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MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

DRAFT

STAKEHOLDER ENGAGEMENT PLAN (SEP)

FOR

EU FINANCING FOR LAND ADMINISTRATION IN UGANDA

(P175732)

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LIST OF ACRONYMS/ABBREVIATIONS

ACHPR	African Charter on Human and Peoples' Rights
ALCs	Area Land Committees
CBO	Community Based Organization
CCOs	Certificates of Customary Ownership
CEDP	Competitiveness and Enterprise Development Project
CLAs	Communal Land Associations
DPC	Data Processing Center
DPG	Development Partners' Working Group
DPP	Directorate of Public Prosecution
EIAR	Environmental Impact Assessment Regulations
ESCP	Environment and Social Commitment Plan
ESF	Environmental and Social Framework
ESMF	Environment and Social Monitoring Framework
ESMP	Environment and Social Monitoring Plan
EU	European Union
FBO	Faith Based Organizations
FGDs	Focused Group Discussions
GBV	Gender Based Violence
GoU	Government of Uganda
GRC	Grievance Redress Committees
IPF	Investment Project Finance IAs Implementing Agencies
KIIs	Key informant interviews
KPI	Key Performance Indicators
LC	Local Council
LMIs	Land Management Institutions
M&E	Monitoring and Evaluation
MDTF	World Bank-administered Multi-Donor Trust Fund
MGLSD	Ministry of Gender, Labor and Social Development
MoFPED	Ministry of Finance Planning and Economic Development

MoLG	Ministry of Local Government
MLHUD	Ministries of Lands, Housing and Urban Development
MPS	Minimum Package of Services
MZOs	Ministry Zonal Offices
NGO	Non-Government Organization
NLIS	National Land Information System
PAI	Project Area of Influence
PAPs	Project Affected Persons
PSFU	Private Sector Foundation Uganda
PWDs	People with Disabilities
Q&A	Question and Answer
RAP	Resettlement Action Plan
RaPPA	Rapid Physical Planning Assessment
RPF	Resettlement Policy Framework
SDSs	Social Development Specialists
SE	Stakeholder Engagements
SEP	Stakeholder Engagement Plan
SGBV	Sexual and Gender Based Violence
SLAAC	Systematic Land Adjudication and Certification
SOPs	Standard Operating Procedures
UNGRF	Ugandan National Geodetic Reference Framework
VAC	Violence Against Children
VMGF	Vulnerable and Marginalized Groups Framework
VMGs	Vulnerable and Marginalized Groups
WB-GRS	World Bank Grievance Redress Services

EXECUTIVE SUMMARY

The EU Financing for Land Administration in Uganda (hereinafter, the Project) 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 will support at the initial stage during preparation of the safeguard's instruments. 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 the selected Project areas.

Notably, the project will seek to address issues related to developing capacity of local land institutions, increase the number of land parcels demarcated and registered; and reduce number of land disputes.

This is in line with Uganda's NDP III, 2020/21 – 2024/25; regarding improved land use and management as one of the fundamentals to be strengthened in order to harness the country's abundant opportunities. The project will build on earlier World Bank interventions in the social sector and it is estimated to run for a period of four (4) years.

The Stakeholder Engagement Plan (SEP) has been developed in line with an Environmental and Social Management Framework (ESMF), Resettlement Policy Framework (RPF), 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 SEP 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 SEP.

The problem

Across the country, efficient utilization of land as an economic and natural asset is hampered by insecure land tenure, outdated 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. 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 ongoing 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.

The Proposed Project Development Objective

The Project Development Objective (PDO) 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.

Proposed Project benefits

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 communally and individually 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 scope and coverage

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, Kwana, 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

In preparation of the Safeguards instruments, four districts with regional representation were selected to be visited and these are; West Nile region – Zombo, Northern region - Amuru, Eastern region – Kibuku and Western region – Ntoroko. Three districts were visited; Amuru district will be consulted in the ensuing stakeholder engagement during project implementation. These were 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. Detailed stakeholder engagements will be rolled out across all the 32 districts and the process will be continuous throughout the project life cycle.

The primary beneficiaries of the 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 were conducted in an inclusive manner, involving the vulnerable people of both genders as well.

Proposed Project activities

The proposed Project consists of three 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).

These activities together constitute a comprehensive package of customized support towards the modernization and scaling up of land administration in selected geographic areas in Uganda.

Stakeholder Engagement Plan (SEP)

The Project's land administration component supports gender equity in land registration and ownership. The MLHUD through this Stakeholder Engagement Plan (SEP) will develop a comprehensive communication strategy and undertake comprehensive stakeholder engagements aimed at maximizing outreach, stakeholder consultations and enhancing involvement and informed participation of all Project beneficiaries. 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, transparency and ownership in the implementation of project activities.

Objectives of the SEP

The objective of the SEP is to provide a forum for meaningful participation of all the Project stakeholders at the national, district and community levels. The SEP sought to inform the process of developing appropriate planning, implementation, management and monitoring measures as well as institutional arrangements for effective operations of the proposed Project. The SE exercise will provide an open and inclusive platform for information disclosure and informed sharing of ideas towards the realization of set objectives, with emphasis on ensuring gender inclusivity, involvement of VMGs of both genders, and the maximum participation of all Project beneficiaries.

Preparatory Stakeholder Engagements (SEs)

Initial preparatory stakeholder engagements intended to provide comprehensive data for the planning and the design of the Project were conducted by the recruited consultants and the Project Implementation Unit (PIU) from MLHUD, the World Bank team and other stakeholders at the national level through a series of meetings with various categories of stakeholders ([see Section 2.2](#)). These meetings helped refine the instruments for more comprehensive SE exercises that will subsequently be rolled out across the Project areas. These SE exercises will be guided by the World Bank's ESS 10 on Stakeholder Engagement and Information disclosure.

Further consultations will emphasize modalities for ensuring an inclusive, gender balanced approach to Project activities and objectives. 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.

Approaches to SE exercises

Multiple approaches have been employed to gather stakeholders' views for the purpose of data collection during the preparatory stage and in subsequent comprehensive stakeholder engagements throughout the Project's life cycle.

In keeping with the requirements of ESS10, the MLHUD will take 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 and Email exchanges to conduct extensive, meaningful and timely consultations.

To this end, the MLHUD, in liaison with the World Bank and recruited Consultants, sought to develop this SEP to map out and support activities geared towards conducting comprehensive, transparent and inclusive stakeholder consultations with the aim of ensuring informed participation and maximizing land registration while simultaneously reducing land disputes and incentivizing joint titling and land titles for women.¹ initial stakeholder engagements were conducted in the three different regions and the process will be continuous and conducted in selected Project areas throughout the Project's life cycle.

The Context of the Stakeholder Engagement Plan (SEP)

The SEP considers engagement of all stakeholders as an important part of communication that will build and maintain enduring relationships among stakeholders, affected communities including VMGs, refugees, PWDs and other interested parties within the Project beneficiaries, which, if done in a timely, relevant, understandable, open, and transparent manner, will lead to all stakeholder appreciation and acceptance of the project. The SEP will ensure that consultations shall be carried out in the most culturally appropriate manner, free of manipulation, interference, coercion, discrimination, and intimidation. The SEP will be developed and it will cover all activities on the Project. The same SEP will target all project beneficiaries in order to create awareness about the project. The one single SEP will be used across the entire project locations, across the 32 districts addressing project activities after they have been identified. Dates, locations, venues, time and mode of stakeholder engagements will be updated for all the project locations after project identification is concluded for each district.

National-Level Stakeholder Consultations

For planning purposes, preliminary multi-sectoral consultations were held in Kampala in between 27th May -15th June 2022 via Zoom and some physical engagement meetings (20th -24th June 2022) with various stakeholders at the national level, notably from the academia, district local governments, Civil Society Organizations (CSOs); Faith Based Organizations (FBOs); VMG representative organizations; Development Partners notably GIZ, UNCDF; UN Habitat/Global Land Tool Network; critical Government ministries and agencies and local communities. The objective was to gather data that would inform project design and prepare materials for the SEP which will guide the Safeguards team in the preparation and updating of various Environmental and Social Management documents, including the Environmental and Social Commitment Plan (ESCP), the Environmental and Social Management Framework (ESMF), the Resettlement Policy Framework (RPF), the Vulnerable and Marginalised Group Framework (VMGF). These preparatory processes are crucial for the development of a detailed Stakeholder Engagement Framework that will be used to guide the development of the SEP at the implementation stage.

¹ <https://openknowledge.worldbank.org/handle/10986/31513>

1 INTRODUCTION AND BACKGROUND TO THE STAKEHOLDER ENGAGEMENT PLAN

1.1 The Background

The EU Financing for Land Administration in Uganda (the Project) 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 the selected Project areas. The benefits of the Project will include regularizing land ownership, increasing security of land rights and strengthening land administration and management systems in the 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 as detailed in [section 1.3 below](#).

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, outdated 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 ongoing 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

² Klaus Deininger. World Bank Land Policies

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 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 Project's land administration component supports gender equity in land registration and ownership. The MLHUD will develop a comprehensive communication strategy and undertake comprehensive stakeholder engagements aimed at maximizing outreach, stakeholder consultations and enhancing involvement and informed participation of all Project beneficiaries, extending equal treatment to both men women and other Vulnerable and Marginalized Groups (VMGs) of both genders, to ensure openness, fairness, equity, transparency and ownership in the implementation of Project activities. To this end, the MLHUD, in liaison with the World Bank and the recruited Consultants, sought to develop this Stakeholder Engagement Plan (SEP) to map out and support activities geared towards conducting comprehensive, transparent and inclusive stakeholder consultations with the aim of ensuring informed participation and maximizing land registration while simultaneously reducing land disputes and incentivizing joint titling and land titles for women.³ Stakeholder engagements at the preliminary stage during safeguards document preparation and continuous engagements will be conducted in selected Project areas throughout the Project's life cycle.

This SEP therefore forms a vital component of the Project's implementation plan. It sets out the principles of, and modalities for, effective stakeholder engagements that will ensure compliance with existing environmental and social safety standards as well as the country's relevant laws, policies and regulations while ensuring the acceptance and sustainability of the Project. The SEP sought to enhance stakeholder participation right from the planning, management to the evaluation of the Project. Stakeholder consultations in the preparatory stage were used to identify mitigation measures and actions that will improve the project's decision making. The SEP thus, provides guidelines for stakeholder consultations throughout the Project lifecycle from planning, implementation, monitoring and evaluation in compliance with chapter 10 of the World Bank's Environmental and Social Standards (ESS 10).

1.2 Proposed Project Development Objective(s)

The Project Development Objective (PDO) 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.

³ <https://openknowledge.worldbank.org/handle/10986/31513>

1.3 Project Activities

The Project consists of three activities, namely:

- (iv) Institutional strengthening and training;
- (v) Systematic adjudication in the selected Project areas; and
- (vi) Project management, and monitoring and evaluation (M&E).

These activities together constitute a comprehensive package of customized support towards the modernization and scaling up of land administration in selected geographic areas in Uganda. *Detailed stakeholder engagement (SE) instruments have been developed for these activities and sub-activities following extensive consultations with the identified stakeholders.*

1.3.1 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 who will support at the initial stages. 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 districts and other relevant local stakeholders. Specific ToRs will be developed to guide MLHUD's recruitment of consultants to undertake some of the sub-activities.

The Project's SEP will adopt and utilize the training materials prepared under the CEDP project as well as the guidelines and procedures to: (i) regularize customary and communal lands; and (ii) formalize Communal Land Associations (CLAs).

1.3.2 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 customary 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 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. 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. Demarcation and registration of individually owned or used lands in rural areas including issuance of titles or CCOs to the individuals or groups (families) of individuals. 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 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 this 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).

1.3.3 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.

Given MLHUD's commitment to gender mainstreaming, the Project will advocate for gender equity in land registration and ownership. The MLHUD will implement, monitor and evaluate the Project in an inclusive and gender-sensitive manner. The MLHUD through this SEP will develop communication strategies and undertake a comprehensive stakeholder engagement aimed at maximizing outreach, stakeholder consultations and enhancing involvement and informed participation of all Project beneficiaries. 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.⁴

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 cognizant 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 happen to be located. Significant steps will be taken to mitigate attendant risk factors that may arise from the registration and regularization of land ownership under the Project.

1.4 The Selected Project Areas

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

⁴ <https://openknowledge.worldbank.org/handle/10986/31513>

1.6 Vulnerable Groups Targeted by the Project

The Project's target group will consist of both men and women, with emphasis on including vulnerable and marginalized persons of both genders as identified under the National Equal Opportunities Policy, 2022.⁵ The PIU will endeavour to ensure that all categories of vulnerable and marginalized persons are included in all the stages and processes of the Project to ensure compliance with Uganda's laws and policies on the inclusion of VMGs in national activities and programs and the ESS 10 and ESF 10 of the World Bank.⁶

Grievance Management Mechanisms (GRM) will be established in the selected Project areas to handle any grievance that may arise from the implementation of the Project. Table 1 below show the criteria that will be used to sample the VMGs under the proposed Project.

Table 1-1: The Main Vulnerable Groups in Uganda

Conflict related	Geographical related	Demographic categories	Poverty related
<ul style="list-style-type: none"> Internally displaced persons War orphans Former abductees Households living in/near conflict zones Refugees Cattle rustling community Refugee hosting communities Land conflicts (squatters, kibanja owners versus absentee landlords, people displaced by infrastructure developments or business establishments) 	<ul style="list-style-type: none"> Hard-to-reach and hard-to-live areas (mountainous areas, islands, those without to access roads and other social services) Disaster prone areas (earthquakes, landslides, floods, drought, pastoral communities) Geographical imbalance (sparsely populated, poor services, poor infrastructure vis-à-vis low resource allocation) Miners and populations in mining areas 	<ul style="list-style-type: none"> Widows and widowers Orphans and abandoned children Children living on street Albinos Female-headed households Child-headed households Persons with disabilities The chronically sick Terminally ill HIV/AIDS infected and affected persons Older persons Victims and survivors of Gender Based Violence Victims and survivors of human trafficking 	<ul style="list-style-type: none"> Urban and rural poor Causal workers The chronically poor Urban unemployed Low paid workers (formal and informal) Beggars Squatters Landless Nomadic pastoralists Peasants Plantation workers Subsistence workers Unemployed persons Artisanal fishing communities Poor-large households

⁵ *Template for National Equal Opportunities Policy, 2022: main vulnerable groups in Uganda*

⁶ World Bank. 2017. *Environmental and Social Framework (ESF)*.

	<ul style="list-style-type: none">• Populations living near national parks and gazetted forests.• People living in areas prone to epidemics (Ebola, tsetse flies, jiggers)	<ul style="list-style-type: none">• Ethnic minorities• Child mothers• Illiterate/ unskilled persons• Unskilled migrant workers• Informal sector workers• Juveniles• PWDs	
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2 METHODOLOGY AND APPROACH

2.1 Introduction

This section presents the approach and methods of engagement that were used to inform and gather the views of various Project stakeholders during the preparation of this SEP.

2.2 Preparatory Stakeholder Engagements

Initial preparatory stakeholder engagements intended to provide comprehensive data for the planning and the design of the Project were conducted by the Project Implementation Unit (PIU) from MLHUD, the World Bank team, recruited consultants and other stakeholders from the national level through a series of meetings with various categories of stakeholders. These meetings intended to refine the instruments for more comprehensive SE exercises that will subsequently be rolled out across the Project areas. These SE exercises will be guided by the World Bank's ESS 10 on Stakeholder Engagement and Information disclosure. Consultations will emphasize modalities for ensuring an inclusive, gender balanced approach to Project activities and objectives. Various categories of stakeholders were identified and consulted at national, district and community levels and this will be a continuous process throughout the project life cycle. Multiple approaches were employed to gather stakeholders' views for the purpose of data collection during the preparatory stage and in subsequent comprehensive stakeholder engagements throughout the Project's life cycle. The stakeholder identification process will build on prior stakeholder engagements conducted to inform project scoping and identification. The stakeholders identified were invited to respond to a specific questionnaire/checklist (See Appendix 2) relating to EU-funded Project and were encouraged to make additional comments during the consultation process.

2.3 Approach and Methodology in SEP Preparation

Preparation of this SEP has been done in accordance with applicable World Bank Environmental and Social Framework specifically ESS10: Stakeholder Engagement and Information Disclosure as well as Uganda's laws and policies on land. It also involved literature reviews; stakeholder consultations and discussions with relevant sectors, institutions and agencies, including but not limited to Ministry of Lands Housing and Urban development (MLHUD), Ministry of Local Government (MLG), Ministry Zonal Offices (MZO) staff, UIA, Data Processing Center (DPC), Ministry of Gender Labor and Social Development (MGLSD), National Environment Management Authority (NEMA), DPGs, UNDP, UN Habitat/Global Land Tool Network, Transparency International Uganda, USMID, GIZ, International Institute for Rural Reconstruction (IIRR), ZOA Uganda, Uganda Community Based Association for Women and Children Welfare (UCOBAC), Land and Equity Movement in Uganda (LEMU), National Planning Authority (NPA), recruited consultants, the World Bank, among others. The preparation of this SEP was undertaken considering the COVID-19 Standard Operating procedures. As an activity that needed to be expedited, the study benefited from literature review and some planned online meetings such as Zoom, WhatsApp, Google meet, WebEx, Teams, email correspondences as well as telephone-based consultations with relevant stakeholders.



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



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

Figure 2-1: Some of the workshops held at Kibuku and Arua district

Similarly, the team organized and held some physical key stakeholder engagements with District Local Government officials and selected communities of Zombo, Kibuku, and Ntoroko.



Meeting with CAO and Senior Lands officer of Kibuku District



Meeting with Sub-county Chief Kango Sub-county, Zombo District



Engagement wit women of Kibuuku Town Council, Ntoroko District



Engagement wit women at Kibuku

2.4 Literature Review

Literature review involved desktop reviews of documents to check for consideration of the Project's key themes as well as planning, methodological and implementation requirements. It was very useful for triangulation purposes to seek convergence and corroboration of approaches and findings from different data sources and methods. The review entailed reading legal and policy instruments, guidelines, and reports on related projects.

Some of the key documents that have been reviewed include:

- a) The World Bank Environmental and Social Framework 2017, Washington, D.C.;
- b) EU Financing for Land Administration in Uganda (P175732 - PAD);
- c) The Constitution and other relevant national land laws and policies; and
- d) National Development Plan (NDP) 2010-2014;
- e) Review of the District Development Plans for the respective Districts

2.5 Stakeholder Engagements and Community Consultations

The World Bank's 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 MLHUD 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 and Email exchanges to conduct extensive, meaningful and timely consultations.

The discussions focused on the general scope of the Project, and particularly on ways of increasing security of land rights and strengthening land administration and management systems in selected geographic areas in Uganda while observing the necessary sensitivity to land issues. The views from these consultations were recorded, analysed and appropriate measures recommended as part of the SEP where necessary. A summary of the views about the project provided by the stakeholders, and responses to some inquiries is captured under Table 2-1 below.

Table 2-1: Stakeholders Identified and Consulted So Far

Stakeholder	Key personnel consulted	Date	Method of Engagement	Gender		
				Male	Female	Total
Ministry of Lands, Housing and Urban Development (MLHUD)	SDS/USMID ESMS/USMID	27 th May 2022	Physical Consultation	1	1	2
CEDP PIU	Officer	31 st may 2022	Physical Consultation	11	5	16
Transparency International Uganda	Officer	1 st June 2022	Virtual Meeting (Zoom)	1	-	1
Participatory Land Use Management (PELUM) Uganda	Officer	1 st June 2022	Virtual Meeting (Zoom)	1	-	1
ZOA Uganda	Officer	1 st June 2022	Virtual Meeting (Zoom)	1	-	1
UN Habitat/Global Land Tool Network	Officer	1 st June 2022	Virtual Meeting (Zoom)	1	-	1
UCOBAC	Officer	1 st June 2022	Virtual Meeting (Zoom)	-	2	2
Shelters and Settlements Alternatives (SSA)	Officer	1 st June 2022	Virtual Meeting (zoom)	1	-	1
Participatory Land Use Management (PELUM) Uganda	Officer	1 st June 2022	Virtual Meeting (Zoom)	1	-	1
ZOA Uganda	Officer	1 st June 2022	Virtual Meeting (Zoom)	1	1	2
International Institute of Rural Reconstruction (IIRR)	Officer	1 st June 2022	Virtual Meeting (Zoom)	3	2	5
GIZ	Officer	1 st June 2022	Virtual Meeting (Zoom)	-	1	1
Africa Region, CADASTA	Officer	1 st June 2022	Virtual Meeting (Zoom)	1	-	1
LEMU	Officer	1 st June 2022	Virtual Meeting (Zoom)	-	1	1
ESSF	Officer	1 st June 2022	Virtual Meeting (Zoom)	1	-	1
UIA	Officer	1 st June 2022	Virtual Meeting (Zoom)	1	-	1
Consultant/ Land Expert	Consultant	1 st June 2022	Virtual Meeting (Zoom)	1	-	1
Ministry of Lands, Housing and Urban Development (MLHUD)	Officer	1 st June 2022	Virtual Meeting (Zoom)	15	-	15
Zombo District Stakeholder Workshop	Technical leadership, Political leadership, FBOs, CSOs, Opinion Leaders, Clan and cultural leaders	20 th June, 2022	Physical Consultation (Workshop)	22	9	31
Kibuku District Stakeholder Workshop	Technical leadership, Political leadership, FBOs, CSOs, Opinion Leaders, Clan	22 nd June, 2022	Physical Consultation (Workshop)	20	6	26

Stakeholder	Key personnel consulted	Date	Method of Engagement	Gender		
				Male	Female	Total
	and cultural leaders					
Ntoroko District Stakeholder Workshop	Technical leadership, Political leadership, FBOs, CSOs, Opinion Leaders, Clan and cultural leaders	24 th June, 2022	Physical Consultation (Workshop)	22	8	30
CDO – Zombo District	CDO	20 th June, 2022	Physical Consultation	1	-	1
Senior Probation and Welfare Officer (SPWO) – Zombo District	SPWO	20 th June, 2022	Physical Consultation	-	1	1
Women - Zombo district	Community women	20 th June, 2022	20 th June, 2022	-	20	20
District Councilor Zombo TC and chairperson Production and Natural Resources	District Councilor	20 th June, 2022	Physical Consultation	1	-	1
Technical staff of Kango	SAS	20 th June, 2022	Physical Consultation	1	-	2
Sub-county Chief (SAS) Kango Sub-county CDO – Kango Sub-county	CDO	20 th June, 2022	Physical Consultation	1	-	
Community consultation at Kango Sub-county (KAWULU village, Tongu village, Mbale village and Pakwala village) Nzombo District	Men, women and youth	20 th June, 2022	Physical Consultation	24	6	30
Technical staff – CAO kibuku	CAO	22 nd June, 2022	Physical Consultation	1	-	2
Senior Lands Management Officer (SLMO)	SLMO	22 nd June, 2022	Physical Consultation	-	1	
Consultations with women of Busikwe zone, kibuku town council, kibuku ward, kibuku district	Community dialogue with women-kibuku district	22 nd June, 2022	Physical Consultation	-	24	24
Consultations with women of Busikwe zone, kibuku town council, kibuku ward, kibuku district	Community dialogue with men-kibuku district	22 nd June, 2022	Physical Consultation	19	0	19
SAALA Environment Management Association	Members of SAALA Environment Management Association	22 nd June, 2022	Physical Consultation	9	1	10
Technical staff Ntoroko	CAO	24 th June, 2022	Physical consultation	2	-	2

Stakeholder	Key personnel consulted	Date	Method of Engagement	Gender		
				Male	Female	Total
	Production Officer					
Women of kasozi II Villag, Kibuku Town council, Ntoroko district	Community dialogue with women of Kasozi village, Ntoroko Town council	24 th June, 2022	Physical consultation	-	10	10
men of Kasozi village, Ntoroko Town Council	Community dialogue with men of Kasozi village, Ntoroko Town council	24 th June, 2022	Physical consultation	9	0	9
Community members of Itoojo Towncil, Ntoroko District	Former LC V Parish chief Sub county chief Community members	24 th June, 2022	Physical consultation	15	1	16
Total				188	100	288

The following stakeholder engagements have been undertaken as part of EUFLA projects preparation and these were conducted between 27th May 2022 to 24th June 2022. A summary of the of views/concerns raised about the project provided by the stakeholders, and responses to some inquiries is captured below (Table 2-2) while the detailed stakeholder minutes are provided under Appendix 6.

Table 2-2: Key Stakeholder Issues Raised

Stakeholder	Issues/Concerns	Response/Action Plan
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	We are having discussions with MAAIF to have a range land policy put in place.

Stakeholder	Issues/Concerns	Response/Action Plan
	issuance of land titles, there are peculiar issues coming from Karamoja region i.e. cross boarder movement of pastoralists.	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 Project as some communities will be well equipped with information
	When it comes to gender issues, dual ownership of property by women, women are entitled to property both at their paternal homes and where they have been married	Noted
	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	Noted, Need for continued advocacy and inclusion of women
	Our experience on wetlands and natural resources has majorly been with wetlands, they physical planning committees have been of great help on this, they go ahead and demarcate these areas. Also 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 capacitate 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 Also continuous sensitization of communities
	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	We have engaged communities to develop wetland management plans. It clearly explains which parts can be used

Stakeholder	Issues/Concerns	Response/Action Plan
	re-identification of these boundaries. There is need to engage communities in re-identification of boundaries	and those not to be used by communities
	Environment and Social risks is Acholi region is a very sensitive matter. Politicians might use this as capital for themselves.	We have to find a way of navigating through this. Keep politics away from implementation of this project Need to work hand in hand with cultural institutions that handle land management issues
	Some people who might be born after the land has been registered can verify the process at the sub county level and the cultural leaders can help them verify	Noted
	Land owners can now lease can now lease out their land under the cultural ownership registration but this comes with impacts, some big farmers use chemicals and fertilizers that might degrade the soils.	Measures should be put in place to regulate use of chemicals
	When internally displaced people were returning from IDP camps, cultural and political leaders allocated land based on availability of big chunks of land but not historical ownership.	Need for continuous sensitization of communities on their land rights
	In Apar district under this project, we cannot handle the issue of boundaries because of the sensitive of the matter at hand right now. So we will deal with the people based on where they come from i.e. Adjumani district or Apar district. And leave the issue of boundaries which might be politicized so that the people feel attended to.	Noted
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

Stakeholder	Issues/Concerns	Response/Action Plan
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 and 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, there is hesitance of men including women in land registration documents	ZOA encourages them to include women Also 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 CCO and one family member wants to sell off all the land, these kind of conflicts are changing and becoming less	Need for continuous sensitization
Ministry of Lands Housing and Urban Development (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
MLHUD Consultant	Land Officer Agago/MLHUD - I think one issue that might arise in dry season is that wetlands usually dry up and if the exercise is carried out in this season, then these areas might be claimed and registered by some individuals	Noted
	In Acholi region, the men are considered household heads, so the women will have to consult the men on any land issues even if they are widows.	For polygamous families, we encourage them to register all the women. This is because in polygamous marriages, land is pre-divided, every woman is given land to cultivate so as to take care of her children so in this same way, they should

Stakeholder	Issues/Concerns	Response/Action Plan
		<p>all be registered. Each woman can be registered on the land that she cultivates on</p> <p>There is need for mindset changing</p>
	<p>Most customary laws are not documented and interpretation is based on the different individuals and most of which is biased towards women ownership of property</p>	<p>Need to standardize as well as document customary laws to avoid alterations and biases that usually causes conflict</p>
	<p>Some people have never taken interest in knowing or demarcating their boundaries, they are contented by the fact that they own land; these should be reminded to register their land</p>	<p>Noted. There is need for mindset changing through sensitization for people to take interest in demarcating boundaries and register their lands.</p>
	<p>Ortho Photo helps even if there is no network and it makes our work easier and clearly shows demarcation of wetlands and other natural resources.</p>	<p>Noted</p>
<p>Uganda Community Based Association for Women and Children Welfare (UCOBAC)</p>	<p>In Butaleja district, there is an issue of legalization of marriages. In most cases, you find that some couples have lived together for long periods of time, produced children but have never legalized their marriages and this usually becomes a challenge when it comes to joint registration of property</p>	<p>There is need for mindset changing through sensitization.</p>
	<p>In some instances, men have fear for what their wives (women) might do with their land after they die, they fear that they might remarry and their property is given away.</p>	<p>There is need for mindset changing through sensitization.</p>
	<p>Women are usually left out and those that attend meetings are timid and do not speak out</p>	<p>Need to bridge the gender gap by including women to participate in the project at all stages of the project cycle to a void women exclusion and disadvantaging them further</p>
	<p>Clan and cultural leaders really undermine women the reason most women do not own land and property.</p>	<p>There is need for mindset changing through sensitization.</p>
	<p>Disputes on wetlands owners because of the misconception people have that they own them.</p>	<p>We usually sensitize communities that government holders these resources in trust for the people.</p>
<p>GIZ</p>	<p>The capacity of some of these leaders at the sub county might not be adequate especially in the new districts might be a challenge</p>	<p>Need to build capacity of LGs in handling land related matters</p>

Stakeholder	Issues/Concerns	Response/Action Plan
	A policy should be put in place to address the issues of post transactions	Noted
Transparency International Uganda	Transparency International: we run a project that looks at the realization of people’s rights through identifying red flags in the land tenure system in Uganda. Customary land was one of them where issues of corruption were identified for instance, connivance between individuals with interest in a particular land with investors against some community people.	Sensitization of citizens so that they can fully participate Information disclosure issues, lets mainstream these issues.
	Limited access to information in land related issues is a form of corruption	There should be a deliberate effort to engage all stakeholders as this creates ownership of the project and participation. The better sensitization we have, the better implementation
	In terms of gender, when you bring men and women together, women will not contribute to the dialogue. Most decisions made on land are made by men and they do not favor women.	We separate women and men to get views of women.
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 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.	The project has considerations for VMGs and so this will be looked into
	Culture and information disclosure, there is difficulty in accessing information. It takes	Need for continuous sensitization Sometimes, one has to go through/perform some of the rituals

Stakeholder	Issues/Concerns	Response/Action Plan
	long for the people to buy into the project especially on issues to do with land.	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 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.	There is need to expedite the handling of these grievances
	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	Keep away from politics

Stakeholder	Issues/Concerns	Response/Action Plan
	politicize things making life hard for us to implement the project simply because the issues of land grabbing is still a very sensitive issue in the area	
	Knowledge of cultures is very important prior to the stakeholder engagements	Noted
	New districts have been created - detailed consultations and sensitization is needed.	We also choose to hold meetings in the nearby parishes to the conflicting parties to prevent 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
	Descent dressing for the implementation team is very important	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 because of drunkenness. Thus, time	Noted

Stakeholder	Issues/Concerns	Response/Action Plan
	for consultations matters, mornings are better before the people get high on alcohol	
	The issue of land management institution, these are appointed because 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
MLHUD 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
United Nations Capital Development Fund (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.	Deliberate affirmative action for women to be included on land registration
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		
We have done model registries and are piloting them in Maracha district, Agago and Apac districts however, these have gaps we realized that these have gaps and we need to remodel these issues		
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		
	Our land tenure is customary and thus, land is hereditary. Land is inherited through the male lineage from grandfather to son and	Noted

Stakeholder	Issues/Concerns	Response/Action Plan
District Community Development Officer (DCDO) – Zombo District	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	
	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 others even have up to 10 children consequently resulting into the several land conflicts amongst wives, children and other family members.	There is increased need for mindset change on good practices on utilization of land through continuous sensitization
	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 center of production since they are the ones that till the land to provide for the HH. In addition to mindset change on the importance of women inclusion
	Commercialization of land has increased, land is being sold, 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

Stakeholder	Issues/Concerns	Response/Action Plan
	<p>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 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>Need to further engage the cultural leaders on their role, mandate and responsibility to the masses</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-forestate.</p>	<p>We are involving government institutions in charge of UWA and NFA to ensure issues of protection are taken care of</p>
<p>District Community Development Officer (DCDO) – Zombo District</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>
	<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</p>	<p>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</p>

Stakeholder	Issues/Concerns	Response/Action Plan
	WARR Sub County, there is a conflict between an individual and the church	registration of land to a void suspicion and mistrust from the community
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

Stakeholder	Issues/Concerns	Response/Action Plan
	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 onboard as well as empower them in many ways
	Conflict of interest from cultural institutions who make biased decisions and rulings in favor 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
Women from 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	Noted
	In our traditional culture, women do not own or inherit land	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

Stakeholder	Issues/Concerns	Response/Action Plan
	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	The Project's 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 have to rent houses because we cannot construct on our fathers land	Noted. There is need for change of attitude and perceptions of the people through continued sensitization during implementation phase.
	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 onboard as well as empower them. The PIU will liaise with the CDO's to sensitize communities

Stakeholder	Issues/Concerns	Response/Action Plan
		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
District Councilor Zombo Town Council and Chairperson 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 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

Stakeholder	Issues/Concerns	Response/Action Plan
	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 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.
Technical Leaders of Kango Sub county, Zombo district; Sub County Chief (SAS) and Community Development Officer(CDO) of Knago Sub-county - Zombo district	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 tasking This intervention is very timely for us.	Noted
	In our communities, legislation of land is not a priority simply because they know, the land is customarily owned and thus, it belongs to them.	Noted, however, in case of any grievances related to land, GMCs will be set up to manage them to avoid escalation of issues.
	Land acquisition is not compulsory so the community is not bothered	Noted. However, this process is for the benefit of all the community who have long lived without registration of their land. This process helps secured the land through registration and acquisition of certificates of ownership in their names. This will also reduce on the rampant conflicts
	Some community members are beginning to challenge churches, schools and hospitals to	Noted. This will be addressed during sensitization meetings. There is also

Stakeholder	Issues/Concerns	Response/Action Plan
	bring back their land that was given freely by their fore father ages ago	need to popularize the land act among the community
	Traditionally, most people think that women do not own land, and that they can only access it through a male custodian and when he passes away, women are sent away from the land	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 in relation to land access and ownership. 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 diseased is to have a male child, less of that, you are sent away	Noted, there is need for detailed consultations and sensitization of communities
	For women who have land, they are quick to sell it to avoid land grabbing by their brothers	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 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, culture is right and 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 Municipality, this is because, discos and market days are held on Sundays and thus, 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, they need sensitization	Noted, the government holds the nations reserves and all the protected areas in trust on behalf of the

Stakeholder	Issues/Concerns	Response/Action Plan
		population. There will community sensitization on this
Community consultation/dialogue with men, women and youth Kango Community villages of Mbale, Tongu and Pakwala	<p>Will we have to pay money to get these documents?</p>	<p>No you do not have to pay money; EU through the WBG has provided a grant to support communities to carry out this exercise</p> <p>Most of the fees will be taken care of by the Project, however, the beneficiaries will have to cooperate and provide the necessary requirement like identification documents and you might require to do some photocopying of these documents.</p>
	<p>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 iron out some small land wrangles</p>	<p>Noted, in addition, communities will be sensitized to fully understand and appreciate the benefits of this project</p>
	<p>I appreciate the project because part of our land was grabbed, had we the documents then, then this couldn't have happened</p>	<p>Noted</p>
	<p>When is this project starting?</p>	<p>We are currently in the preparatory stage for the development of the Environment and Social safeguards instruments after which, based on our report, after which, MLHUD will communicate to each district and communities, when they will be consulted</p>
	<p>Our father left land for the 10 of us (brothers) so I think that the 10 of us should sit down and agree how our title should be given to us, whether as a family or as individuals</p>	<p>Noted, family cohesion is very important in this process, as families will make decisions to benefit each member of the HH. This will reduce on the number of grievances between family members and between community members at large</p>
	<p>This projects comes timely because of the many land wrangles</p>	<p>Noted</p>
	<p>Need for further and continuous sensitization on this project</p>	<p>Noted</p>
	<p>The timing for this meeting is not good, most people by this time (afternoon) are already</p>	<p>Meetings should be held in the mornings</p>

Stakeholder	Issues/Concerns	Response/Action Plan
	drunk, we should hold meetings in the mornings	
	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 reached 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 on 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.	Noted
CAO Senior Land Management Officer – kibuku district	We are very great full for this program and it is very welcome to our district	Noted
	However, the issue of timing is key and should be put into consideration; we are closing the financial year by Friday 24 th , 2022. All the heads of departments are engaged because they are part of the payment system so they have to conclude with the end of the financial year activities thus, some of them may not be able to be part of this engagement exercise	Noted
Women Of Kibuku Town Council, Kibuku Ward, Kibuku District	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 Social and Environmental systems/frameworks for guiding this project till 30 th June 2022, after that, MLHUD will communicate the dates for each district and communities to be communicated and reached out to and the actual implementation plan for all the 32 districts
	We have limited land yet many children consequently, redistribution of land to the children is always a challenge as they need	Noted. This program will support the issue of family cohesion where families, women and men, boys and girls sit together and make informed choices

Stakeholder	Issues/Concerns	Response/Action Plan
	<p>space for cultivation and construction of houses</p> <p>Women have no power and control over land, land is owned and controlled by the men</p>	<p>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.</p>
	<p>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.</p>	<p>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.</p>
	<p>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.</p>	<p>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.</p>
	<p>Most people have limited space of land to cultivate due to over population.</p>	<p>Noted</p>
	<p>I am 78 years old and have 8 children with limited land to cultivate, can government assist me to acquire land to cultivate.</p>	<p>Government does not give land, what governments intend to do is to support those with customary land tenure ownership to secure their land through the titling process of their land.</p>
	<p>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.</p>	<p>Noted</p>
	<p>In the past, our forefathers owned land and even the grand children 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?</p>	<p>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.</p>

Stakeholder	Issues/Concerns	Response/Action Plan
	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 allocated so that during registration, you will only have to verify that those are 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 is 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
Members Of SAALA Environment Management Association - Kibuku Town Council, 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 their 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. Family cohesion and joint decision making is important for such projects.

Stakeholder	Issues/Concerns	Response/Action Plan
	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 extend to our community after land registration.	This process is actually intended to reduce on the land grabbing by issuance of land documents to the bonafide owners
	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?	It's 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 fraud stars, how will we distinguish fraud stars from non fraud stars?	MLHUD will work hand in hand with the local leaders to curb this vice throughout the land registration process and community members are encouraged not to verify from their leaders
	We welcome the process and we will participate since it is not by force but by personal will	Noted
CAO - Ntoroko District and Production Officer	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

Stakeholder	Issues/Concerns	Response/Action Plan
	Previously, this region had kingdoms which latter disintegrated during President Iddi Amin's regime. These kingdoms included Toro 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 Batuku tribes are the dominant tribe and they are the cattle keeping tribe while the Batoro and Bakonzo are the minority tribes and 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 Congo	Noted
	Because the Batuku 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 Semeliki 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	Noted

Stakeholder	Issues/Concerns	Response/Action Plan
	individualize land by creating ranches but this was resisted by the majority of people.	
	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 gazette 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 in return	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. This will be verified by the MLHUD
	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

Stakeholder	Issues/Concerns	Response/Action Plan
	Some time back, River semeliki 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 sidelined 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

Stakeholder	Issues/Concerns	Response/Action Plan
	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 loose 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 be harvested at the sometimes by both parties</p> <p>Community members are also encouraged to do echo tourism</p>
	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

Stakeholder	Issues/Concerns	Response/Action Plan
		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	
Community Consultation Men Of Kasozi II Village, Kibuuku Town Council, Ntoroko District	What are the qualifications and procedures for accessing this land registration program is it free or at a cost?	<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 for 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 to MLHUD that will go around all the select 32 districts consulting and sensitizing communities</p>
	My fear is that last year, there was a rumor that MLHUD wanted to tax people who had	We are not aware of this rumor. Government has good intentions for this project and for the people

Stakeholder	Issues/Concerns	Response/Action Plan
	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 places
	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 Semeliki etc., the reason most people end up encroaching on protected areas	Noted
	Our climate is not favorable, 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 an reserves, swamps, rivers and lakes 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 land in their names	Need for community sensitization on gender and inclusion of women
	Some literate women now days when buying property with their spouses register property in both their names	Noted

Stakeholder	Issues/Concerns	Response/Action Plan
	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 a 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 council (LC) courts and to the magistrate's court	Noted , also GRM and GRCs will be established to deal with conflicts and avoid escalation of issues
	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 Social and Environmental safeguards for guiding this project till 30 th June 2022, after that, MLHUD will communicate the dates for each district and communities to be communicated and reached out to and the actual implementation plan for all the 32 districts
	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 Bundibujo road, people were compensated little simply because the land was not	Noted

Stakeholder	Issues/Concerns	Response/Action Plan
	registered so the valuation process undervalued the MAMIA road project	
Women Of Ntoroko District	The wife to the late Mr. Vincent is claiming for the whole of Kibuku 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 the 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 governments 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

Stakeholder	Issues/Concerns	Response/Action Plan
		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 are 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.
Zombo District Workshop, held in Arua city		
CSO representative	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.	Noted
	If demarcation of a land parcel is done and a property/structure is affected, how will this be resolved?	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.

Stakeholder	Issues/Concerns	Response/Action Plan
	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.	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.
Deputy Chief Administrative Officer-Zombo district	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.	Noted
	The planned training targeting different stakeholders will indeed help to build capacity of communities in conflict resolution and awareness raising. With the increasing population, there is a lot of pressure on land and therefore the project will also need to conduct awareness raising in the communities where the project is going to be implemented.	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
	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.	Noted
	The project will also increase the awareness about the land rights of women/widows/children in the communities, safeguarding their interests regarding access and ownership of land.	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.
	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.	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.
District Natural Resources Officer-Zombo	There is a lot of conflict on protected areas as many people have encroached on them and as such their boundaries have been lost.	Through the RaPPA , there is going to be triangulation and on spot analysis in order to come up with systematic land

Stakeholder	Issues/Concerns	Response/Action Plan
		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)
	Processing of land titles is a very tedious process; is there a way this process can be streamlined and be taken to the grassroots level?	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. Plan 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
	Can this project help to ensure that titling of land is more affordable by the poor and vulnerable groups?	Exactly, that's the aim of this project, to sport the poor and VMG as well as all identified communities to register their land at minimal costs
	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.	Noted
	What is the smallest area that can be titled?	All persons with customary land ownership in the selected districts will be given the opportunity to register their land irrespective of the size of the land
Prime Minister of Alur Kingdom-Zombo	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.	Noted
	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.	Noted

Stakeholder	Issues/Concerns	Response/Action Plan
	<p>As away of sensitizing the communities, the Kingdom Prime Minister is going to formulate task committees to follow up on this issue and 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 on boarding communities will be made easier.</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>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>Noted. 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>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>Noted. Noted, reconnaissance will be made to fully understand the land management and administrations systems of the different geographical locations</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>Noted</p>
	<p>This project 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>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 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>

Stakeholder	Issues/Concerns	Response/Action Plan
		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 and divorced women since they're socially ostracized in the communities and denied their right over land by family members especially when their husbands pass away.
Fr Walter, Parish Priest, Zombo	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 their views and input in relation to this project.	Noted, the project will continuously, extensively and meaningfully engagement all stakeholders to inform the procedure and process of land demarcation.
	The project should consider subsidizing the cost of registration and acquiring a Certificate of title.	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 Project benefit from the services.
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 solve the challenges that emanate from this trend	Noted
	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.	Noted
	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	The MLHUD will clarify on this on the onset of implementation
Reverend Anglican Church - Kibuku district	This project has come timely and if well implemented it will go a long way in resolving land conflicts in the selected areas where	Noted

Stakeholder	Issues/Concerns	Response/Action Plan
	there is customary and communal land ownership.	
	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	Need to keep away from politics
	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.	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 onboarded for successful project implementation
	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.	Noted, the project will continuously, extensively and meaningfully engagement all stakeholders to inform the procedure and process of land demarcation.
District Environment Officer, Kibuku	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.	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)
	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 because of human activity such as rice growing in Kibuku	Noted
	Can this project help to ensure that titling of land is more affordable by the poor and	From the previous pilot project under CEDP, during the life of the project, the

Stakeholder	Issues/Concerns	Response/Action Plan
	vulnerable groups, many women and orphans are powerless when it comes to land access and ownership in Kibuku district?	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 Project benefit from the services.
	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	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.
	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?	According to MoHLUD 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
Mayor-Kibuku Town council	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.	Noted
	Most of the existing land conflicts in the project are are intra-family and will need to be resolved at a community and clan level	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.
	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.	Noted. 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
	On the issue of gender mainstreaming -The project needs to ensure that they interrogate the socio-cultural dynamics of land access	The land administration component of this project will support gender equity in land registration. Civil society

Stakeholder	Issues/Concerns	Response/Action Plan
	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.	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
	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.
LC5 -Chairperson -Ntoroko	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.	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.
	There is need to strengthen the land protection framework, training and capacitation of the existing Area Land Committees and District Land Board.	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.
	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.	Noted, sensitization and awareness creation of the targeted communities will be carried out to ensure ensure transparency and community participation.
	There is need to have religious co-opted in the process and activities of land adjudication	Noted
Elder Ntoroko district	Ntoroko district is a disaster prone area and therefore, land is a very scarce resource owing to occasional flash floods which displace households for example the recent	Noted

Stakeholder	Issues/Concerns	Response/Action Plan
	increase in the water levels of lake Albert displaced about 20,000 people in the areas of Katanga, Kanara, Kacawampuma	
	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.	Noted
	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.	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
	There is need to take the project to the grassroots level to ensure that there is stakeholder buy-in.	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.
RDC Ntoroko district	There is need to protect family land and protects the interests of women on land during the registration process	Noted
	Vulnerable and poor people need to be protected from exploitation during land registration especially the women.	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.

Stakeholder	Issues/Concerns	Response/Action Plan
	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.	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.
	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 facilitate the process of land adjudication.	
	To the extent possible the project will provide the requisite resources to enable committees discharge their duties in the shortest time possible .	
	Government agencies such as NEMA and MWE have failed to enforce the law where issues related to land boundaries in protected areas are concerned.	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.
District Senior Lands Officer	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	Noted, sensitization and awareness creation of the targeted communities will be carried out to ensure ensure transparency and community participation.
	There is need to have a Grievance Redress Mechanism for the project.	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.
	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.	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

Stakeholder	Issues/Concerns	Response/Action Plan
		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)
	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 organizations	Noted

3 OVERVIEW OF STAKEHOLDER ENGAGEMENT PLAN

3.1 Introduction

Meaningful engagements with stakeholders is necessary for the Project's successful implementation, management and sustainability.

Engagements to date have been guided by ESS 10 Stakeholder Engagement and Information disclosure. Guidelines for inclusion and working with stakeholders including VMGs, refugees and Persons with disabilities, have been discussed. The project has had extensive stakeholder engagement from early stages of the project identification and preparation, with interested parties such as Ministries, Departments and Agencies (MLHUD, NPA, MGLSD, NEMA, MLG) among others. Other stakeholder engagements included coordinators of CSOs working with VMGs, private sector representatives, civil society organizations including faith-based institutions (see Section 2.3). Consultations emphasized modalities for ensuring an inclusive, gender balanced approach to Project activities and objectives.

The SEP emphasizes the need for compliance with Uganda's laws, regulations and policies on land. Specifically, the SEP recognizes that socioeconomic development is a vital element of Uganda's overarching policy agenda, Vision 2040. The Government of Uganda envisions a socioeconomic development that is both transformative and inclusive. ([Refer to Chapter 4](#) for a detailed exploration of the policy, legal and regulatory frameworks).

3.2 General Objectives and Guiding Principles of the SEP

The objective of the SEP is to provide a forum for meaningful participation of all the Project stakeholders at the national, district and community levels. The SEP seeks to inform the process of developing appropriate planning, implementation, management and monitoring measures as well as institutional arrangements for effective operations of the proposed Project. The SE exercise will provide an open and inclusive platform for information disclosure and informed sharing of ideas towards the realization of set objectives, with emphasis on ensuring gender inclusivity, involvement of VMGs of both genders, and the maximum participation of all Project beneficiaries.

3.3 Specific Objectives

The broad objectives of this SEP are to:

- a. Describe the applicable regulatory and/or other requirements for disclosure, consultation and engagement with the Project's stakeholders;
- b. Enable identify and assess an extensive range of stakeholders, including their roles, and develop an approach for reaching each of the sub-groups;
- c. Identify, analyze and prioritize key stakeholder groups, focusing on Project directly affected local communities;
- d. Plan for engagement modalities and provide effective communication tools for consultations and disclosure of Project information at various stages of the project;
- e. Provide an appropriate approach for consultations and disclosure of Project information throughout the project cycle;

- f. Ensure that appropriate project information on environmental and social risks and impacts is disclosed to stakeholders in a timely, relevant, understandable, accessible, and transparent manner and format;
- g. Design and refine appropriate instruments for consulting with PAPs and other stakeholders towards the realization of the Project’s objectives;
- h. Provide a transparent and inclusive strategy, action plan and timetable for disclosure of information, ensuring that engagement with each group is undertaken without any form of discrimination;
- i. Establish an effective grievance mechanism, ensuring that stakeholders are properly informed of their rights and know how to communicate their concerns;
- j. Determine roles, responsibilities in project consultation, communication and information disclosure;
- k. Define monitoring and reporting procedures; and
- l. Ensure continuous improvement.

3.4 Guiding Principles of Stakeholder Engagement and Grievance Redress Mechanism (GRM)

The Project assessment and implementation procedures promotes and allows for meaningful and culturally appropriate consultation and participation, including that of host communities at the different levels, including the right to public information and disclosure. Likewise, ESS 10 recognizes the importance of open and transparent engagements between stakeholders which allows project teams to respond to concerns and grievances raised by affected communities through an established GRM. ([Refer to Chapter 5](#) for detailed exploration of GRM.) Managing grievances is an integral part of Stakeholder Engagements far and beyond the SEP as well as the VMGP, RPF and ESMF study phase.

To this end, the SEP will take into consideration the principles expounded in Table 3-1 below, including those based on ESS10 and International Best Practice (IBP).

Table 3-1: Application of Principles of the Stakeholder Engagement

SN	Principle	Application of this Principle to the Project
1	Early and effective dissemination of relevant project information to ensure adequate, proportionate and extensive stakeholder consultations with project stakeholders. Active participation of affected parties in the engagement process.	Design and disseminate appropriate, relevant and timely Project information to stakeholders to allow stakeholders to air out – and share – their concerns, fears and expectations in relation to the project.
2	Interaction with stakeholders based on honesty and transparency.	Build confidence of stakeholders through appropriate feedback and keeping up with promises/programs
3	Follow-up actions of the engagement process.	Ensures timely feedback to the stakeholders.
4	No intimidation/manipulation/coercion; deliberations should be free and fair.	Ensures free and fair participation of all stakeholders.

SN	Principle	Application of this Principle to the Project
5	Upholding integrity during the engagement process to foster mutual respect and trust.	Builds trust and promotes acceptance and ownership of the project by stakeholders.
6	Commitment to meaningful and inclusive participation of all project stakeholders including vulnerable groups and the right to redress system in case of disputes.	Identify different categories of stakeholders and barriers to their participation; and design strategies to ensure they are disclosed to, heard and or attend consultations. Inform all stakeholders early enough about the GRM and alternatives. Stakeholders should be informed about the GRM process at the initial stage of project preparation. Project affected parties should be informed in the course of project's community engagement activities.
7	Stakeholder engagements are culturally appropriate and accessible conducted in ways that promote mutual respect; and recognizes the rights, interests, cultural practices, language needs, values and beliefs of stakeholders.	Plan for and execute stakeholder engagements in respect to timings and venues suggested by stakeholders, in a language they understand and prefer; using translated communication materials.
8	Inclusiveness is encouraged and promoted through appropriate and multiple stakeholder participation approaches to include highly visible stakeholders as well as those that are typically underrepresented, such as minority groups, women, youth, and vulnerable people.	Plan and employ several consultation approaches and encourage the vulnerable groups to participate and contribute during meetings. Follow up with identified vulnerable and minority groups not attending planned meetings such as girls, very old and disabled.
9	Proactive management of stakeholder events in line with the SEP schedule so that there is clear linkage between stakeholder engagement and key stages in the ESIA, RAP, and Livelihood assistance process.	Share Stakeholder Engagement Plan (SEP) and schedule within different clusters on the project team to build consensus and harmonize activities in line with SEP.
10	Attention to modalities of engagement to ensure its effectiveness and achieve a "social license" to operate, which depends on mutual trust, respect and transparent communication between implementing agencies, MLHUD and its stakeholders.	Builds mutual trust, respect and transparent communication between implementing agencies and its stakeholders.
11	Cultivating respect by recognizing the rights, interests, values and cultural beliefs of stakeholders and neighboring/host communities.	Respect for cultures and preservation of their indigenous knowledge, builds mutual trust, respect and transparent communication between implementing agencies and different ethnic groups.

SN	Principle	Application of this Principle to the Project
12	Demonstrating transparency and accountability by responding to community concerns in a timely, open and effective manner.	Builds confidence and accountability issues between implementing partners and stakeholders.
13	Emphasis on a two-way engagement tailored to the Project.	Encourages giving of feedback and Build confidence of stakeholders through appropriate feedback and keeping up with promises/programs.
14	Involvement of all players in the implementing entity.	Involvement, participation and builds a sense of ownership among stakeholders.
15	Involvement of stakeholders in the Project implementation and monitoring.	This encourages free monitoring of Project activities and demanding for accountability.
16	Channels of communication are to be open throughout the Project for addressing each grievance by persons trained and capable of receiving and communicating with vulnerable social groups in a sensitive and culturally appropriate manner.	Helps address any project risks in a timely manner to avert any serious project impacts. Also helps in referencing of records by the respective authorities e.g., police in case of any incidences.
17	Written records: A Grievance Record Register is maintained, in a prescribed Form, as discussed in Chapter 5 which includes the tracking process of resolution	Effective record keeping to keep track of project activities as well as grievances, GRMs, GRCs and helps clearly show how many grievances have been resolved, actions taken and those pending

3.5 The Context of the Stakeholder Engagement Plan

Enhancement of the land administration system based on reliable, up-to-date accurate information will potentially contribute to land tenure security while also doubling as a valuable resource for policy making. This development constitutes a vital element of Uganda's overarching policy agenda, Vision 2040. The Government of Uganda envisions a socioeconomic development that is both transformative and inclusive ([Refer to Chapter 4](#) for a detailed exploration of the policy, legal and regulatory frameworks). The regularization of land registration and ownership, especially the issuance of CCOs to individuals, will ensure their land tenure security, boosting their investments capacity and socioeconomic status.

To ensure awareness, ownership and inclusive participation of all project participants in the Project, the PIU will emphasize stakeholder engagements given the sensitivity involving land. The development of a comprehensive SEP will be an important step towards the realization of this goal. The SEP entails the disclosure of pertinent information about the project objectives, activities, benefits, impacts, risks, mitigation measures and grievance procedures which are provided in a clear, simple and transparent manner to enable project beneficiaries make informed decisions. The goal is to help build trust in the

Project and strengthen its acceptability, ownership and the responsiveness of the beneficiaries to boost its overall success. The anticipated public participation is intended to allow project beneficiaries to contribute meaningfully to decision-making processes by expressing their fears, concerns, expectations, ideas and needs, thereby giving them a sense of ownership of the Project which is vital for its sustainability.

The SEP describes the process of detailed planning, information gathering and consultations that will form the basis of developing a comprehensive Stakeholder Engagement Plan (SEP). The SEP was intended to guide stakeholder consultations during the project formulation cycle and, later, to inform the preparation of a comprehensive SEP as soon as the specific locations, stakeholder groups, and schedule of activities have been confirmed. The SEP therefore informs the process of preparation, establishment and implementation of the Stakeholder Engagement Plan (SEP) in line with anticipated potential Project risks, impacts and benefits.

3.6 Stakeholder identification, mapping and analysis

The PIU (MLHUD and CEDP) in liaison with the Consultants identified the different stakeholders, comprising of both project-affected parties and other interested parties. According to ESS 10, stakeholders will include locally affected communities or individuals and their formal and informal representatives, national or local government authorities, politicians, religious leaders, CSOs and special interest groups, the academic community, or business entities.

3.7 Stakeholder identification

A comprehensive list of stakeholders that have been identified for consultation are presented in Table 2 ([Section 2.5](#)) and Table 3 which, respectively, presents the stakeholders and institutions that have been identified for consultation under the Project.

3.8 Consultations with project affected people/communities

The stakeholders likely to be positively or negatively affected by the proposed Project will be consulted to inform project design and establish the nature of impacts and possible mitigation measures. This will be done through the continuous stakeholder engagement exercises. Information generated from these processes will be integrated into the Project design documentation, ESMF, Grievances Management Strategy, Stakeholder Engagement Plan, as appropriate. The planned consultations will combine discussion of the project objectives, activities and implementation plans. The project affected people/communities will be targeted for full disclosure at onset of the project implementation.

3.9 Consultations with vulnerable and marginalized individuals or groups

The project implementers will emphasize the inclusion of vulnerable and marginalized individuals or groups in Project activities to ensure that their views and concerns are taken into account and that they benefit equitably from the initiative. The World Bank ESF defines *the disadvantaged* or *the vulnerable* as those who may more likely be adversely affected by the project impacts and/or more limited than others

in their ability to take advantage of a project's benefits. Such individuals or groups are also more likely to be excluded from – and are unable to participate fully in – the mainstream consultation process and as such may require specific measures and/or assistance to do so. The consultations will take into account considerations relating to age, including both the elderly and minors, and including in circumstances where they may be separated from their family, the community or other individuals upon which they depend.

Vulnerable or disadvantaged individuals or groups can thus be:

- *Female-headed households, who may be impaired from accessing information because they are disproportionately impacted by poverty, access to resources or lack of voice in the community, or because they have limited time to participate in the Project because of their activities and various commitments, but could be adversely impacted by Project activities such as workers' influx, being dispossessed of their land, etc.;*
- *Elderly people, who may be impaired from accessing information, maybe because they are incapacitated to read, hear or walk, or because they live alone and at a distance that prevent them from accessing information available in public places or near the sub-project sites, even though they might be adversely impacted by construction activities such as noise, or land demarcation or registration leading to dispossession;*
- *People with disability who may also be impaired from accessing information and yet be adversely impacted by Project activities, if for instance these generate obstruction works on a road which would adversely impact people using wheelchairs or visually-impaired persons;*
- *Youth and children, whose views may not be listened to but who may be adversely impacted by Project activities such as increased traffic or community health and safety impacts or transfer of land ownership; and*
- *Households deemed to reside below the poverty lines, or whose income is significantly lower than the average income of their surrounding neighbors, that may be affected by the Project and therefore their income status could be further impacted.*

3.9.1 Identification of Vulnerable / Disadvantaged Stakeholders

Communities expressed their interest in participating in the EUFLA project through an application process following terms and conditions stipulated in the EUFLA project including environment and social assessment set out to meet the recommended criterion and targeted applicants based on the ESF standards and other ES safeguards standards. Once the selection criteria at district and sub county levels for the different enterprises from various eligible communities is completed, these communities will be invited and involved in the Project disclosure and consultations process, specifying potential support or resources that may help involve them in the Project. This identification will be further refined as the Project progresses. Table 3-2 below presents an example of how the potential vulnerable or disadvantaged individuals or groups identified within each short-listed community can be involved in the Project disclosure and consultations.

Table 3-2: Potential vulnerable or disadvantaged individuals or groups identified

Community	Stakeholder group that includes; vulnerable women, youth, refugees, PLWDs. Blind and illiterate women, ethnic minorities	Key characteristics	Language needs	Preferred notification means	Specific needs
Identified Community	Female-headed households (widows, divorced, separated)	Approximately x households out of y; z children	Local language commonly used in project area	Posters in strategic areas in the community, visit with civil society representative or Project focal point from Area local leader (preferably woman representative)	Timing of the engagement Logistical needs to attend meeting
	Elderly/ elderly households	Establish number of households	Local language commonly used in project area	Visit with translator and civil society representative or Project focal points from Area local leader (one man, one woman)	Graphic/visual illustrations for the engagement Timing and duration of the engagement Refreshment and meals
	Youth, women and PWDs	Establish number of youth and women in the community	Local language commonly used in project area and English	Written information such as flyers, fact sheets and posters in strategic areas in the community,	Short and concise messages Graphic/visual illustrations for the engagement

Refer to [Section 1.6](#) for a more detailed coverage of VMGs targeted by the Project with Table 1 describing the main vulnerable groups in Uganda.

3.10 Taking into Account Vulnerable / Marginalized Stakeholders

MLHUD together with the CEDP undertaking the Project, NGOs in the project areas, the contractors or sub-contractors as well as consultants should make sure their representatives understand who the vulnerable and marginalized individuals or groups may be to adapt their communication approaches and the Project design and planning accordingly. Additionally, if there are no organizations active in the project area that work with vulnerable groups, the team will liaise with contact personnel such as cultural or religious leaders or elders, who may be more aware of marginalized groups and how best to communicate with them. Vulnerable Groups include hunter-gatherer communities, pastoralist and agro-pastoralist communities which in this project include groups like Ik/Teuso of Kabong, Batwa, Tepeth, the Benet of Mt. Elgon. The Vulnerable and Marginalized Framework (VMGF) that will be prepared ninety days after effectiveness alongside this SEP to guide engagement of Vulnerable and Marginalized Groups and Communities in specific plans that will be developed during the implementation of EUFLA project at the community level. Therefore, the implementation of the VMGF in the Project will help the VMGs to create important opportunities for improving their quality of life and wellbeing. The Program will have potential benefits to Vulnerable Groups with minor negative impacts of less significance and magnitude. The Program is aimed at maintaining and strengthening positive outcomes and mitigating negative impacts.

The Project Implementation Unit (PIU) under MLHUD and CEDP will establish a monitoring system to ensure effective implementation of VMGPs at all levels. The Grievance Redress Mechanism is to provide a formal channel for community members to air grievances and to improve performance and provide a high level of accountability. VMGs within the communities affected by the project will be further confirmed and consulted during Environmental and Social Assessment preparation and Resettlement Action Plans (if any) through dedicated means, as appropriate.

3.11 Stakeholder Engagements Implementation Plan and Information Disclosure

The objective of the Stakeholder Engagement implementation plan and information disclosure is to ensure that the proposed Project commits to and remains relevant, trustworthy, transparent, responsible, responsive and inclusive through continuous interactions and engagements with the various stakeholders in order to help deliver on its objectives. The SEP Implementation plan ([Appendix 1](#)) will help guide the proposed Project in: mitigating project risks; allaying any concern/grievance that the stakeholders may have; resolving any grievance that may arise from the implementation of the Project; effectively managing project resources, promoting and facilitating team collaboration, meeting timelines; and building trust and better relationships with stakeholders and communities. The SE Implementation plan will entail the following:

3.11.1 Processes and practical steps to follow during Stakeholder Engagements

Once the specific locations where the proposed sub-project activities will be implemented have been identified, a Project specific Stakeholder Engagement Plan will be developed to guide the SE process which, as set out in the World Bank ESF 2017 under ESS10, will involve the following:

- i) stakeholder identification and analysis;

- ii) planning how the engagement with stakeholders (including VMGs) and land institutions will take place across all sub-projects showing dates, time, location and category of stakeholders;
- iii) disclosure of information;
- iv) consultation with different stakeholders;
- v) addressing and responding to grievances;
- vi) reporting to stakeholders;
- vii) developing a communication plan for an effective means of interacting with other stakeholders; and
- viii) documenting timely field activities of the SEP.

All stakeholder and community consultations are to be documented, logged, with participants registered and their signature recorded to document attendance.

Consultations were undertaken by the MoHLUD PIU team and the contracted Consultant with an introduction, a presentation of the Project and its parties, a Q&A session and a conclusion. Contact details of the relevant parties to the Project will be shared and support material will be prepared in a form that can be understood by the stakeholders (in terms of languages and visuals, for instance).

All methods of engagement were cognizant of customs and cultural sensitivities of a given area such as appropriate gestures, personal presentation and acceptable language. Similarly, because of the COVID-19 pandemic, national, World Bank and WHO guidelines related to physical distancing will also be followed to mitigate the risk of spreading and contracting the virus.

All information collected was summarized and confirmed with stakeholders at the end of any discussion. Stakeholders were given time to share their concerns and views and any further clarifications they require at the end of the meetings. All queries raised by the stakeholders are to be responded to, and noted to feed into the environmental and social impact assessment process. During consultations, the gender of the stakeholders should be identified and registered into the stakeholder registration form. The MoHLUD, assisted by the Consultants described how the views of VMGs, and/or other disadvantaged groups were sought during the consultation process, documenting the measures to be used to remove obstacles to participation (e.g., separate mechanisms for consultation and grievances, follow-ups, developing measures that allow access to project benefits, etc.) when documenting the environmental and social impact assessment process.

3.11.2 Information Disclosure

The following information was made available to all stakeholders on the proposed Project which was included in the various SE instruments:

- a. Purpose, objectives, scale and nature of the project;
- b. Duration of proposed Project activities;
- c. Likely potential social and environment impacts, e.g., land tenure changes (resettlement, land acquisition or expropriation), cost implications, occupational and community health, safety and security, and any other potential adverse impact on communities or individuals, arising from the project;
- d. Proposed mitigation plans;

- e. Available grievance redress mechanisms;
- f. Envisaged consultation process, if any, and opportunities and ways in which the public can participate (via the SEP); and
- g. The time and venue of any envisaged public meetings.

3.11.3 Methods for Public Consultation

a) Public hearings

Open public meetings organized by the MLHUD/MZOs to inform communities, local government and NGOs about the proposed project and requisite planning studies including Resettlement Action Plans (RAPs) and Environmental and Social Impact Assessments (ESIAs), potential impacts and possible mitigation measures, community responses; progress of the project, details on impacts, adopted mitigation measures and problems raised. The public can express comments and queries verbally at meeting. Anonymous comment boxes will be provided. The events will be announced in the national and local media. Public hearings to inform the draft ESIA reports and Draft RAPs will be organized by the consultant. Minutes of the meeting will be provided. Also, public meetings will be organized for the PAPs who will be informed about the programs and requirements for detailed ESIA/RAP disclosures.

b) Meetings

Dedicated and select meetings will be held between institutional level stakeholders and the Project Developer or the Consultant to share relevant project information and derive feed or build consensus. These meetings can take place in the form of Focus Group Discussions (FGDs) moderated by the Consultant or MLHUD/MZO representative. The FGDs will also be arranged at the community level especially for engagements with special interest groups such as vulnerable social groups, VMGs, women groups and community representatives like community leaders. These meetings can also be in the form of Key Informant Interviews between expert stakeholders and the Consultant or MLHUD/MZO representative to share relevant project information and derive feedback or build consensus. These meetings take place throughout the project cycle, including the operation stage.

3.12 Disclosures

The MLHUD website(s) shall disclose project documents, including those on environmental and social performance. These will begin with disclosure of this draft SEP and the draft ESMF and RPF. Besides the draft disclosure documents (and the final documents in future), project brochures and updates will be posted. An easy-to-understand guide to the terminology used in the environmental and social reports or documents will also be posted on the website. In addition, the site will provide details about the GRM and contact details for the Social Safeguards Specialist. The PIU will update and maintain the website regularly.

3.12.1 Disclosure of environmental and social safeguards documents

Project environmental and social safeguards documents (ESMF, ESMP, SEP,) shall be disclosed for public review and comment. The proposed Project will continue applying the similar approach to disclosure for any additional E&S appraisal materials that will be prepared as part of the project development. The ESMF report (together with its associated environmental and social management plan – ESMP), VMGF and SEP

shall be made available for public review for the period of 60 days in accordance with the international requirements.

Distribution of the disclosure materials shall be accomplished by making them available at venues and locations frequented by the community and places to which public have unhindered access. Free printed copies of the ESMF/ESMPs and the SEP will be made accessible to the public at the following locations:

- a) The Project Implementation Unit offices;
- b) All the District Project Offices;
- c) At the Sub-County offices in the project areas
- d) Local NGO offices where available; and
- e) Other designated public locations to ensure wide dissemination of the materials.

Electronic copies of the ESMF, ESMP (as required) and SEP shall be uploaded on the MLHUD website(s). This will allow stakeholders with access to Internet to view information about the planned development and to initiate their involvement in the public consultation process.

The disclosure process will include the following:

- a) Placement of the ESMF and SEP in public domain 60-day disclosure period;
- b) Public consultation meetings in project affected communities and with other stakeholders to present and discuss findings of the documents; and
- c) Responses to stakeholder feedback received on the entire disclosure package.

The SEP will remain in the public domain for the entire period of Project development and will be updated on a regular basis as the Project progresses through its various phases, in order to ensure timely identification of any new stakeholders and interested parties and their involvement in the process of collaboration with the Project. The methods of engagement will also be revised periodically to maintain their effectiveness and relevance to the Project's evolving environment. Apart from disclosure in the Project areas, the safeguard instruments will also be disclosed in the World Bank external website.

3.12.2 Communications and feedback mechanisms

The following strategies will be applied to ensure that views presented during the consultations have been well captured and responded to:

- a) Written comments will be registered/acknowledged by the MLHUD/MZO and E&S Safeguards Team. The teams will provide feedback to the source of comments providing response on action taken as well as reference to action taken in the documents;
- b) The MLHUD/MZO and E&S safeguards Teams will identify comments requiring administrative response and advise the relevant authority on response or action taken; and
- c) The Teams will maintain record of all written comments and responses given or action taken for future reference.

3.12.3 Documenting project stakeholder needs to inform preparation of Safeguards Plans

Information generated from Stakeholder consultation was documented as indicated in Table 3-3 below.

Table 3-3: Record of Stakeholder Needs for the Preparation of Safeguards Plans

Location	Stakeholder	Key characteristics	Language needs	Preferred notification Means (e.g., e-mail, phone, radio, letter, baraza)	Specific needs (e.g., accessibility, child care, daytime meetings)
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4 POLICY, LEGAL AND REGULATORY FRAMEWORKS

This Stakeholder Engagement Plan (SEP) is underpinned by the Uganda’s policy, legal and regulatory frameworks which guarantee the right to information and public participation. It is also supported by the World Bank ESF specifically ESS 10: Stakeholder Engagement and Information Disclosure. This section focuses on those policy, legal and regulatory instruments relevant to stakeholder engagement. The ESMF explores the broader regulatory regime.

4.1 The Uganda Policy Framework

4.1.1 The National Equal Opportunities Policy, 2006

This policy translates Article 21 of the Constitution and other rights-sensitive provisions such as Articles 32 and 36 on the rights of persons with disabilities and the protection of minorities, respectively, with the aim of ensuring equal access to opportunities and prohibition of any kind of discrimination.

4.1.2 Uganda National ICT Policy 2012

One of the objectives of Uganda’s National ICT Policy is “to facilitate the broadest possible access to public domain information.” The policy is designed to support the attainment of this objective through several strategies, including conducting research to establish citizens’ information needs and the barriers to information use, and developing measures to overcome these barriers; and increasing accessibility to government information and ensuring uniform practices in its distribution.

4.1.3 Guidelines for Environmental Impact Assessment in Uganda, 1997

According to these Guidelines, during the ESIA process, its scoping phase to the extent possible, involves consultations with potentially affected communities, relevant government agencies, representatives of other interested parties including NGOs, private sector, independent experts and all other stakeholders including the public. This exercise will include meetings to obtain the stakeholders’ comments on what should be included in the study, amongst others.

4.1.4 The National Land Policy, 2013

The policy addresses 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”. The goal of the policy is: “to ensure efficient, equitable and sustainable utilisation and management of Uganda’s land and land-based resources for poverty reduction, wealth creation and overall socio-economic development”. Among the issues it addresses is the need to mitigate the impacts of investments (such as those that will be identified under the EUFLA Project and sub-projects) on land to deliver equitable and sustainable development; and protect the land rights of citizens in light of such investments, including the rights of vulnerable groups.

4.1.5 The National Land Use Policy, 2011

The aim of the policy is to: “achieve sustainable and equitable socio-economic development through optimal land management and utilisation”. This Policy will have similar applicability as the one in the preceding paragraph, and as the Land Act, 1998, Cap 227; and the Land Acquisition Act, 1965 in the preceding section.

4.1.6 The Uganda National Culture Policy (2006)

This Policy seeks to promote community action on cultural practices that promote and that impinge on human dignity. It provides guidance on any development to avoid impingement on the culture of vulnerable and marginalized persons' The EUFLA project will collaborate with the Department of Culture in ensuring proper preservation of positive cultural practice with the VMG communities.

4.1.7 The National Equal Opportunities Policy 2006

The policy objectives amongst others are geared towards guiding the planning processes, affirmative action, and implementation of programmes and allocation of resources to all stakeholders. It also seeks to empower the marginalized and vulnerable groups for their full participation in all development processes. It is noted that, discrimination and stigmatization may serve as a barrier for the indigenous and marginalized in selected project areas to accessing employment such as training and casual labour required during the carrying out of land demarcation, therefore this policy will act as a guiding principle to ensure that all groups are included in the planning and implementation process.

4.2 The Uganda Legal Framework

4.2.1 The Constitution of the Republic of Uganda, 1995 (as amended)

The Constitution of the Republic of Uganda, as the supreme law, provides for and guarantees public participation in government activities and programs as one of its core pillars and a constitutional right. Amongst its Fundamental and other human rights and freedoms, the Constitution provides that the State shall guarantee and respect institutions which are charged by the State with responsibility for protecting and promoting human rights by providing them with adequate resources to function effectively. In addition, the right to access information is enshrined in Article 41 of the Constitution which provides that every citizen has a right of access to information in the possession of the state or any other organ of the state except where the release of the information is likely to interfere with the security of the state or the right to the privacy of any other person.

The Constitution under Article 243 provides for land tribunals which is entrusted in Section (2) with jurisdiction over (a) "the determination of disputes relating to the grant, lease, repossession, transfer or acquisition of land by individuals, the Uganda Land Commission or other authority with responsibility relating to land"; and (b) "the determination of any disputes relating to the amount of compensation to be paid for land acquired."

4.2.2 The National Environment Act, 2019; the National Waste Management regulations of 1999, and the Environmental Impact Assessment Regulations (EIAR), 1998

The National Environment Act, among other objectives, provides for the use and management of the environment for sustainable development. It provides for strategic environmental assessment and addresses emerging environmental management issues.

The ESIA Regulations provides specific guidelines on the general requirements for good ESIA and RAP practices in Uganda. Regulation 12 (1) of the EIAR requires the developer to take all measures necessary to seek the views of the people in the communities that may be affected by a given project. Regulations

19, 20, 21, 22 and 23 outline further specific requirements for public participation in environmental impact assessments.

The Act provides the necessary guidelines and regulations on projects and sub-projects that may be subject to environmental impact assessments. Such impacts, largely, depend on the nature and scale of projects and sub-projects. It is also worth noting that both hazardous and non-hazardous waste may be generated from sub-project activities. Such wastes will have to be addressed in line with the National Waste Management regulations of 1999, which require developers to ensure that the views of stakeholders in affected communities are sought and that potential impacts and benefits are identified and appropriately disclosed.

4.2.3 The Access to information of Act, 2005

The Access to Information Act of 2005 highlights the constitutional guarantee of access to information by determining the scope of citizen rights and the obligations of information offices in all public bodies. It prescribes the procedures for obtaining access to information and making complaints against a refusal to release information. In principle, the Act applies to information and records of all government bodies at the national, regional and local levels. It does not apply to cabinet records and the records of court proceedings before the conclusion of a given case. The Act explicitly recognizes the link between the provision of timely, accessible and accurate information and transparent, accountable and participatory governance. In all, the Act was enacted to promote the right to access to information, promote an efficient, effective, transparent and accountable Government and to enable the public to effectively access and participate in decisions that affect them as citizens of the country.

4.2.4 The Local Government Act, 1997

This Act provides for a decentralized governance and devolution of central government functions, powers and services to local governments that have their own political and administrative set-ups.

The Act provides for local governance structures that are based on local councils and the participation of community members in which powers over development planning, budgeting, financial management, human resources, and service provision function (including safety and security service delivery needs) have been devolved to popularly elected Local Governments.

Throughout the life cycle of the Project, the Act will guide in identifying and planning for meaningful engagements, consultations and involvement of relevant local government stakeholders, community leaders and members. Preceding the preparation of this SEP was as extensive mapping of stakeholders to ensure inclusive public involvement and participation.

The respective district local governments in the selected project areas will be consulted and involved in mobilizing project beneficiaries and in the implementation and monitoring of project activities within their areas. As the project further evolves, more stakeholders will be identified and involved as per the prevailing needs and requirements of different project.

4.2.5 Land Act

Largely, the Act addresses four issues namely, holding, control, management and dispute resolution. As regards tenure, the Act repeats in Section 3, provisions of Article 237 of the Constitution which vests all land in the citizens of Uganda, to be held under customary, freehold, mailo and leasehold tenure systems. It then defines the incidence of each tenure regime (section 4); provides mechanisms of acquisition of certificates of customary ownership (sections 5-9); the conversion of customary tenure to freehold (sections 10-15), or collective management of land held under customary law (sections 16-27); the protection of the rights of women, children and persons with disability (sections 28); the conversion of leasehold into freehold (section 29) and the security of tenure for ‘tenants by occupancy’ (sections 30-39).

Provisions regarding land administration (referred to in the Act as “management”) are adequately detailed. The Act creates a series of land administration institutions consisting of Parish Land Committees, District Land Boards and Uganda Land Commission (ULC). Each of these entities is largely autonomous of one another and is entrusted with functions that range from the holding of lands not subject to private ownership, management of land thus held, processing applications for various grants and certificates, registration and transfer of interest in land (sections 47-74).

The Land Act provides for a decentralized system to resolve land disputes in Uganda (sections 75-90) through establishment of Land Tribunals at all levels of local government and that they should first arbitrate land disputes before resorting to legal courts of law. No other organ, except informal traditional authority mediators (section 89) will henceforth have jurisdiction over land disputes (section 98). Thus the Act favours local landowners by advancing a process that is localized and free from costs or formalities associated with formal judicial courts.

4.3 The Uganda Regulatory Framework

4.3.1 The Public Order Management Act, 2013

The Act regulates public order, ensuring that public gatherings and assemblies have been permitted under the law and adhere to safety measures prescribed or agreed upon in consultation with law enforcers. It also stipulates the importance of ensuring that information disclosures under the Project are tailored to the sociocultural and economic needs of a given community. The Act prescribes the manner in which consultations should be carried out. In Uganda’s politically charged environment, project implementers will endeavor to ensure that public meetings, consultations or any other SE exercise adhere to prescribed regulations and prioritize the safety of stakeholders.

4.3.2 The Covid-19 Guidelines

Following the outbreak of the Covid-19, the GoU, through the Ministry of Health, adopted strict containment and mitigation measures, guidelines and Standard Operating Procedures (SOPs) against the pandemic on ad hoc basis. The measures, guidelines and SOPs have been updated and adjusted from time to time in response to the changing Covid-19 situation in the country. These measures and guidelines vary across the country with different districts, cities or municipalities having different protocols. During the life cycle of the Project, the implementing agencies, local leaders and other stakeholders will ensure strict

adherence the prevailing measures, guidelines and SOPs to ensure the general protection and safety of everyone.

4.4 Regional Conventions on Access to Information

4.4.1 The African Charter on Human and Peoples' Rights (ACHPR)

At regional level, the right to access information is enshrined in Article 9 of the African Charter on Human and Peoples' Rights (ACHPR). Article 9 of the ACHPR states that every individual shall have the right to receive information and the right to express and disseminate his/her opinions within the law.

4.5 International Conventions on Access to Information

4.5.1 Principle 10 of the 1992 Rio Declaration

Environmental issues are best handled with the participation of all concerned citizens at the relevant level. At the national level, each individual shall have appropriate access to information concerning the environment that is held by public authorities, including information on hazardous materials and activities in their communities, and the opportunity to participate in decision-making processes. State actors shall facilitate and encourage public awareness and participation by making information widely available.

4.5.2 Universal Declaration of Human Rights

Access to information is a fundamental human right recognized by international human rights instruments, including Article 19 of the Universal Declaration of Human Rights, which provides that everyone has the right to freedom of opinion and expression. This right includes freedom to hold opinions without interference and to seek, receive and impart information and ideas through any media and regardless of frontiers.

4.5.3 Other conventions on rights to information

The right of access to information is further recognized by: Article 19 of the International Covenant on Civil and Political Rights; Articles 13 (1) and (17) of the Declaration on the Rights of the Child; Article 15 of the United Nations Declaration on the Rights of Indigenous People; and the United Nations General Assembly Resolution, 59 (1). In 2012, the United Nations also recognized access to the internet as an important tool for the promotion of the right of access to information, while 2016 was the first year that UNESCO marked September 28 as the International Day for Universal Access to Information (IDUAI). At the regional level, the right to access information is enshrined in Article 9 of the African Charter on Human and Peoples' Rights (ACHPR). Article 9 of the ACHPR states that “Every individual shall have the right to receive information and the right to express and disseminate his/her opinions within the law.”

4.6 The World Bank's Environmental and Social Safeguard Standards (ESSs)

Specifically, the World Bank's ESS 10 on Stakeholder Engagement and Information Disclosure recognizes the importance of open and transparent engagement between the Borrower and project stakeholders as an essential element of good international practice. This is because, effective stakeholder engagement can improve the environmental and social sustainability of projects, enhance project acceptance, and

make significant contribution to successful project design and implementation. ESS 10 requires that SE should be an inclusive process conducted throughout the project life cycle. Where properly designed and implemented, it supports the development of strong, constructive and trusting relationship between implementing agencies and PAPs that are important for the successful management of a project's environmental and social risks.

The PIU will ensure that this SEP adheres to the World Bank's ESS 10 by ensuring that it adheres to the general objectives and guiding principles of the SEP outlined in [Section 3.2](#).

5 GRIEVANCE MANAGEMENT STRUCTURES/COMMITTEES

5.1 Introduction

ESS 10 requires that concerns and grievances of project-affected parties related to the environmental and social performance should be addressed and responded to by the developer/project proponent in a timely manner. Additionally, ESS 7 emphasizes that grievance mechanism should be culturally appropriate and accessible to affected Indigenous Peoples/Sub-Saharan African Historically Underserved Traditional Local Communities, and takes into account the availability of judicial recourse and customary dispute settlement mechanisms among Indigenous Peoples/Sub-Saharan African Historically Underserved Traditional Local Communities.

The objective of the grievance mechanism is to resolve and remedy complaints that may result from direct and indirect consequences of the Project activities. The mandated stakeholders will leverage existing Local Grievance Redress Mechanisms, which include Chairperson 1 (LC1) and other relevant existing structures at parish, sub-county, district and national levels.

The GRM will handle all complaints arising from the activities and implementation of the proposed Project as well as the losses and damages caused by technical/construction works, and any direct or indirect environmental and social impacts. The GRMs will be established prior to implementation and will remain operational for the duration of the project. Affected communities and other potential complainants should be fully informed/sensitized of the GRM, its functions, procedures, timelines and contact persons both verbally and through booklets and information brochures during consultations meetings and other stakeholder engagement activities.

5.2 Anticipated Grievances

Anticipated grievances arising from the Project will entail those related to:

- Recent change of asset ownership;
- Names missed out of beneficiary register during registration;
- Encumbrances related to the process of land registration and formalization of ownership;
- Disputes over rightful ownership of land, including encumbrances such as squatters on land, poor record-keeping, non-availability of the necessary documents, etc.;
- Land boundary issues, including names missed out of RAP register;
- Delays in issuance of land titles;
- Cancellations of land titles;
- Challenges associated with middlemen/imposters/fraudsters;
- Family wrangles over land;
- Wrongly recorded personal or community details;
- Wrongly recorded assets including land details and/or affected land area or errors in land titles or CCOs;
- Crop or property damage;
- Occupation, health and safety issues;

- Sexual exploitation and abuse and gender-based violence (GBV) or violence against children (VAC);
- Dissatisfaction with outcomes of GRM processes; and
- Training and other special needs.

Implementing Agencies (MLHUD) will establish an effective GRM at the national, district, sub-county and community levels to ensure that the project-affected communities are availed the option of having their grievances outside the regular judicial system as much as possible. The project's GRM will include four successive tiers of extra-judicial grievance review and resolution. The first and second tiers are the Grievance Resolution Committees (GRCs) at village/parish and sub-project levels. The third and the fourth tiers are the GRM Focal Persons at the district and the PIU offices. Complainants will, however, have the final say on whether to seek redress from the judicial system at any time. GBV and SEA cases will be handled through GBV referral pathways established by MLHUD and a GRM for PAPs will be established to deal with such incidences and grievances.

5.3 Composition of the Grievance Resolution Committee (GRC) Process

Local GRCs will be established at the parish, sub-county and district levels with offices at each level. A committee of 6 persons elected from four different categories shall comprise the following:

- i) A Representative from the implementing agency (MLHUD)/A Representative of the local community;
- ii) Grievance Officer or CDO;
- iii) A female Representative;
- iv) The Local Councilor 1 Chairperson/Representative;
- v) A Cultural Leader; and
- vi) VMG coordinator for locations having VMGs.

The Committee will be constituted through a participatory, transparent, democratic and gender sensitive electoral process where participants (stakeholders present/proposed beneficiaries) shall be nominated, seconded and shall be voted for to respective office positions. Since women are often underrepresented in public affairs and decision-making, emphasis will be put on the Committee including women in its executive/leadership positions, ideally with the same number of slots as men. The composition should apply to all the activities of the Project to ensure that all forms of grievances, including exclusion and inadequate delivery of trainings are addressed through a formal structure.

5.4 The Two-Stage Grievance Resolution Process

The resolution of grievances will be a two-stage process.

- a) The first stage will involve the following main steps:
 - i. Receipt of grievances;
 - ii. Screening of grievances; and
 - iii. The GRC Hearing Procedure.
- b) The second stage will involve the following steps:
 - i. Implementing agencies resolution at central level;
 - ii. Closure of grievances; and
 - iii. Grievance records and documentation.

The steps above are detailed hereafter.

5.4.1 Receipt of Grievances

Any community member from the affected communities can lodge a grievance or complaint verbally or in writing. Grievances will be logged with a designated Grievance Officer, an LC1 official, elected GRM members or a Project's Liaison Officer at the district and sub county levels by completing a written grievance registration form that will be available at designated sites at community (village or parish), sub-county, district and national levels, particularly at Liaison Centres, district land offices, Project/MLHUD website(s), and in implementing agencies' offices. An example of a grievance log will be provided in the Stakeholder Engagement Plan. Details of grievances or complaints logged verbally will be captured as per the particulars of the grievance log.

The Grievance Officer or the Project's Community Liaison Officer of each district will review the received grievances and record them in a Grievance Register. To simplify the process of lodging a grievance, a variety of grievance log-in-channels will be used, such as a dedicated phone number, websites, e-mails, in-person, anonymous, suggestion box, among others.

All the grievances received be recorded by the Grievance Officer on the grievance registration form ([See Appendix 3](#)) and logged into the Grievance Register. A copy of the logged grievance will be signed by aggrieved person and Community Development Officer.

During SE exercises or meetings organized in each project beneficiary areas at the time of ESIA, RAP, project briefs, VMGPs preparations, the Project Team (Social Safeguard, PIU) working together with the local leaders and Community Development Officers will explain to local communities the alternative ways of lodging a grievance. The GRM procedures will be disclosed through the Project's website and will be advertised on billboards/posters in each district/sub-county offices, clearly visible to the public. Information material on GRM will also be made available at the information desks in districts/sub-counties covered by the project.

To ensure that all grievances are captured, the implementing agency will explain how the grievances received by district GRC members may be channeled through the Project's GRM. Training will be conducted for all GRC members on their roles and responsibilities and the implementing agency shall regularly monitor to ensure no grievances are missed.

5.4.2 Grievance Screening

All grievances will be registered, reported, and tracked by implementing agency in the Grievance Register by a Grievance Focal Point who is responsible for receiving, logging, referring, and following up on grievances. Once a grievance is logged, the related event(s) that caused the grievance will be tracked to prevent the reoccurrence of similar grievances. The status number and trends of grievances will be discussed during weekly E&S meetings during the construction phase.

5.4.3 The GRC Hearing Procedure

A local GRC will be established at village/parish, sub-county, and district levels with an office. Once a grievance has been logged, the corresponding local GRC will be engaged to define a solution to the

grievance. At this stage the grievance is reviewed in an informal (oral) way and the GRC members make and sign the minutes on the matter. If at Stage 1 the PAP's complaint is not resolved, the PAP is informed about grievance resolution procedures of Stage 2. The PAP has the right to use the procedures of Stage 2 without applying to Stage 1 procedures. Timeframe for resolving the stage 1 grievance is 30 days. Special provisions will be made for any complaints of a confidential nature. Complaints on GBV and VAC shall be received and referred immediately to service providers. The GRC shall convene whenever necessary (but at least once a month) and shall include the six members as defined in [Section 5.3](#) above.

The LC 1 official or Grievance Officer will act as secretary of the GRC and shall be responsible for creation, coordination, and documentation of grievances. Members of the GRC will be invited in accordance with the types of complaints to be addressed. The meeting will start without the complainants by reviewing all PAP complaints received since the last GRC meeting, and to propose a solution to all grievances within the past one month. Then, the GRC will welcome the complainants whose grievances had been reviewed during the previous meeting to discuss proposed resolution.

For each grievance, the GRC will determine whether additional investigations are warranted. If so, additional information will be collected before the next GRC meeting and such information will be provided to the PAP before the meeting. The GRC will then inform the PAP about the date, time and place of its review meeting, and invite the affected persons accordingly.

The GRC will receive the complainant(s) and discuss with them the solution(s) to the grievance(s) that have been logged. The Committee shall draw up and sign the minutes of their discussion on the matter. If the grievance is satisfactorily resolved, the PAP will also sign the minutes in acknowledgement of the agreement. In cases where the project has agreed to put in place additional measures, the details will be specified, with a timetable for delivery, in the minutes of the meeting. If the grievance remains unresolved, the Stage 2 escalation process will be explained to the PAP. Stage 3 shall be handled by the implementing agencies' heads of department together with other relevant stakeholders.

5.4.4 Implementing Agencies Resolution at Central Level (second stage)

If the complainant is not satisfied, the GRC assists him/her in lodging an official grievance in accordance with the procedures of Stage 2 (where the plaintiff should be informed of his/her rights and obligations, rules, and procedures of making a grievance, format of grievance, terms of grievance submission, etc.)

5.4.5 Closure of Grievances

A grievance will be considered "resolved" or "closed" when a resolution satisfactory to both parties has been reached, and after corrective measures has been successfully implemented. When a proposed solution is agreed between the Project and the complainant, the time needed to implement it will depend on the nature of the solution. However, the actions to implement this solution will be undertaken within one month of the grievance being logged and will be tracked until completion. Once the solution is being implemented or has been implemented to the satisfaction of the complainant, a complaint closure form will be signed by both parties (Representative of the implementing agency/LC 1 and the complainant), stating that the complainant considers that his/her grievance is closed. The grievance will then be archived in the Project Grievance database.

In certain situations, however, the Project may “close” a grievance even if the complainant is not satisfied with the outcome.

5.4.6 Grievance Records and Documentation

MLHUD will nominate a GRM Focal Point who will be responsible for managing a grievance database for keeping the record of all grievances received. The database will contain the name of the individual or organization lodging a grievance; the date and nature of the grievance; any follow-up actions taken; the solutions and corrective actions implemented by the Service Provider or other relevant party; the outcome; and how and when this decision was communicated to the complainant.

The Supervising Consultant and Service Provider in their monthly monitoring reports will provide information on grievance management. Grievance monitoring and reporting will occur in quarterly, annual reports.

5.4.7 Monitoring of GRM

The Project GRM focal point will also be responsible for documenting (recording), logging the grievances received and addressed (both anonymous and non-anonymous), and reporting on a regular basis to the grievance committee members. To ensure that the identity of non-anonymous complainants is protected, grievance log books and reports should not include identifying information on individuals.

5.4.8 Disclosure of the GRM

The GRM will be disclosed as early as possible and maintained throughout the Project lifecycle. It will be disclosed in a culturally appropriate manner in English and other local languages in respective districts in a format that is understandable to all affected communities, stating the following information:

- i) Anyone can raise complaints, grievances, concerns, ask questions or make comments or suggestions related to the Project;
- ii) Anyone can contact the GRM focal point using the GRM focal point’s contact details provided;
- iii) the GRM focal point is responsible for receiving complaints, grievances, concerns, questions, comments, suggestions, and for responding to the person on a non-anonymous basis or generally via the Project’s website on an anonymous basis;
- iv) the GRM focal point will confirm receipt of the complaint, grievance, concern, question, comment, suggestion, either providing a preliminary answer or confirming the expected timing to provide an answer; and
- v) by using this grievance mechanism, the complaint, grievance, concern, question, comment, suggestion with respect to the mini grid Project development will be received by the Project proponent which will endeavor to answer the complaint, grievance, concern, question, comment, suggestion and engage with the complainant and the Project’s other relevant parties to mitigate any complaint, grievance, concerns, or incorporate any comment, suggestion in the Project development to the extent possible.

The local government and all stakeholders will also be advised on the GRM so that they can communicate the step-by-step process to the Project affected people. A template of the GRM recording form can be found in the [Appendix 5](#) of this SEP.

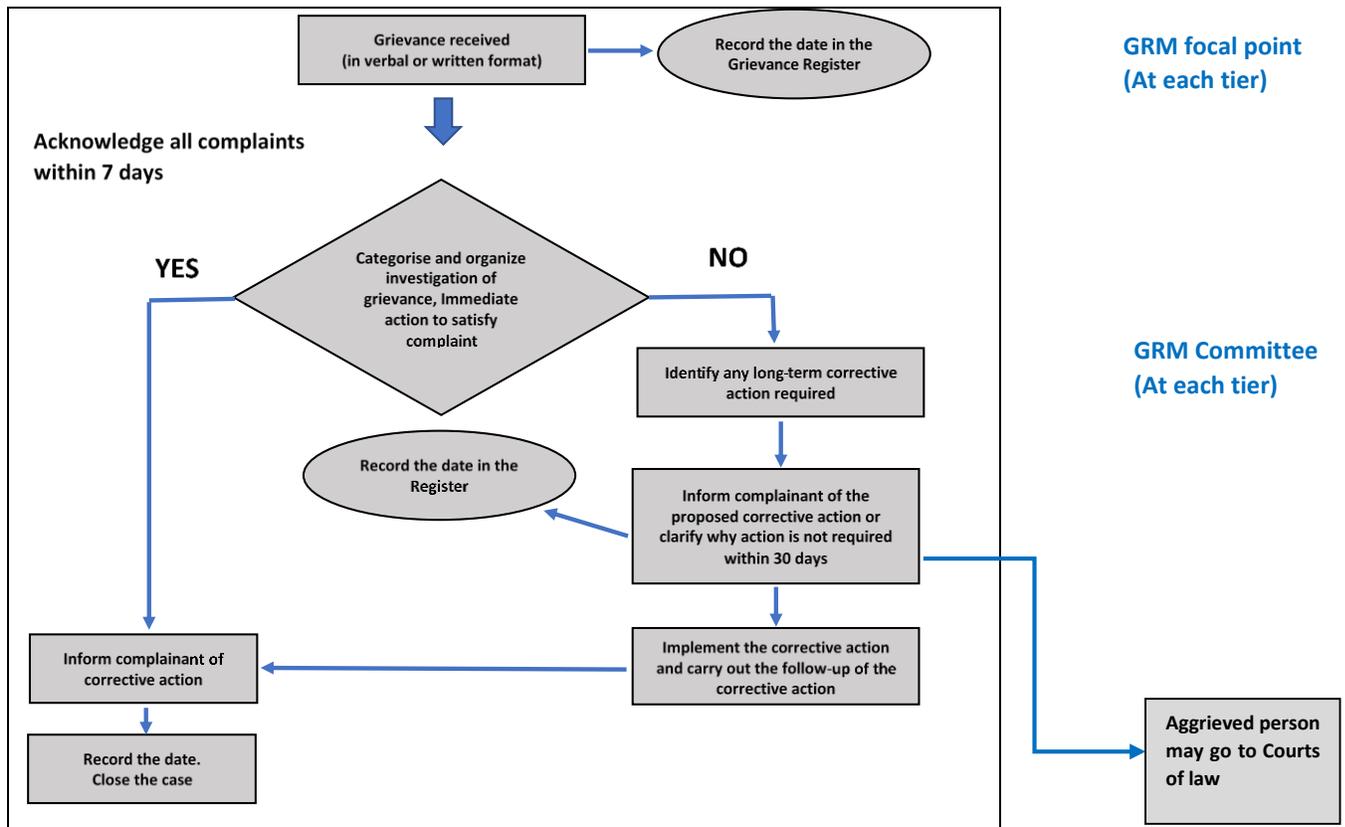


Figure 5-1: The Process Flow Chart of Grievance Redress Mechanism

6 RESPONSIBILITIES AND RESOURCES FOR IMPLEMENTING STAKEHOLDER CONSULTATIONS

6.1 Responsibility

For effective preparation and implementation of the SEP through information gathering from stakeholders, the MLHUD and MZOs will provide support supervision to team leaders and SDSs who will manage and coordinate all SE activities. For the purpose of this assignment, the short-term project Environment and Social Consultants will give support to the PIU for the initial period of project document preparation stage and will work in coordination with MLHUD PIU for the EU Funds Land Administration Project team. The consultants will be responsible for undertaking stakeholder engagements at the project initial and preparatory stages while MLHUD will oversee SE at all project phases and throughout the project lifecycle. The local government structures in place across the selected Project areas will also support the PIUs in the implementation monitoring and evaluation of the proposed Project in the 32 selected districts, sub counties and parishes.

6.2 Resources

Resources will be dedicated to managing and implementing the Stakeholder Engagement Plan. In particular, more resources will be set apart for the continuous SE exercises. All parties to the Project will maintain continuous consultations and the commitment to timely communicate throughout the project life cycle.

6.3 Implementation Budget

The implementation of the SEP is to be led by MLHUD through the PIU. An indicative budget for its implementation has been proposed as captured in the Table 8 below. (See [Appendix 1](#) for a detailed implementation budget.)

Table 6-1: Indicative Budget for the SEP Implementation Plan

No.	Activities	Approx. Cost (USD)
1	Stakeholder consultation meetings	13,000
2	Information products e.g. brochures	16,500
3	Publicity/media	75,000
4	Capacity building	13,750
5	Monitoring and evaluation	16,250
6	Engagement of Liaison Specialists/Officers in project areas	37,500
TOTAL		104,500

7 MONITORING, EVALUATION AND REPORTING

Monitoring the stakeholder engagement activities is important to ensure that consultation and disclosure efforts are effective and, in particular, that stakeholders have been meaningfully consulted early enough and throughout the process. Monitoring, evaluating and reporting of the SE activities is important and the SEP anticipates this to be done at two levels:

- i) The short-term and monitoring of SE activities during the SEP preparation and implementation to ascertain whether the anticipated SEP is being followed and expected outcomes are being realized. This level of monitoring also seeks to ascertain whether the necessary resources that have been deployed are being used efficiently; whether routine reporting is being undertaken and the preliminary report is being used to make improvements in the SEP and its implementation; and whether necessary support supervision for the SE team is being realized.
- ii) And at the completion of all planned preliminary engagements and review of activities, outputs and outcomes to evaluate the efficiency and effectiveness of the SEP.

The monitoring, evaluation and reporting processes entail the capturing of all key emerging issues raised by stakeholders that will inform the SEP and/or what further needs to be addressed.

The SE will guide in identification of key performance indicators reflected in the objectives of the SEP and the specific engagement activities and make it possible to both monitor and evaluate the SE processes undertaken during both the preparation and implementation of the SEP and other monitoring frameworks.

7.1 Monitoring indicators for the SEP

A number of Key Performance Indicators (KPIs) will also be monitored by the project on a regular basis, including the following parameters:

- The number of public hearings, consultation meetings and other public discussions/forums conducted within a reporting period (e.g. monthly, quarterly, or annually);
- Number of project worker's engagements and sensitizations carried out monthly and quarterly;
- The number of participants attending consultation meetings (disaggregated by gender) and other forums disaggregated to show women, and vulnerable and marginalized persons;
- The number of VMGs, Refugees reached and consulted;
- The number of free and fair consultations done without any coercion and intimidation;
- The frequency of public engagement activities;
- Geographical coverage of public engagement activities – number of locations and settlements covered by the consultation process, including the settlements in remote areas within the Project Area of Influence (PAI);

- The number of public grievances received within a reporting period (e.g. monthly, quarterly, or annually) and number of those resolved within the prescribed timeline;
- Type of public grievances received; and
- The Number of press materials published/broadcasted in the local, regional, and national media.

7.2 Monitoring and Reporting Back to Stakeholders

The monitoring and reporting back to stakeholders will be carried out through the following channels:

- Documented project monitoring and evaluation monthly and quarterly reports;
- Targeted SE community dialogues;
- Print and audio media reports; and
- Display of information on the implementing partners' organizational office yards and notice boards.

7.3 Information Sharing

Information sharing and knowledge transfer is an important part of the successful transition from the planning and design phase to detailed design and delivery phase of the sub-projects. The project will ensure that the contractors have a strong understanding of the Project's stakeholders and their interests, concerns and desired outcomes for the Project, based on engagement undertaken to date. This will minimize the need for contractors to revisit matters that stakeholders have previously raised the Project's Implementing Agencies.

9 REFERENCES

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11 APPENDICES

Appendix 1: The Stakeholder Engagement Plan(SEP) Implementation Plan

This section details the SEP plan and a budget for its implementation during the preparatory and implementation stages for safeguards instruments that include the ESMF, ESCP and the SEP under the Project. (See also [Section 6.3](#) for a mini budget of the implementation plan.) Detailed budgets for the development and operationalization of the SEP and other specific sub-projects will be developed during the preparation of the SEP after the actual stakeholders have been identified and the dates, time and venues for consultations have been set and confirmed. The plan detailed herein therefore serves as a standard SEP that will be used across the entire EUFLA project to guide the development of the final EUFLA SEP which will entail only one SEP. This SEP will guide implementation throughout the project life cycle and will continually be updated if need be based on the project needs or issues arising.

The implementation of the SEP will be led by MLHUD and coordinated by the WB through a Project Implementation Unit (PIU). An indicative budget and timeline for its implementation is proposed as hereunder.

The SEP Implementation Schedule and Budget for the Project Implementation

	Activity to Address Social and Environmental Risks	Steps to be taken	Time Lines	Responsible Entity	Monitoring (Who will monitor)	Output Indicators	Estimated Budgets (UGX)
1	Development of the SEP that will guide the process of stakeholder engagements						
	Preparation, development and implementation of the project SEP shall follow established World Bank Policy on Environment and Social Safeguards and the relevant Ugandan laws. a. WB ESF b. WB ESS c. Ugandan Laws	<ul style="list-style-type: none"> • Social Issues: Consultants shall be procured to handle social safeguard issues before, during and immediately after project implementation, undertake project awareness promotion, mobilization and sensitization of the beneficiaries and all key stakeholders. • Environment Issues: Steps will be taken during the implementation of SLAAC activities and other operations of the Project to ensure adherence to environmental safety standards and adoption of mitigation measures in compliance with local and international environmental and social guidelines and standards. 	Following the procurement and signing of the contracts by the Consultants. Project design and document preparatory stage prior to the implementation.	MLHUD Project Staff, and procured consultants	WB MLHUD	<ul style="list-style-type: none"> - A number of consultants procured. - Social Safeguards documents prepared. - A number of WB policy documents and Ugandan legal frameworks on public disclosure reviewed. - SEP/draft report 	50,000,000
2	Stakeholder Mapping and assessment based on their influence and interest in the project						
<i>a.</i>	Identification, categorization and profiling of stakeholders based on their interests and influences in the Project	<ul style="list-style-type: none"> • Identify and conduct assessment of stakeholders to participate in SEs for the Project and contribute to project design • Review profiles of stakeholders to establish their areas of expertise and relationship to the project. • Review World Bank and MLHUD reports on the capacity/interests and services of proposed stakeholders 	To be conducted in the first quarter on the onset of the implementation.	MLHUD PIUs Consultants.	WB MLHUD	<ul style="list-style-type: none"> - A number of stakeholders identified. - A number of stakeholders considered. - A number of stakeholders consulted. Stakeholder views documented. 	100,000,000

		<ul style="list-style-type: none"> Conduct field visits if possible to identify and map out key actors and stakeholders plus service providers on land related land issues in project area 					
b	Stakeholder consultations handled by qualified service provider/consultants /PIUs	<ul style="list-style-type: none"> Develop standardized guides to be used as just guides but not to limit the discussion Procure qualified and knowledgeable service provider/consultants to conduct the SEs Review guides for consistency, relevance and coherence with the SEP guideline. 	To be conducted prior to the project implementation -Maintained throughout Project implementation to its conclusion	MLHUD	WB; MLHUD	<ul style="list-style-type: none"> Safeguards consultants in place Standardized guides developed to guide consultations 	The budget is for the stakeholder consultations
c.	Stakeholder consultations	<ul style="list-style-type: none"> Develop interview/ facilitation guides (all these are guides and should not limit the discussion) Conduct stakeholder meetings/FGDs/KIIs Conduct SE throughout the project Record/register stakeholder views and concerns and key emerging issues Prepare field visit reports 	-Prior to initiating physical or online stakeholder engagements -Maintained throughout Project implementation -Stakeholder views collected	PIU S Consultants	WB; MLHUD	A number of stakeholder consultations done	stakeholder consultations budget
d	Develop and or/update the SEP that will finally guide the formulation of the project SEP and other safeguards instruments in line with the WB ESF and the WB ESS	<ul style="list-style-type: none"> Review and update the SEP Stakeholders, their locations, venues, dates and time for consultations already identified 	updated to SEP	MLHUD - PIUS staff Consultants	WB; MLHUD	One standard SEP developed that will finally guide the development of a comprehensive EUFLA project SEP	
e	GBV/SEA referral pathway(s) in line with the National Systems and guidelines developed by MGLSD and adopted by MLHUD and incorporated into the SEP implementation process.	<ul style="list-style-type: none"> MLHUD will use the survival centered approach to handle grievances relating to GBV cases and also to undertake a review of the MGLSD guidelines for referral of GBV cases together with the police protocol on GBV ⁷ 	-First quarter during implementation -Maintained throughout project implementation.	Consultants; MLHUD PIUS	MLHUD in strong coordination with MGLSD, Districts and national systems.	<ul style="list-style-type: none"> Referral pathway developed/updated A number/type of GBV/SEA preventive and 	SE Budget

⁷ The Minimum Package of Services (MPS) for GBV survivors as reflected in the MGLSD GBV referral pathway. And the police protocol in the appendices.

		<ul style="list-style-type: none"> On the basis of mapped GBV/SEA prevention and response service providers (comprised in the DPGs) develop/update a GBV referral list for service providers. Disseminate the referral pathway/list to stakeholders, DPGs, CLAs including service providers across the project implementation area. 			Together with the Development Partners' working group (DPG)	response services available. - A number of GBV referrals incidents to the project GRM recorded.	
3	Strengthen Institutional capacity for EUFLA Social and Environmental risk mitigation and response teams						
a.	Enhance capacity of the existing MLHUD CEDP staff on social and environmental risks and safeguards mitigation including GBV to manage the Project efficiently and effectively during project implementation and minimize social impacts	<ul style="list-style-type: none"> Enhance the capacity of available MLHUD CEDP staff and or Procure services of additional qualified and competent social safeguard specialists to supervise and provide technical support for the implementation of the project and mitigation of impacts in the projects. <i>MLHUD has project staff already running the CEDP project and the EUFLA will be implemented parallel to CEDP. These will also support GBV/SEA</i> 	In the first Quarter on the onset of implementation	MLHUD project Management	MLHUD	- Refresher training courses taken by MLHUD PUIs and staff - Level of capacity built among project staff	32,000,000
b.	Support capacity of local systems to prevent and respond to social and environment risks/ GBV (police, health, legal, CDO's, CBO's, CLAs, DPGs); i) Strengthen the project reporting mechanisms & procedures of local systems; ii) Strengthen a survivor centered referral and response;	<ul style="list-style-type: none"> Identify key stakeholders to engage Develop training plan Develop training material/ content using the EB ESS, WB ESF, global/national standards, human rights and survivor centered approaches Conduct training and mentoring Conduct regular coordination meetings with service providers for effective referrals 	Maintained throughout Project implementation.	MLHUD project staff and the Development Partners' working group (DPG) on land	MLHUD in coordination with MGLSD, Police, DPGs, specialized NGOs handling land related issues, administration and land adjudication	-A number of trainings conducted; -A number of coordination meetings conducted; -Level of satisfaction of land related issues and GBV survivors with services received	100,000,000

	iii) Strengthen coordination for better services with local/national land institutions and GBV service providers						-Level of Community awareness created on the project and GBV referral pathway disseminated	
4	Monitoring and Evaluation							
	Develop M&E program	<ul style="list-style-type: none"> Develop a comprehensive M&E plan to monitor SEP work plan and implementation 	In Quarter 2 preceding implementation	-EUFLA/CEDP PIUS Social and environment safeguards specialists GBV Specialist MLHUD project staff and the DPGs	MLHUD	M&E Plan for SEP implementation in place		70,000,000
5	Inform project affected communities about environment and social risks							
a)	<ul style="list-style-type: none"> Development Partners' working group (DPG) on land Establish partnerships with CBOs/CSO's, CLAs and local government institution 	<ul style="list-style-type: none"> Identify and select partners and officially inform them; Engage partners, conducting joint community meetings and awareness raising ensure coordination between different DPGs involved into the land sector, undertake jointly broader sector-level work including mainstreaming inclusion (especially for women), foster agenda for land sector reforms including digital innovations and global good practices, and disseminating corresponding evidence (including the impact evaluation studies and recommendations conducted by the world Bank's Gender Innovation Lab). 	Quarter 1 of on the onset of the Project implementation; Maintained throughout Project implementation.	MLHUD project staff and the DPGs	MLHUD	Number of partnerships formed Number of DPGs formed		SE Budget

b)	Support the decentralization of the land sector to ensure that communities and the vulnerable people have access to land services at lower costs.	<ul style="list-style-type: none"> Establish a trained, dedicated and committed network of community focal persons that includes CLAs, DPGs Construct/rehabilitate and furnish and operationalize the 22 Ministry Zonal Offices (MZOs) 	Quarter 1 Maintained throughout Project implementation.	MLHUD project staff and the DPGs	MLHUD	<ul style="list-style-type: none"> A number of focal points and persons identified and trained A number of DPGs formed and trained Institutional, legal and technical capacities strengthened. 	250,000,000
c)	Develop Stakeholder Engagement Plan for EUFLA project	<ul style="list-style-type: none"> Develop a comprehensive Stakeholder Engagement Plan for implementation of the EUFLA project activities 		MLHUD project staff and the DPGs	MLHUD	Stakeholder Engagement Implementation plan developed	SE Budget
6	Communication and Information Disclosure						
a)	Develop information dissemination strategy	<ul style="list-style-type: none"> Develop a strategy Identify the methods to disseminate the information Disclosure of information to stakeholders through multimedia outlets 	Quarter 1 prior to implementation Maintained throughout Project implementation.	MLHUD project staff and the DPGs	MLHUD in coordination with WB	<ul style="list-style-type: none"> SEP communication strategy in place SEP plan in place IEC materials developed A number of disclosure channels made available 	150,000,000
b)	Develop relevant IEC materials for community engagements	<ul style="list-style-type: none"> Develop relevant IEC materials translated in local languages of the project location 	Quarter 2 Maintained throughout Project implementation.	MLHUD project staff and the DPGs	MLHUD in coordination with WB	<ul style="list-style-type: none"> A number and categories of IEC material developed in relation to land 	IEC material development is Covered under development of the Communication strategy)
c)	Mobilize and reach out to all project beneficiary communities to create	<ul style="list-style-type: none"> Develop a sensitization plan in coordination and consultation with 	Quarter 1 of the Project implementation year	MLHUD project staff and the DPGs	MLHUD	<ul style="list-style-type: none"> A number of community sensitization and 	Covered under SE Budget

	awareness on the Project and its benefits to the communities	<p>the district technical, political and local leadership</p> <ul style="list-style-type: none"> • Conduct sensitization targeting all project beneficiaries with a specific focus on marginalized and vulnerable persons of both genders 	Maintained throughout Project implementation.			sensitization awareness creation sessions held /conducted	
d)	Conduct community sensitization	<ul style="list-style-type: none"> • Develop a Community SE sensitization program, material and messages, GBV messages inclusive • Conduct community sensitization 	Quarter 1 Maintained throughout Project implementation.	MLHUD project staff and the DPGs	MLHUD	Number of community sensitization conducted	Covered under SE Budget
5	<i>EUFLA project sensitive channels for reporting in GRM</i>						
a)	Develop/Review GRM for specific CEDP GRM procedures to accommodate the new EUFLA project	<ul style="list-style-type: none"> • Undertake internal review of GRM for social and environment risks mitigation; • Integrate GBV entry points within the GRM with clear procedures. 	Quarter 1	MLHUD project staff	MLHUD safeguards Specialist	<ul style="list-style-type: none"> - GRM procedure integrated - GBV mainstreamed in the new GRM 	
b.	Identify and train CLAs, MZO, DPGs and any other focal persons on the Project implementation within the GMCs who will be responsible in handling grievances and referrals to the to the respective channels/places/institutions and or other relevant stakeholders as defined in the EUFLA PID and in the referral pathway for GBV from the MOGLSD and the Police protocol.	<ul style="list-style-type: none"> • Identify and select respective responsible persons and focal points/DPGs to handle grievances within the GRC • Clarify the role of the focal points/DPGs as referral points in the mitigation and referral service • Train the DPGs/focal points on grievance handling including GBV basics and the referral pathway 	During Quarter 2 Retraining of on ground staff during project implementation. And or recruit more if necessary.	MLHUD project staff	MLHUD	GRCs and GBV focal points selected and trained	Covered under 7 (b)
c)	Review GRM reports/logs to comply with the EUFLA PID and also review for GBV sensitivity to ensure all	<ul style="list-style-type: none"> • Review logs for GRMs, reports documentation to ensure it follows standards for documenting grievances and GBV cases 	During project implementation.	MLHUD project staff	MLHUD	Number of grievances registered Number of GBV cases documented	SE Budget

	vulnerable persons of both genders are not left out						
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Appendix 2: Consultation Guide for Development of a Comprehensive Stakeholder Engagement Plan for the EU Financing for Land Administration in Uganda Project

1. Are you aware of the **EU Financing for Land Administration in Uganda Project**?
(Knowledge/awareness on the subject)
a) Yes..... b) No..... (Researchers give an overview)
2. What concerns, fears, expectations, and priorities do you have in relation to the proposed EUFLA project?
3. What anticipated potential risks and impacts do you foresee from implementation of the Project?
4. Do you foresee any gender risks or have any gender and vulnerability risks/concern/fears that might arise as a result of the Project? And why?) Yes..... b) No.....
5. What mitigation measures would you recommend to avert these risks?
6. What available Grievance Redress Mechanisms (GRM) including Mitigation measures exist in the proposed project area(s)/districts?
7. What would be the best schedule (appropriate time and locations) for these engagements for the different stakeholders mentioned?
8. What would be the best method for communicating and the most appropriate language?
9. Which organizations i.e. CSOs, CBOs, government entities and other Development partners work with women, children and other vulnerable and Marginalized Groups (VGMs) or do work related to Economic empowerment of Women that the Project beneficiaries can take advantage of to learn from their success stories and good practices to benefit them so as to ensure continuity and sustainability after the project life cycle?
10. What kind of services do they offer?
11. Which other stakeholders do you think are relevant for these consultations at all levels?
12. What recommendations do you have that might benefit women and all the other vulnerable and Marginalized Groups and the community at large as well as programming in the next 4 year?

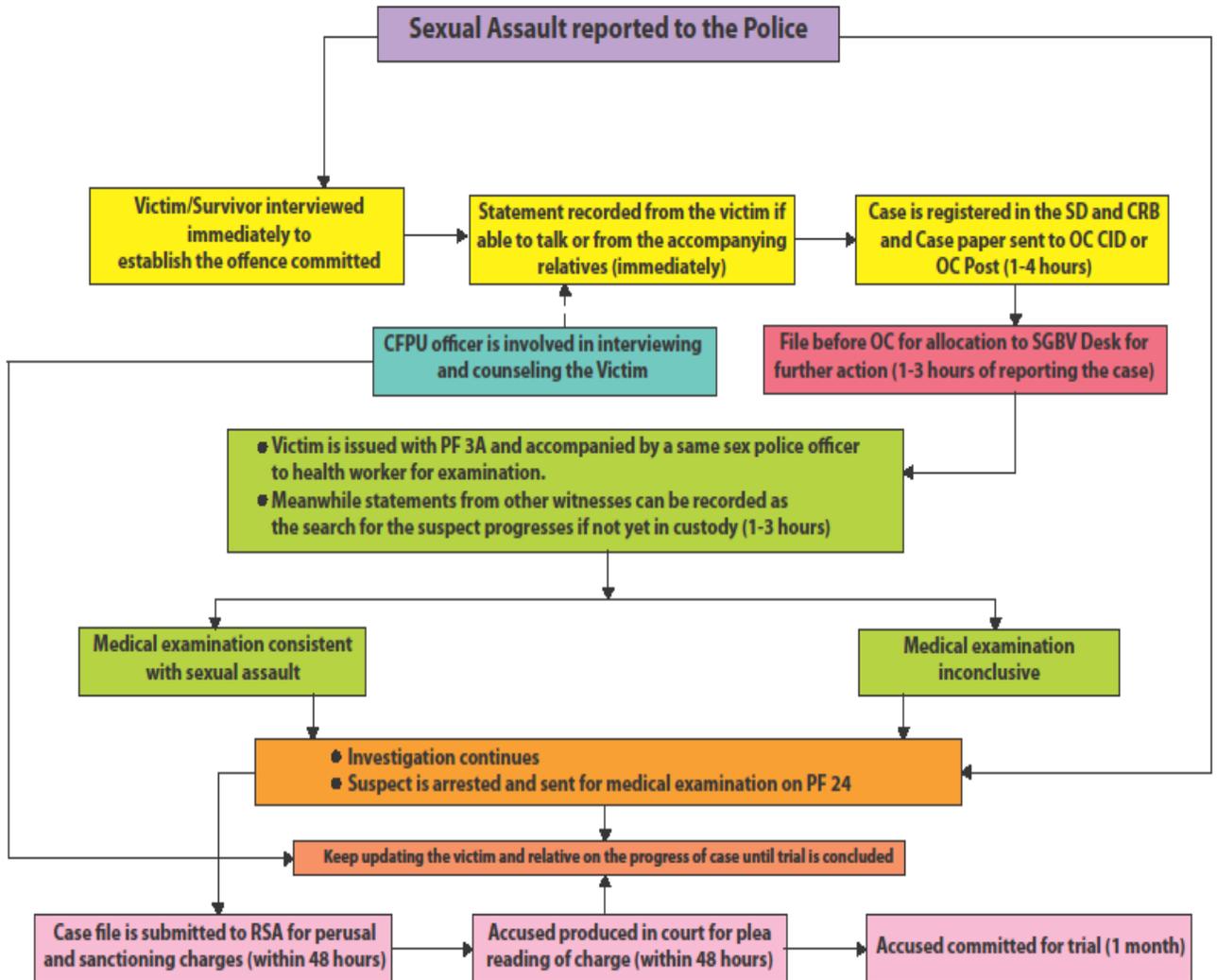
Appendix 3: Grievance Form

GRIEVANCE FORM	
Date:	
Reference Number:	
Full Name (optional and can be left blank for anonymous grievances):	
ID Number (optional and can be left blank for anonymous)	
CONTACT INFORMATION: <i>(Please mark how you would like to be contacted: mail, telephone, email, in person)</i>	By Post: <i>Please provide mailing address</i> By Telephone: By Email:
TYPE OF GRIEVANCE:	Individual: Group: Cultural:
DESCRIPTION OF INCIDENCE OR GRIEVANCE:	<i>What happened? Where did it happen? Who did it happen to? What is the result of the problem?</i>
HAS THIS GRIEVANCE BEEN RAISED PREVIOUSLY BY YOU OR ANYONE ELSE?	No Yes Details:

DATE OF INCIDENT GRIEVANCE:	One-time incidence/grievance (date ...) Happened more than once (how many times ...) On-going (currently experiencing problem)
WHAT WOULD YOU LIKE TO SEE HAPPEN TO RESOLVE THE PROBLEM?	
Signature: Date: Please return this form to: Grievance Manager <i>[Add details of contact]</i>	
ASSESSMENT CATEGORY	
GRIEVANCE ACCEPTED Yes / No	
RESPONSE/ FOLLOW UP (SUMMARY OF RESPONSE AND CORRECTIVE ACTIONS TAKEN)	
RESPONSE TO APPLICATION Date: Person: Observations:	
CORRECTIVE ACTION AND SIGN-OFF Applicant satisfied with corrective action: Yes / No (Details) Is further action required: No / Yes (Details) If Yes, date sign-off received from Application:	

Appendix 4: Management of SGBV Survivors and Referral Protocol by the Uganda Police Force

Management of SGBV Survivors and Referral Protocol by the Police



Appendix 5: Minutes

Appendix 5 A: Minutes of the Stakeholder Consultations – Physical Interviews (National Level) with Stakeholders from MLHUD, CEDP, Facilitated by the Consultants⁸

1. Introduction	Physical Meeting organized and called by MLHUD & CEDP officials	
Date: Meeting Venue	31st May, 2022, Lugogo	
Subject of the meeting	Stakeholder Consultations on the SEP for the Project (Planning and design phase)	
Methodology of Meeting	Physical interview Meeting with Dialogue (Q&A) with guided questions by the consultants	
Participants	Organization	Designation
1) Mukaga Johnson	Ministry of Lands, Housing and Urban Development (MLHUD) /CEDP	Project Coordinator (PC)
2) Oonyu Lenin. V	MLHUD /CEDP	ICT NLIC
3) Margret Lwanga	MLHUD /USMID	ESMS
4) Nandala Ignatius	MLHUD /CEDP	Accountant
5) Maria Nanteza	MLHUD	E.O
6) Zzinga James	MLHUD	PA – CLA/CCO SEC
7) Bukirwa Rowena	MLHUD	OLA/CCO
8) Alany Jimmy	MLHUD	ICT NLIC
9) Toko Godfrey	MLHUD	Cartographer
10) Denis Obbo	MLHUD	P.S
11) Chris Tembu	MLHUD	Surveyor
12) Kabira Aisha	MLHUD	Principle Registrar
13) Richard Oput	MLHUD	TA/CEDP LC
14) Nandaula Nikolas	MLHUD	MEO
15) Obore John	MLHUD	Proc Spec
16) Doreen Kembabazi	MLHUD	SHO
17) Godwin Anguyi Asiku	Consultant	STC – WBG
18) Judith Ikiring Obore	Consultant	STC – WBG
2. PRESENTATIONS	There were self-introductions	
	a). Overview of the project was presented by Mr. Richard Oput from MLHUD	
	b). Discussions/Key Emerging issues	
3. Concerns/fears		
1)	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 issues of land grabbing is still very sensitive in the area.	
2)	People do not respect administrative boundaries.	
3)	Also new districts have been created - detailed consultations and sensitization is needed. We also choose to hold meetings in the nearby parishes of the conflicting parties to prevent violence and confrontation. This is	

⁸ Ministry of Lands Housing and Urban Development (MLHUD), Competitiveness and Enterprise Development Project (CEDP), USMID

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.

- 4) The issue of land management institutions, these are appointed as a result of their experience and popularity. But most of these lose popularity with time mid their term of office mainly as a result of craftiness. When community members see you consulting with them, then you are also grouped with them.

Priorities:

- 1) **Margret Lwanga** – for this initial visit, we may not go to all the 32 districts but we will have regional representation and the stakeholder engagements are going to be a continuous process throughout the project cycle cutting across all the proposed districts. 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 to ascertain the level of impact and establish mitigation measures in advance.

Challenges:

- 1) There is a big challenge when it comes to reaching out to the ethnic minorities mainly 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.
- 2) 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.
- 3) There is a challenge in accessing PWDs; these are hidden in the community.
- 4) Women too are hard to reach because they are taken up with home chores and other responsibilities thus; there is need for a lot of sensitizations for them to attend meetings and benefit from them.
- 5) There are communities where women who were married with less than one hundred (100) cows cannot speak in public are the 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.
- 6) The timing for the consultations is very important, women are usually constrained with several activities so you have to target a good time and they must understand the importance.
- 7) Grievances are many and are usually social, environmental and legal 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.
- 8) Physical planning versus land ownership, we have often received resistance from what is planned and what the community expectations are. **This takes detailed consultations**
- 9) 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.**
- 10) **There is also statistics documented on cases resolved, we try to handle these and especially at family level.**

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 dealt with 'Awitong'. Buffer areas are demarcated together with the clan chiefs.

4. RECOMMENDATIONS

Actions to be taken, when and by who?

- a) Need for detailed and continuous consultations
- b) Knowledge of cultures is very important prior to the stakeholder engagements
- c) One has to go through/perform some of the rituals within those conservative communities in order to be admitted for instance, drinking animal blood.
- d) Sometimes it is important to consult women alone because sometimes when you consult them with their spouses, they just agree with what their spouses will say in public.
- e) We have a procedural manual for the district and the training manual on grievance handling.
- f) There is also statistics documented on cases resolved, we try to handle these and especially at family level.

- g) Translate messages to local languages
 - h) Decent dressing for the implementation team is very important
 - i) 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.
 - j) Find out in every community people who matter and who people listen to i.e., opinion leaders and consult with them.
 - k) In Karamoja, land is passed on to the boys through their mothers' 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.
 - l) 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
- 5. Other organizations/department, CSO and development partners to consult and work with in relation to the Project**
- i. FIDA – Uganda, they are involved in land rights advocacy and economic empowerment of women, they have built the capacity of women in communities they work in.

Picture of Engagement



Participants from MLHUD and CEDP PIU on 31st May, 2022 at CEDEP offices on Lugogo Bypass

Appendix 5B: Minutes of the Stakeholder Consultations – Virtual Interviews (National Level) with Stakeholders from PELUM Uganda, IIRR, UCOBAC, ZOA, Transparency International, MLHUD and CEDP, Facilitated by the Consultants

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations and Views on 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	Meeting was agreed upon in a physical meeting between MLHUD and the consultants first on the 31 st of May, 2022 and later confirmed on email
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 Time: From: 9:00am To: 11:00am
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

Stakeholder	Issues raised	Responses
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 where they have been married	Noted, government intends to have consultations with all community members for 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
	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

	Our experience on wetlands and natural resources has majorly been with wetlands, they physical planning committees have been of great help on this, they go ahead and demarcate these areas. Also 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 capacitate 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 Also continuous sensitization of communities
	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 those not to be used by communities
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 and 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	Refugees are a vulnerable group and its important to include and

	acquire legal documentation and this should allow them to have guests in their land.	work with them and this will be looked into
	In the West Nile region, there is hesitance of men including women in land registration documents	ZOA encourages them to include women Also 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 CCO and one family member wants to sell off all the land, these kind of conflicts are changing and becoming less	Need for continuous sensitization
Ministry of Gender Labour and Social Development (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

General Comments or Observations

Issues of women exclusion stood out and the participant are eager to receive the project, the project was welcomed by all

Virtual interview

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

Participants	Organization	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)	Program 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 Magemeso	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	Free Lance Consultant on Land
40) Dennis Obbo	Ministry of Lands, Housing and Urban Development	PS (Moderator)

Appendix 5C: Minutes of the Stakeholder Consultations—Virtual Interviews (National Level) with Stakeholders from UNCDF, Facilitated by the Consultants

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultation on the SEP for the Project on Land Administration on the selected 32 districts

Information/Consultation:	Virtual interview Meeting with Dialogue (Q&A) with guided questions by the consultants
How & when was this meeting 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 participants
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 in their land	This 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 Apar districts. However, we realized that these have gaps and we need to remodel these issues	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 a deliberate affirmative action for women to be included on 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

Virtual interview

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

Participants	Organization	Designation
1) Joel Mundua	UNCDF	Officer

Appendix 5E: Preparatory Meeting for the Development of the Environment and Social Safeguards Instruments for the Project, Held on May 31st 2022

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)			
Meeting Objective:	Increase security of land rights and strengthen local land administration and management			
Information/Consultation:	Stakeholder Consultations on the SEP for the EUFLA Project			
How & when was this meeting organized/agreed upon by the Stakeholder	Meeting was agreed upon in a physical meeting held between representative from MLHUD and the consultants at the MLHUD. Physical meeting held at the CEDP offices on Yusuf Lule Road			
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming			
Activity:	Physical Meeting interviews (National level)			
Date & Time:	Date: 31 st May, 2022		Time: From:	
	9:00am To: 11:00am			
Stakeholder (s):	MLHUD staff, CEDP PIU team			
Location:	District: Kampala	Sub County:	Parish:	Village&
	Coordinates:	Park/Forest:		
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 due to transport related challenges and most	The project has considerations for VMGs and so this will be looked into

	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 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.	There is need to expedite the handling of these grievances
	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 issues 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 consultations and sensitization is needed.	We also choose to hold meetings in the nearby parishes to the conflicting parties to prevent violence and confrontation. This is because we have previously had some of our team members seriously wounded and most of these were because 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	Noted

	it is very important to consult with the women.	
	Communities in the Northern region are usually very violent in the consultations. This is mainly because 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 because 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

Appendix 5F: Minutes of Stakeholder Consultations with the Zombo District Community Development Officer (DCDO)

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations and Views on the 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	This interview was organized between MLHUD staff together with the consultants at a physical meeting that place in the MLHUD offices on 29 th May, 2020
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: 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	

		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 others even have up to 10 children consequently resulting into the several land conflicts amongst wives, children and other family members.	There is increased need for mindset change on good practices on utilization of land through continuous sensitization.
	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 center of production since they are the ones that till the land to provide for the HH. In addition to mindset change on the importance of women inclusion.
	Commercialization of land has increased, with land being sold, 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

	<p>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 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>Need to further engage the cultural leaders on their role, mandate and responsibility to the masses.</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-forestate.</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.</p>	<p>Need for detailed consultation and sensitization.</p>
	<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.</p>	<p>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.</p>

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, presence of land wrangles, land fragmentations resulting from polygamy and over population and women exclusion clearly stood out
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Appendix 5G: Minutes of the Stakeholder Consultation with the Senior Probation and Social Welfare Officer (SPSWO), Zombo District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations on the SEP for the EUFLA Project
Information/Consultation:	Physical interview Meeting with Dialogue (Q&A) with guided questions by the consultants
How & when was this meeting organized/agreed upon by the Stakeholder	This interview was organized between MLHUD staff and the consultants at a physical meeting that place in the MLHUD offices on 20 th June, 2020
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: 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	Land is the most valued resource in Zombo District and much of it is customarily owned and it is	Noted

Welfare Officer (SPSWO)	fragmented due to over population.	The process of customary land registration will improve the value of the land and ensure security of tenure in Zombo District.
	The hilly terrain 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 onboard as well as empower them in many ways.

	Conflict of interest from cultural institutions who make biased decisions and rulings in favor 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

Attach Pictures of the Engagement



Interview with the - Senior Probation and Social Welfare Officer (SPSWO)

Appendix 5H: Minutes of the Stakeholder Consultations with the Women from the Town Council, Zombo District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Increase security of land rights and strengthen local land administration and management
Information/Consultation:	Stakeholder Consultations on the SEP for the Project
How & when was this meeting organized/agreed upon by the Stakeholder	This interview was organized between MLHUD staff together with the consultants at a physical meeting that place in the MLHUD offices on 29 th May, 2020
Relevant Component:	Institutional strengthening and training, Systematic adjudication in the selected Project areas, Monitoring and Evaluation and Gender mainstreaming

Activity:	Physical Meeting with Women from 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 from the Town Council, Zombo District
Location:	District: Zombo Town Council Sub County: Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: Female: 20
Facilitator (s):	Judith Ikiring Obore

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Women from Zombo Town Council	Limited land for agricultural cultivation due to over population. Most families have eight children and so we end up hiring other peoples 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.	The Project's main purposes 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 have to rent houses because we cannot construct on our fathers land.	There is need for change of attitude and perceptions of the people through continued sensitization during implementation phase.
	When your husband dies, the women is pushed out, becomes homeless and she has to go back to	There is need for change of attitude and perceptions of the people through

	her parents' home with children where she is also faced with resistance and segregation.	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 onboard 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. Alcoholism is the order of the day for most youth and men especially

Attach Pictures of the Engagement



	development ideas who want to develop land to earn an income.	
	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 sensitizations 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 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

Attach Pictures of the Engagement



Meeting with Hon. Anyolidtho Joram Mike, District Councilor Zombo Town Council and Chairperson for Production and Natural resources

Appendix 15: Minutes of the Stakeholder Consultation with the Technical Leaders of Kango Subcounty, Zombo District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Stakeholder Consultations on the SEP for the Project
Information/Consultation:	Physical interview Meeting with Dialogue (Q&A) with guided questions by the consultants
How & when was this meeting organized/agreed upon by the Stakeholder	This interview was organized by the CDO Zombo Town council 20 th June, 2020
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: 20 th 06, 2022 Time: From: 30:00pm To: 4:00 pm
Stakeholder (s):	Stakeholder Engagement with the Technical Leaders of Kango Subcounty, Zombo District; Komaketch Ephraim (Sub County Chief) Felix Jacuicongeo (Community Development Officer)

Location:	District: Zombo Sub County: Kango Subcounty Village & Coordinates: Park/Forest: Parish:
Total no of Participants	Male: 2 Female:
Facilitator (s):	Judith Ikiring Obore and Godwin Anguyi Asiku

Meeting Details

Stakeholder	Issues Raised	Response/Mitigation
Technical Leaders of Kango Sub-Cunty, Zombo district; Komaketch Ephraihim (Sub-County Chief) and Felix Jacuicongeo (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 tasking This intervention is very timely for us	Noted
	In our communities, legislation of land is not a priority simply because they know, the land is customarily owned and thus, it belongs to them	Noted, however, in case of any grievances related to land, GMCs will be set up to manage them to avoid escalation of issues
	Land acquisition is not compulsory so the community is not bothered	Noted. However, this process is for the benefit of all the community who have long lived without registration of their land. This process helps secured the land through registration and acquisition of certificates of ownership in their names. This will also reduce on the rampant conflicts
	Some community members are beginning to challenge churches, schools and hospitals to bring back their land that was given freely by their fore father ages ago	Noted. This will be addressed during sensitization meetings. There is also need to popularize the land act among the community
	Traditionally, most people think that women do not own land, and that they can only access it through a male custodian and when he passes away, women are sent away from the land	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 in relation to land access and ownership. 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 diseased is to have a male child, less of that, you are sent away	Noted, there is need for detailed consultations and sensitization of communities
	For women who have land, they are quick to sell it to avoid land grabbing by their brothers	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 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, culture is right and 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 Municipality, this is because, discos and market days are held on Sundays and thus, 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, they need sensitization	Noted, the government holds the nations 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 lots of alcohol. Like Zombo Town Council, it was recommended that most or all Mondays are not a good days 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 other days except Monday can be designated to hold meetings in Zombo Municipality.

Attach Pictures of the Engagement



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

Appendix 16: Minutes of the Community Consultations that Took Place in Kawulu Village with the Men, Women and Youth of Kawulu, Pakwala, Tongu, and Mbale Villages, Kwango Sub County – Zombo District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Increase security of land rights and strengthen local land administration and management
Information/Consultation:	Stakeholder Consultations on the SEP for the Project
How & when was this meeting organized/agreed upon by the Stakeholder	This interview was organized by the CDO Zombo Town council through the CDO of Kango Sub County through a telephone call
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: 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–Kwango Sub County – Zombo District (Meeting Took Place In Kawulu Village)
Location:	District: ZOMBO Sub County: KANGO Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: 7 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 Project, however, the beneficiaries will have to cooperate and provide the necessary requirement like identification documents which might require them to do some photocopying of these documents
	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 iron 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 the documents then, then this couldn't 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, after which, MLHUD will communicate to each district and communities, 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 how our title should be given to us, 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 HH. This will reduce on the number of grievances between family members and between community members at large
	This projects 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 the mornings	Meetings should be held in the mornings

	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 reached 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 on 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	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 on land access and control and land wrangles stood out
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Attach Pictures of the Engagement



Community Consultation/Dialogue that took place in Kawulu Village with the men, women and youth of Kawulu, Pakwala, Tongu and Mbale Villages, Kwango Sub County, Zombo District.

Appendix 5J: Minutes of the Stakeholder Consultations with the CAO and the Senior Land Management Officer of Kibuku District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Increase security of land rights and strengthen local land administration and management
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	This interview was organized between the WBG and the District 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: Park/Forest:
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 Senior Land Management Officer	We are very great full for this program and it is very welcome to our district	Noted
	However, the issue of timing is key and should be put into consideration; we are closing the financial year by Friday 24 th , 2022. All the heads of departments are engaged because they are part of the payment system so they have to conclude with the end of the financial year activities thus, 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	This stage is for preparation of the Social and Environmental systems/frameworks for guiding this project till 30 th June

	the system otherwise; we will not be able to spend it.	2022, after that, MLHUD will communicate the dates for each district and communities to be communicated and reached out to and the actual implementation plan for all the 32 districts.
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 engagements however, time factor was emphasized as the determinant for timely implementation and service delivery

Attach Pictures of the Engagement



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

Appendix 5K: Minutes of the Stakeholder Consultations with the Women of Kibuku Town Council, Kibuku Ward, Kibuku District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Increase security of land rights and strengthen local land administration and management
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	This interview was organized by the CDO Kibuku district through a telephone call on 22nd 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: 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	Noted, communities will be sensitized on gender related issues, negative culture that undermines and under looks women through

	<p>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.</p>	<p>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.</p>
	<p>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</p>	<p>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</p>
	<p>Most people have limited space of land to cultivate due to over population</p>	<p>Noted</p>
	<p>I am 78 years old and have 8 children with limited land to cultivate, can government assist me to acquire land to cultivate.</p>	<p>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</p>
	<p>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</p>	<p>Noted</p>
	<p>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?</p>	<p>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</p>
	<p>I own the land, so when registration begins, and I want to subdivide the land for my children, what do I do?</p>	<p>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</p>
	<p>What if I want to lease my land, what do I do?</p>	<p>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</p>

	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

Attach Pictures of the Engagement



Community Consultation/Dialogue with Women of Kibuku Town Council, Kibuku Ward, Kibuku District

Appendix 5L: Minutes of the Stakeholder Consultations with the Members of the Environment Management Association Kibuku Town Council, Kibuku District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Increase security of land rights and strengthen local land administration and management
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	This interview was organized by the CDO Kibuku District through a telephone interview
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: 12:30am To: 02:30 am
Stakeholder (s):	MEMBERS OF THE ENVIROMENT MANAGEMENT ASSOCIATION KIBUKU TOWN COUNCIL, OF KIBUKU DISTRICT
Location:	District: Kibuku Sub County: 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 THE ENVIROMENT MANAGEMENT ASSOCIATION KIBUKU TOWN COUNCIL, OF 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 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 extend to our community after land registration.	This process is actually intended to reduce on the land grabbing by issuance of land documents to the bonnafide owners.
	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?	It's 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 fraud stars, how will we distinguish fraud stars from non fraud stars?	MLHUD will work hand in hand with the local leaders to curb this vice throughout the land registration process and community members are encouraged not 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 member mainly had a lot of questions which showed skepticism on government registration of their land but latter bought in and welcomed the project

Attach Pictures of the Engagement



Community Consultation/Dialogue with Members of The Environment Management Association Kibuku Town Council, of Kibuku District

Appendix5M: Minutes of the Stakeholder Consultations with the CAO and the Production Officer, Ntoroko District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Increase security of land rights and strengthen local land administration and management
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	This interview was organized by the Senior Production Officer through a telephone call
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: 24th 06, 2022 Time: From: 10:00am To: 11:30 am
Stakeholder (s):	CAO - NTOROKO DISTRICT - OTAI CHARLES AND DR. PARTICK 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 - Ntoroko District Production Officer	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 Toro 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 Batuku tribes are the dominant tribe and they are the cattle keeping tribe while the Batoro and Bakonzo are the minority tribes and 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 Congo	Noted
	Because the Batuku 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 Semeliki 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 gazette 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 in return	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 Semeliki 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 sidelined 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 loose 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 be harvested at the sometimes by both parties</p>

		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 insightful and informative dialogue. A detailed history of the area was given plus all the challenges faced related to land throughout the years. Women exclusion and land grabbing were some of the key outstanding issues
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Appendix 5N: Minutes of the Stakeholder Consultations with the Community of Ntoroko District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
Meeting Objective:	Increase security of land rights and strengthen local land administration and management
Information/Consultation:	Stakeholder Consultations on the SEP for the Project
How & when was this meeting organized/agreed upon by the Stakeholder	This interview was organized by the CDO Ntoroko District through a telephone interview

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: 24 th 06, 2022 Time: From: 03:00pm To: 05:00 pm
Stakeholder (s):	Community Consultation Ntoroko District
Location:	District: Ntoroko Sub County: Itojo Parish: Village& Coordinates: 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 land registration program? Is it free or at a cost?	<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 one is the rightful owner.</p> <p>Identification documents like identity card or purchase agreements of the land might be a requirement for 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 to MLHUD that will go around all the select</p>

		32 districts consulting and sensitizing communities.
	My fear is that last year, there was a rumor that MLHUD wanted to tax people who had idle land, wont this make government to come and tax us?	We are not aware of this rumor. Government has good intentions for this project and for the people.
	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 places.
	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 eg, forest reserves, Lake Albert, River Semeliki etc, the reason most people end up encroaching on protected areas	Noted
	Our climate is not favorable, 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 an reserves, swamps, rivers and lakes 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 land in their names	Need for community sensitization on gender and inclusion of women

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 a 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 council (LC) courts and to the magistrate's court	Noted; GRM and GRCs will also be established to deal with conflicts and avoid escalation of issues.
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 to ensure inclusive participation.
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 Social and Environmental safeguards for guiding this project till 30 th June 2022, after that, MLHUD will communicate the dates for each district and communities to be communicated and reached out to and the actual implementation plan for all the 32 districts.
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 Bundibujo road, people were compensated little simply because the land was not registered so the valuation process undervalued the MAMIA 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

Appendix 50: Minutes of the Stakeholder Consultations with the Women of Ntoroko District

Project:	EU FINANCING FOR LAND ADMINISTRATION IN UGANDA (P175732)
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Meeting Objective:	Increase security of land rights and strengthen local land administration and management
Information/Consultation:	Stakeholder Consultations on the SEP for the Project
How & when was this meeting organized/agreed upon by the Stakeholder	This interview was organized by the CDO Ntoroko District through a telephone interview
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: 24 th 06, 2022 Time: From: 12:3pm To: 02:00 pm
Stakeholder (s):	WOMEN OF NTOROKO DISTRICT
Location:	District: Ntoroko Sub County: Karugutu Parish: Village& Coordinates: Park/Forest:
Total no of Participants	Male: 0 Female: 10
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 Kibuku 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 governments 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 Ntoroko District

Appendix 5P: Minutes of the Stakeholder Consultations with the District and Sub-County Technical Staff, Parish Chiefs, Cultural and Religious Leaders, Kibuku District

Project:	EU FINANCING FOR LAND ADMINISTRATION
Meeting Objective:	STAKEHOLDER CONSULTATION
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: 22/06/22 10A.M To: 3.00P.M Time: From:

	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.	Noted, the project will continuously, extensively and meaningfully engagement all stakeholders to inform the procedure and process of land demarcation.
District Environment Officer, Kibuku	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.	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)
	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 because of human activity such as rice growing in Kibuku	Noted
	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?	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 Project benefit from the services.
	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	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.
	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?	According to MoHLUD 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
Mayor-Kibuku Town council	Land in Kibuku is entirely Customary and there are many advantages of having customary land title as it provides	Noted

	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.	
	Most of the existing land conflicts in the project are intra-family and will need to be resolved at a community and clan level	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.
	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.	Noted. 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

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 that 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

Attach Pictures of the Engagement



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

Appendix 5Q: Minutes of the Stakeholder Consultations with the District and Sub- County Technical Staff, Parish Chiefs, Elders and Religious Leaders

Project:	EU FINANCING FOR LAND ADMINISTRATION
Meeting Objective:	STAKEHOLDER CONSULTATION
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: 24/06/22 Time: From: 11A.M To: 5.00P.M
Stakeholder (s):	District and sub-county technical staff, Parish chiefs, Elders and religious leaders
Location:	District: Kalya Courts Hotel Town: Fortportal City
Total no of Participants	Male: 22 Female:8
Facilitator (s):	Segawa Samuel and Willie Epallitai

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>

<p>Elder Ntoroko district</p>	<p>Ntoroko district is a disaster prone area and therefore, land is a very scarce resource owing to occasional 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 ,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>Noted</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>
<p>RDC Ntoroko District</p>	<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>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>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 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>To the extent possible the project will provide the requisite resources to enable committees discharge their duties in the shortest time possible .</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>
<p>District Senior Lands Officer</p>	<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

Attach Pictures of the Engagement



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

Appendix 5R: Minutes of the Stakeholder Consultations with the District and Sub-county Technical Staff, Parish Chiefs, Cultural and Religious Leaders, Zombo District

Project:	EU FINANCING FOR LAND ADMINISTRATION
Meeting Objective:	STAKEHOLDER CONSULTATION
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 Epallitai

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>
Deputy Chief Administrative	This project has come timely and if well implemented it will go a long way in	Noted

<p>Officer-Zombo district</p>	<p>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>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 onboarded 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>
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<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>Processing of land titles is a very tedious process; is there a way this process can be streamlined and also be taken to the grassroot 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</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>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. Plan 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</p>

	<p>resistance save for places that have existing land wrangles.</p> <p>What is the smallest area that can be titled?</p>	<p>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 MoHLUD 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>
<p>Prime Minister of Alur Kingdom-Zombo</p>	<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 away 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 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>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>The technical teams will work together with the cultural leaders to conduct sensitization</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 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>programs in the selected sub regions at subcounty, 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>
<p>Fr Walter- Parish Priest - Zombo</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</p>	<p>Noted, the project will continuously, extensively and meaningfully engagement all stakeholders to inform the procedure and process of land demarcation.</p>

	<p>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 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 that community level.

Attach Pictures of the Engagement



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