Chairman LC3 Bwerende Subcounty	0787085182		
KASUNDU MORGEN	<input checked="" type="checkbox"/>	NTOROKO	FINANCE OFFICER	0771435761		
Koburungi Evelyn	<input checked="" type="checkbox"/>	NTOROKO	DCAO	0773598157		

Stakeholder consultation record:						
Name of Assignment:		EU-FLA				
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>		Environmental Audit	<input type="checkbox"/>	
	RPF	<input checked="" type="checkbox"/>		RAP	<input type="checkbox"/>	
		<input type="checkbox"/>		VMGF	<input checked="" type="checkbox"/>	
	ESIA	<input type="checkbox"/>		SEF	<input checked="" type="checkbox"/>	
Date:		JUNE 24, 2022				
Location:		FORT PORTAL				
Project name:		EU-FLA				
Proponent:		MLHUD				
Name of person/ official met:	Gender	District	Designation	Contact (Tel/email)	Sign/ Initial	
	M F					
Nyakajo Franklin	<input checked="" type="checkbox"/>	Kabarole	SAS	0772910612		
Natulininda Julius	<input checked="" type="checkbox"/>	Kabarole	Parish Chief	0776440190		
JOHEI M. NANTONGA	<input checked="" type="checkbox"/>	Kabarole	Parish Chief	0774831823		
Saguma Joyce	<input checked="" type="checkbox"/>	Kabarole	Parish Chief	0772957903		
BUSINGE JOSEPH	<input checked="" type="checkbox"/>	Kabarole	VICE CHAIRPERSON	0773808208 / 0703501915		
MUSUMBA GODFREY M		KABAROLE	LC-III C/P	0772199353		
BALISA JOHN		NTOROKO	DISTRICT OVERSEER	0785372022		
HAMBANGO HELEN	F	NTOROKO	see introduction & natural	0779957049		
KIRA JOHN	M	NTOROKO	PI CHIEF	0772-810674		

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the WBG and the MLHUD through a written communication

Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Consultative Meeting (District level)
Date & Time:	Date: 24 th 06, 2022 Time: From: 10:00am To: 11:30 am
Stakeholder (s):	CAO - Ntoroko District - Otai Charles and DR. Patrick Bagonza (Production Officer)
Location:	District: Ntoroko Sub County: Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: 2 Female:
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
CAO & Production Officer, Ntoroko District	I am new in office; I have spent about one and half week's in office, let's have this meeting together with the production officer, most of the technical people have gone for this same workshop on land administration organize in Fort-portal	Noted
	Previously, this region had kingdoms which latter disintegrated during President Iddi Amin's regime. These kingdoms included Tooro kingdom, Rwenzori/Rwenzururu kingdom	Noted
	Ntoroko district was cut out from Rwenzori/Rwenzururu kingdom but one of the terms and conditions was for it not to indulge in kingdom issues	Noted
	Ntoroko total land area is 1360 square miles but only 40% of this land is arable	Noted
	In the past, till up to 1985, this place was communal whereby no one specifically owned any piece of land but people leaved together	Noted
	We have the mountainous area which is specifically for crop farmers	Noted
	The plains mainly located on the Western arm is mainly occupied by pastoral farmers and the game reserve	Noted
	Settlements are special, the Batuuku tribe is the dominant tribe and they are the cattle keeping tribe, these are followed by the Bakonzo while the Batooro are the minority tribe. The Bakonzo and Batooro are mainly are crop farmers. The lake is the metropolitan since it attracts people from different places that include even the Alur of Uganda and those of DRC.	Noted
	Because the Batuuku are dominant, the reason to as why the district was named as Ntoroko	Noted
	There used to be a lot of poaching in the game reserve but government has put some enforcement that has bared people from poaching	Noted

	We are also bordered by River Semliki and Lake Albert and fishing is the main economic activity here	Noted
	Land use: Ntoroko by 1985 was still communally owned however, some individuals wanted to take advantage and individualize land by creating ranches but this was resisted by the majority of people.	Noted
	Consequently, the district has since then transitioned into customary land ownership	Noted
	Communal land ownership ended in Ntoroko about 6 years ago and some people have titled their pieces of land to freehold tenure but most of it is customary	Noted
	Those who titled have since fenced off their land Most subsistence households are customary	Noted
	National Forestry Authority (NFA) also took over some parts of the land and has since gazetted it.	Noted
	NFA planted a lot of Pine trees but ended up conflicting with the community which wanted to use the same land for agriculture and grazing grounds. Consequently, as a response, the community frequently burnt the NFA trees which caused a lot of losses and in response, the game rangers also killed many people.	Noted
	Pastoralism /grazing and keeping of animals (cows and goats) is the main economic activity and crop farming is secondary	Noted
	There are many land wrangles since some people who wanted to grab land registered fake titles. They have the titles, but the people have the land. They have failed to chase away the people.	Noted
	Many people came to scrambling for land and registering it after they realized that there were minerals discovered in Ntoroko for instance the Gypsum being mined and many others	Noted
	Pastoralists also encroach on the river banks and the lake shows as well as in most protected areas consequently destroying the eco system. There is therefore need for especially NEMA to protect these areas	Noted
	Some time back, River Semliki and Lake Albert settlers were requesting government to give them space for burial space since most of them are immigrants from Congo and therefore have no burial land	
	The people at the lake are managed by National Environment Management Authority (NEMA) and these do not have many outstanding land wrangles. These fishermen normally want to be close to the water. NEMA cares about the Banks of the lake	Noted
	Gender, land Access and user rights: These communities are patriarchal in nature so the men own and control the land while women are side-lined since they are married away to other communities	Noted
	However, now days, we have rich women who own land and cattle but this is a very small percentage	Noted

	Because of the land demarcations coming up, the population of cows is being affected because of the rampant putting up of fences by the community	Noted
	We have streams and the lake which has dry banks however; famers graze and take their animals to the water zones. In addition, swamps are also not protected and gazette.	Noted
	People have fenced off up to the swamps and up to the river banks.	Noted
	The district should have a role in protecting the wetlands, lake and river; they should play the role of NEMA at the district on ground	Noted
	There are interventions through NGOs that are trying to protect the river banks through sensitization Poor management of river banks is a major issue	Noted
	River banks were fence but communities destroyed in ordered to access water for their animals	Noted
	Traps for water/deep wells have been erected for the animals to avoid destruction of the river banks	Noted
	CAO – How are conflicts on land resolved since land is communally owned?	<p>Many people now take cases to court if they fail to resolve amicably</p> <p>Most of the cases are as a result of access denial to places/ land resulting from rampant fencing</p> <p>Local leaders usually try to resolve but if it fails, they usually go to court</p> <p>Similarly, cases of animals eating up people crops are many since the majority of the people living in the plains initially were pastoralists but they have been joined by the crop farmers. Consequently, most of the crop farmers lose cases because the cattle farmers are rich and have money to sustain a case for long periods of time unlike crop farmers who are poor.</p> <p>Initially, NFA used to allow crop farmers to grow crops within the forest reserve but they were stopped then the communities started burning trees. Now NFA has changed its approach, the ask people to come and grow trees so that they can</p>

		be harvested at the sometimes by both parties Community members are also encouraged to do eco tourism
	Community members poisoned all the lions because when there was drought, lions descended on their animals consequently, most lions were killed	Noted
	There is also an issue of human life/wildlife conflict	Now Uganda Wildlife Authority (UWA) gives communities bee hives so that farmers get honey but at the same time, bees chase away elephants from crops and animals. This is done at the boundaries of the national reserves
	Someone processed a land title from the lands office and came and started planting a fence over big chunks of land however, the community chased him away, he has the land title but the land has been taken away from him because it was a ghost title	Noted
	We welcome the process and we will participate and support the project	
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

Very informative and insightful dialogue. A detailed history of land ownership in the district i.e. it evolved over the years was provided together with challenges related land. Women exclusion from land ownership and land grabbing were some of the outstanding issues.

Attach Pictures of the Engagement

Attendance List

Stakeholder consultation record:

Name of Assignment: STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS (DISTRICT)					
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>	
	RPF	<input checked="" type="checkbox"/>	RAP	<input type="checkbox"/>	
		<input type="checkbox"/>	VMGF	<input checked="" type="checkbox"/>	
	ESIA	<input type="checkbox"/>	SEF	<input checked="" type="checkbox"/>	
Others (Specify)					
Date: 24/06/2022					
Location: NTOROKO DISTRICT HQS					
Project name: EU FINANCING FOR LAND ADMINISTRATION					
Proponent: MLHUD					
Name of person/ official met:	Gender	District	Designation	Contact (Tel/email)	Sign/ Initial
	M F				
Dr. Charles	<input checked="" type="checkbox"/>	NTOROKO	CAO	0772640639	[Signature]
Dr. Baguma Patrick	<input checked="" type="checkbox"/>	NTOROKO	DPO	0774423508	[Signature]

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)				
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project				
Information/Consultation:	Increase security of land rights and strengthen local land administration and management				
How & when was this meetings organized/agreed upon by the Stakeholder	This meeting was organized by the Production Officer of Ntoroko district through a phone call on 24 th June, 2022				
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming				
Activity:	Physical Consultative Meeting (Community level)				
Date & Time:	Date: 24 th 06, 2022 Time: From: 12:3pm To: 02:00 pm				
Stakeholder (s):	WOMEN OF NTOROKO DISTRICT				
Location:	District: Ntoroko Sub County: Kibuuku TC Parish: Village& Coordinates: Kasozi II Park/Forest:				
Total no of Participants	Male: 0 Female: 12				
Facilitator (s):	Judith Ikiring Obore				

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
WOMEN OF NTOROKO DISTRICT	The wife to the late Mr. Vincent is claiming for the whole of Kibuuku district that it belonged to her late husband and that she has a land title for it. We had a very big security meeting in which the Resident District Commissioner (RDC) was invited.	Noted
	Most men buy land but they do not include their wives in the purchase agreements as co-owners	Noted Inclusion of women is part of this project. all women who own land will be encouraged and supported to register and married couples will be sensitized and encouraged to include women in this process. In addition, this program will support the issue of family cohesion where families, women and men, boys and girls sit together and make informed choices for the good of all family members in each family. Thus, there will be continuous sensitization and engagement of both women and men during the implementation period.
	We have no access roads because people are fencing all the land even at the town councils, not even space for a foot path is spared	Noted
	We have pastoralists and food crop farmers however, animals destroy the food crops but the pastoralists bribe their way out and they are left	Noted
	If one has no money, they cannot take the case to the authorities, food can never be compensated yet both farmers are working so as to get income and food for their families	Noted
	Need to establish a buffer zone where animals pass and end	Noted
	Most agricultural officers are men and they over under look women; they do not consider our issues we suggest that government recruits a female agricultural officer to attend to our issues.	Noted The project will ensure that women are given all the support they need to access and benefit from this program. It will also put in place GRMs to address all conflicts arise from the project so as to minimize any social and environmental impacts that might impact on the population.
	If we can handle the issue of animals eating our crops first is very important.	This is noted

	Secondly, we are thankful to EU and World Bank for recognizing and consulting us women, this gives us trust and hope and it empowers us too.	Noted. Adequate supported will be provided for women to ensure that you participate and that you are not left out.
	It is important to have a land title because without it, anyone can claim your land	Noted This will also reduce conflicts on land grabbing because peoples land will be secured
	Is it Government that has sent you or just World Bank and EU?	We are here on behalf of Government, World bank and EU. EU offered a grant to the government of Uganda through the World bank to increase security of land rights and strengthen local land administration and management of land.
	We have plots of land that vary in sizes, as you come to give titles you only giving those with big pieces of land or even some of us with smaller pieces of land?	All pieces of land big or small as long as it is in the category of customary and has never been formerly registered.
	We welcome this project	Noted
Issues not responded to during SE and plans on how and when they will be addressed.		
If we can handle the issue of animals eating our crops first is very important	NA	NA

General Comments or Observations

Women exclusion, land grabbing, conflict between pastoralists and crop farmers and the general fear that their land might be taken away from them

Attach Pictures of the Engagement



Consultation with Women of Kibuuku Town Council, Ntoroko District

Attendance List

Stakeholder consultation record:

Name of Assignment: <u>STAKEHOLDER CONSULTATION FOR ESF INSTRUMENTS</u>						
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>		Environmental Audit	<input type="checkbox"/>	
	RPF	<input checked="" type="checkbox"/>		RAP	<input type="checkbox"/>	
		<input type="checkbox"/>		SEF	<input checked="" type="checkbox"/>	
	ESIA	<input type="checkbox"/>		VMGF	<input checked="" type="checkbox"/>	
Other (specify) _____						
Date: <u>24/06/2022</u>						
Location: <u>KIBUKU TOWN COUNCIL, NTOROKO DISTRICT</u>						
Project name: <u>EU FINANCING FOR LAND ADMINISTRATION</u>						
Proponent: <u>MLHUD</u>						
Name of person/ official met:	Gender M F	Village	Designation	Contact (Tel/email)	Sign/ Initial	
Astok Katusaka	F	KASOZI II	Farmer	0774591336	Astok	
Tibasaga Beatrice	F	KASOZI II	Farmer	0771578645	Tibasaga	
Kavungu GET	F	KASOZI II	Farmer	0777057034	Kavungu	
KOKYO BEST	F	"	Farmer	0776398329	KOKYO	
Beatrice Katusaka	F	"	Farmer	0773134794	B.B.	
Kachemba Sudi	F	"	Farmer / Guard			
Kasungu best	F	"	Farmer	0724189522		
Kasungu Oliver	F	"	Farmer			
Kasungu Jane	F	"		0784945620		
Kasungu edetu	F	"	Farmer	0724239950		

Men of Kasozi II village, Kibuuku Town Council, Ntoroko District	If you own land individually and it's not a family land, can you be supported to get a certificate?	Yes, you can be supported to get a certificate. The project will support both individuals and groups to have their lands registered and obtain certificates of ownership.
	Some people have been on this land for a long time but when they tried to process titles for the land, they failed because the system indicated that the area already had a Title .	Noted. The MLHUD will follow up this matter.
	If someone is from Ntoroko and has land elsewhere (within Tooro sub-region), can he be helped to get his/her land registered?	Yes, provided the land is within the districts that are going to benefit from the project.
	The whole of Kibuku TC has been affected by the problem of a fraudulent title which was acquired by a person from Kabarole district. There are so many fake land titles in Ntoroko district including the one of one of the people with a fake land title is called Baguma .	Noted. The MLHUD will follow up this matter with the possibility of investigating it.
	There are cases where the rich claim ownership of big chunks of land in some areas. How will you help communities in such areas get justice?	The MLHUD will share this information with other government agencies who can help the communities. Such cases should also be reported to the RDC who represents the office of the president at the district and heads the District Security Committee.
	This project will help people get certificates of ownership but there are people who do not have the capacity to develop or productively utilize their lands. Are there programs to support such people to make better use of their lands?	After getting their lands registered, such people can benefit from government programs like the Parish Development Model (PDM).
	Is the project going to benefit everybody or there will be some criteria for selecting the beneficiaries?	The MLHUD will develop the criteria for selecting the beneficiaries.
	Will people who settle on land that belongs to the Kingdom be allowed/supported to get certificates of ownership?	This is only possible if the Kingdom allows it since the land belongs to the Kingdom. This may require discussions between the leaders of the community and the Kingdom before the project can support such people.
	In Ntoroko, land is inherited by children irrespective of whether they are male or female. The community has regard for gender issues.	Noted.
	The World Bank has partnered with government to support many projects. Why has the World Bank decided to come on ground in this case?	The World Bank has always come on ground to consult the communities about projects. Sometimes it does it through the implementing agencies.
	Will WB/MLHUD establish an office at the district for implementation of the project?	The MLHUD will put in place a proper structure/team for implementing the project at the districts. The Ministry will work with some district officials and the MZO located in Fort Portal City.
Issues not responded to during SE and plans on how and when they will be addressed.		
None	NA	NA

General Comments or Observations

The issue of fake land titles and attempts to grab people's land dominated the discussions. Their concerns notwithstanding, the community welcomes the project to Ntoroko district.

Attach Pictures of the Engagement



Consultative meeting with men of Kasozi II village, Kibuuku TC, Ntoroko District

Attendance List

Stakeholder consultation record:						
Name of Assignment:	STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS (COMMUNITY)					
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>	Environmental Audit	<input type="checkbox"/>		
	RPF	<input checked="" type="checkbox"/>	RAP	<input type="checkbox"/>		
	ESIA	<input type="checkbox"/>	SEF	<input checked="" type="checkbox"/>		
		<input type="checkbox"/>	VMGF	<input checked="" type="checkbox"/>		
Date:	24/06/2022					
Location:	KIBUKU TOWN COUNCIL, NTOROKO DISTRICT					
Project name:	EU FINANCING FOR LAND ADMINISTRATION					
Proponent:	MLHUD					
Name of person/ official met:	Gender	Village	Designation	Contact (Tel/email)	Sign/ Initial	
AKOBA NABULI	✓	KASOZI II	V/C/MAN	07735311442	<i>[Signature]</i>	
ALWAS JOHN	✓	KASOZI II	HOV. COUNCIL	0777994015	<i>[Signature]</i>	
KULUBAZA CHARLES	✓	KIBUKU TC	PERSONAL LCT	0777345428	<i>[Signature]</i>	
ALACUMA FRASIS	✓	KASOZI II	Farmer	0774171179	<i>[Signature]</i>	
MUSEMBA WILSON	✓	KASOZI II	Farmer	"	<i>[Signature]</i>	
KYAMUKUNDA PAMUK	✓	KIBUKU II	Farmer	"	<i>[Signature]</i>	
MOZA KAIO	✓	KIBUKU TC	GISO-KIBUKU	0774888187	<i>[Signature]</i>	
KATUMBA JOHN BOSA	✓	KIBUKU TC	VIC PERSONAL LCT	0782465499	<i>[Signature]</i>	
BALINDAYOGE	✓	KASOZI II	KIBUKU TC	07837411435	<i>[Signature]</i>	

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations for the ESF instruments (ESMF, SEP, RPF & VMGF) for the EUFLA Project
Information/Consultation:	Increase security of land rights and strengthen local land administration and management
How & when was this meetings	This meeting was organized by the Production Officer of Ntoroko district through a phone call on 24 th June, 2022

organized/agreed upon by the Stakeholder	
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming
Activity:	Physical Consultative Meeting (Community level)
Date & Time:	Date: 24 th 06, 2022 Time: From: 03:00pm To: 05:00 pm
Stakeholder (s):	Community of Itojo village, Karugutu Sub County, Ntoroko District
Location:	District: Ntoroko Sub County: Karugutu Parish: Village& Coordinates: Itojo Central Park/Forest:
Total no of Participants	Male: 15 Female: 1
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Community consultation	What are the qualifications and procedures for accessing this land registration program is it for free or is it for paying?	<p>The first qualification is ownership of customary land.</p> <p>All pieces of land big or small as long as in the category of customary and has never been formerly registered.</p> <p>Additional qualification is verification and approval by all neighbors that you are the rightful owner.</p> <p>Identification documents like identity card or purchase agreements of the land might be a requirement during the verification exercise.</p>
	My comment goes to the district leadership, we have no proper demarcated boundaries within the 3 sub counties and you find that each district is claiming for the same resource like game reserve, swamps, this may bring issues during this registration program	The project is going to work closely will all the 3 town councils so as to avoid any friction and avoidable conflicts, they will also use available documentations that clearly shows the map of the area
	People perceive information differently; many are going to ask why you people have come here telling us about registering our land. There is going to be need for a detailed consultation and sensitization	<p>Noted, surely a detailed consultation and sensitization are going to be part of this exercise throughout the project life</p> <p>Ntoroko technical and political leadership are attending a workshop at Kalya Courts on the same issue and they will come and sensitize the community. In addition, MLHUD will carry out further consultations in all the select 32 districts during project implementation.</p>
	My fear is that last year, there was a rumour that MLHUD wanted to tax people who had	We are not aware of this rumour. Government has good intentions for this project and for the people.

	idle land, wont this make government to come and tax us?	
	As a community, we have even failed to facilitate the sub county land board to go and inspect our land so we realize that government wants to secure for us our own land	Noted
	We need a lot of community sensitization	Noted
	Another challenge we have is that we have no officials recruited at the district for instance the surveyor people privately hire these services from the nearby districts which makes it very costly	The project will is going to be equipped with all the specialists needed and they will work hand in hand with the local governments of these areas.
	Engage land committees, cultural leaders, opinion leaders and local leaders to act as foot soldiers in the sensitization program.	Noted
	Ntoroko has a lot of natural resources and much of the land about 60% is under government control e.g., forest reserves, Lake Albert, River Semliki etc., the reason most people end up encroaching on protected areas.	Noted
	Our climate is not favourable, because of the rift valley; we are 1,000 meters below sea level so we usually experience extreme weather conditions, severe heat and drought and during dry season and during rainy season, we also experience serious flooding, that is why most people end up encroaching the forest reserves for survival especially for grazing.	Noted
	If the game reserve is reserved, who is it reserved for? If it's for the people, then let it be given to the people.	The government holds the protected areas like game parks and game reserves, swamps, rivers banks, lakeshores etc. in trust for the people.
	Land ownership, it is usually men who own land, it is only independent women who can buy land and register it in their names.	Need for community sensitization on gender and inclusion of women in land ownership.
	Some literate women now days when buying property with their spouses register property in both their names	Noted
	None of us sited here has a land purchase agreement written jointly with the women's names	Noted, however, it is important for you to bring women on board since they are your wives, sisters, daughters and your mothers. Women are the basic providers of food as already mention earlier in this meeting and the till the land to do so. It is high time you brought women on board.
	Conflicts are usually handled at family level but if the fail, then they move it to the Local	Noted, also GRM and GRCs will be established to deal with conflicts and avoid escalation of issues.

	council (LC) courts and to the magistrate's court	
	Some men marry women and when these women fail to give birth to children, the man gets another woman and sometimes he tells the woman not to touch his land so how can such women be helped?	The project will offer support to all VMGs, women and PWDS inclusive, to participated in this project to avoid being excluded.
	In Ntoroko, the only office handling family and child protection issues is in Karugutu town council so everyone has to travel to Karugutu.	Noted, support will be given to community member, this will be communicated on the onset of implementation
	There is need for the Community Development Officer (CDO) to support communities and families.	Noted, the project is going to work closely with the Community development department at the district level.
	When is this project starting?	This stage is for preparation of the Environmental and Social framework instruments for guiding this project and this will continue up to 30 th June 2022, after that, MLHUD will communicate to each beneficiary district the actual plan and program for implementation of the project.
	Where are they going to register us from, we have an issue of distance between the villages and the sub counties?	This information will be disclosed by the MLHUD at the onset of implementation.
	Parish chief: land registration in our area has been a demand and we welcome this project and will support you	Noted
	During the construction of Fort-portal – Bundibugyo road, people were compensated little simply because the land was not registered so the valuation process undervalued the Bundibugyo – Lumia (Fort-portal – Bundibugyo) road project.	Noted
Issues not responded to during SE and plans on how and when they will be addressed.		
If we can handle the issue of animals eating our crops first is very important	NA	NA
General Comments or Observations		
Women exclusion, land grabbing, conflict between pastoralists and crop farmers and the general fear that their land might be taken away from them		

Attach Pictures of the Engagement



Community meeting in Itojo Central village, Karugutu SC, Ntoroko district

Attendance Must be attached (Name | institutions or Community | Sex | Contact | Signature)

Stakeholder consultation record:						
Name of Assignment: STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS (COMMUNITY)						
Purpose of consultation (tick appropriate box):	ESMF	<input checked="" type="checkbox"/>		Environmental Audit	<input type="checkbox"/>	
	RPF	<input checked="" type="checkbox"/>		RAP	<input type="checkbox"/>	
		<input type="checkbox"/>		SEF	<input checked="" type="checkbox"/>	
	ESIA	<input type="checkbox"/>		VMGF	<input checked="" type="checkbox"/>	
Other (specify)						
Date: 24/06/2022						
Location: ITOJO CENTRAL, KARUGUTU SUB-COUNTY, NTOROKO DISTRICT						
Project name: EU FINANCING FOR LAND ADMINISTRATION						
Proponent: MLHUD						
Name of person/ official met:	Gender		Village	Designation	Contact (Tel/email)	Sign/ Initial
	M	F				
MPUSA ZAKAYO	M		ITOJO	Resident	079776168	[Signature]
MATE SANBANA-L	M		ITOJO	Resident	0781497991	[Signature]
Bwambale JEREMY	M		ITOJO	RESIDENT	0726774995	[Signature]
BWAMBALE Edison	M		ITOJO	RESIDENT	0782175721	[Signature]
BURAH JENNIFER	F		Ntambaga		0770823086	[Signature]
Asifwa JEREMY	M		Kintambaga	RESIDENT	0779678238	[Signature]
Godwin KIRATI	M		ITOJO		077409663	[Signature]
Bwambale Jemel	M		Kankaga	Chairman N.R.M	0785271110	[Signature]
MUHINDO JERRY	M		ITOJO	B/MAN	0781756201	[Signature]
KAMATHA CHARLSON	M		Karambi	Resident	0783894186	Kamatha

Stakeholder consultation record:

Name of Assignment: STAKEHOLDER CONSULTATIONS FOR ESF INSTRUMENTS		
Purpose of consultation (tick appropriate box):	ESMF <input checked="" type="checkbox"/>	Environmental Audit <input type="checkbox"/>
	RPF <input checked="" type="checkbox"/>	RAP <input type="checkbox"/>
	<input type="checkbox"/>	SEF <input checked="" type="checkbox"/>
	<input type="checkbox"/>	VMGF <input checked="" type="checkbox"/>
	ESIA <input type="checkbox"/>	Other (specify): <input type="checkbox"/>
Date: 24/06/2022		
Location: ITOJO CENTRAL, KARUGUTU SUB-COUNTY, NTOROKO DISTRICT		
Project name: EU FINANCING FOR LAND ADMINISTRATION		
Proponent: MLHUD		
Name of person/ official met:		
	Gender: M F Village Designation Contact (Tel/email) Sign/ Initial	
Mabuli Isaac	M ITOJO Resident 0785380050 Mabuli	
Mukongozzi Augustine	M ITOJO Hon. Councillor 0772178877 Mukongozzi	
Muthahinge Ben	M ITOJO Resident 0733249926 Muthahinge	
Afegaka Patricia	M ITOJO Parish Chief 0772267666 Afegaka	
Murison Wilson Mwan	M ITOJO Dist. H.Q. 077635974 Murison	
Kusa Thomas	M Karugutu S/C Ass-Veterinary Officer 077676799 Kusa	

ANNEX 9: STAKEHOLDERS CONSULTED AT DISTRICT AND INSTITUTIONAL LEVEL

Stakeholder	Key personnel consulted	Date	Method of Engagement	Gender		
				Male	Female	Total
Meetings that were held physically						
Zombo district officials	District Community development officer Senior Probation and Welfare Officer Senior Community development officer LCIII Councillor Production Officer Senior Assistant Secretary Community Development Officer	20/06/22	Physical meeting	6	1	7
Mode of engagement						
Zombo community consultations		20/06/22	Physical meeting	7	23	30
Kibuku district officials	District Administrative Officer Senior Land Management Officer	22/06/22	Physical meeting	1	2	3

	District Community development officer					
Kibuku community consultations	Members of the community	22/06/22	Physical meeting	45	21	66
Ntoroko district officials	District Administrative officer District Production Officer	24/06/22	Physical meeting	2		2
Ntoroko community consultations	Members of the community	24/06/22	Physical meeting	24	3	27
Virtual meetings						
Simon Peter Mwesige UN Habitat/Global land Tool Network	Coordinator Land Program-	10/06/22	Virtual Meeting (Zoom)	1		1
Pamela Nyamuko - International Institute of Rural Reconstruction	Country Director	10/06/22	Virtual Meeting (Zoom)		1	1
Caroline Kayanja-UCOBAC	Senior Program Officer	10/06/22	Virtual Meeting (Zoom)		1	1
Gerald Paddy- Transparency International Uganda	Program Officer	10/06/22	Virtual Meeting (Zoom)	1	-	1
Oyet Alex Labeja-Agago district	Land Officer	10/06/22	Virtual Meeting (Zoom)	1		1
Ministry of Gender Labour and Social Development	Officer	10/06/22	Virtual Meeting (Zoom)	-	1	1
Kaabong district Commercial officer Thomas Lemu	Officer	06/06/22	Telephone call	1		1
Wafula Geoffrey -IFDC Project coordinator Kween district	Project coordinator	06/06/22	Telephone call	1		1
Namara Christopher- District Community Development Officer- Kabale	District Community Development Officer	07/06/22	Telephone call	1		1
Dennis Mucunguzi-Chief Executive Officer African International Christian Ministry (AICM)-Kabale	Chief Executive Officer	08/06/22	Telephone call/email	1		1
Johnmary Ssekate-Naswa -National Association of Social Workers	National Coordinator	10/06/22	Virtual Meeting (Google Meet)	1		1
Mukaaga Johnson -CEDP	Project Coordinator -	10/06/22	Virtual Meeting (Google Meet)	1		1
Moses Onen- Pelum Uganda		10/06/22	Virtual Meeting (Google Meet)	1		1

Virtual meetings						
Wilfred Erima Babanga-ZOA,	Program Manager,	10/06/22	Virtual Meeting (Google Meet)	1		1
Maureen Nakaayi– IIRR	M& E Officer	10/06/22	Virtual Meeting (Google Meet)		1	1
Odella Brian -Shelters and Settlements Alternatives (SSA)	Programme Officer,	10/06/22	Virtual Meeting (Google Meet)	1		1
Gerald Padde Auku	Transparency International Uganda	10/06/22	Virtual Meeting (Google Meet)	1		1
Besigwa Emmanuel-HQ/MLHUD	Land Officer	10/06/22	Virtual Meeting (Google Meet)	1		1
Nanyonga Linda Raising and Communication – ILGU – RELAPU of GIZ	Technical Advisor on Land Management , Awareness	10/06/22	Virtual Meeting (Google Meet)		1	1
Zzinga James -CCO/CLA Secretariat	Policy analyst	10/06/22	Virtual Meeting (Google Meet)	1		1
Ojambo Emmanuel- International Institute for Rural Reconstruction (IIRR)	Project IT Officer,	10/06/22	Virtual Meeting (Google Meet)	1		1
Dennis Kidega MLHUD	Principal Physical Planner,	10/06/22	Virtual Meeting (Google Meet)	1		1
Dramani Santos- Housing /MLHUD		10/06/22	Virtual Meeting (Google Meet)	1		1
Henry Opyene/MLHUD	Communications	10/06/22	Virtual Meeting (Google Meet)	1		1
Murungi Bruce/MLHUD	Communications	10/06/22	Virtual Meeting (Google Meet)	1		1
Ibrahim Magemeso MLHUD	Surveys and Mapping/	10/06/22	Virtual Meeting (Google Meet)	1		1
Justus Wambayi CADASTA	Regional Manager, Africa Region,	10/06/22	Virtual Meeting (Google Meet)	1		1
Kyomukama Jenina MLHUD	Economist,	10/06/22	Virtual Meeting (Google Meet)		1	1
Margaret Lwanga USMID/MLHUD	Environmental Specialist	10/06/22	Virtual Meeting (Google Meet)		1	1
Ronald Baggaga ESSF		10/06/22	Virtual Meeting (Google Meet)	1		1
Harrison Irumba MLHUD	Policy Dept/	10/06/22	Virtual Meeting (Google Meet)	1		1
Hamza Galiwango-Uganda Investment Authority (UIA)		10/06/22	Virtual Meeting (Google Meet)	1		1

Virtual meetings						
Elaine Stamhuis ZOA Uganda		10/06/22	Virtual Meeting (Google Meet)	1		1
Abdulla Hassan Byantalo MLHUD		10/06/22	Virtual Meeting (Google Meet)	1		1
Edson Ndagijumana- International Institute for Rural Reconstruction (IIRR)		10/06/22	Virtual Meeting (Google Meet)	1		1
Jesse Maurice- MLHUD		10/06/22	Virtual Meeting (Google Meet)	1		1
Jordana Wamboga UCOBAC		10/06/22	Virtual Meeting (Google Meet)		1	1
Doreen Natamba-IIRR	International Institute for Rural Reconstructi on (IIRR)	10/06/22	Virtual Meeting (Google Meet)		1	1
Toko Godfrey MLHUD	Cartographer –	10/06/22	Virtual Meeting (Google Meet)	1		1
Judie Adoko LEMU		10/06/22	Virtual Meeting (Google Meet)		1	1
Phillip Adonga Gulu MZO/MLHUD	Land Officer	10/06/22	Virtual Meeting (Google Meet)	1		1
Robert Opio MLHUD	Land Expert	10/06/22	Virtual Meeting (Google Meet)	1		1
Dennis Obbo -Ministry of Lands, Housing and Urban Development		10/06/22	Virtual Meeting (Google Meet)	1		1
Total				178		